



Alpine Development Control Plan Review

Thredbo Golf Course Subdivision

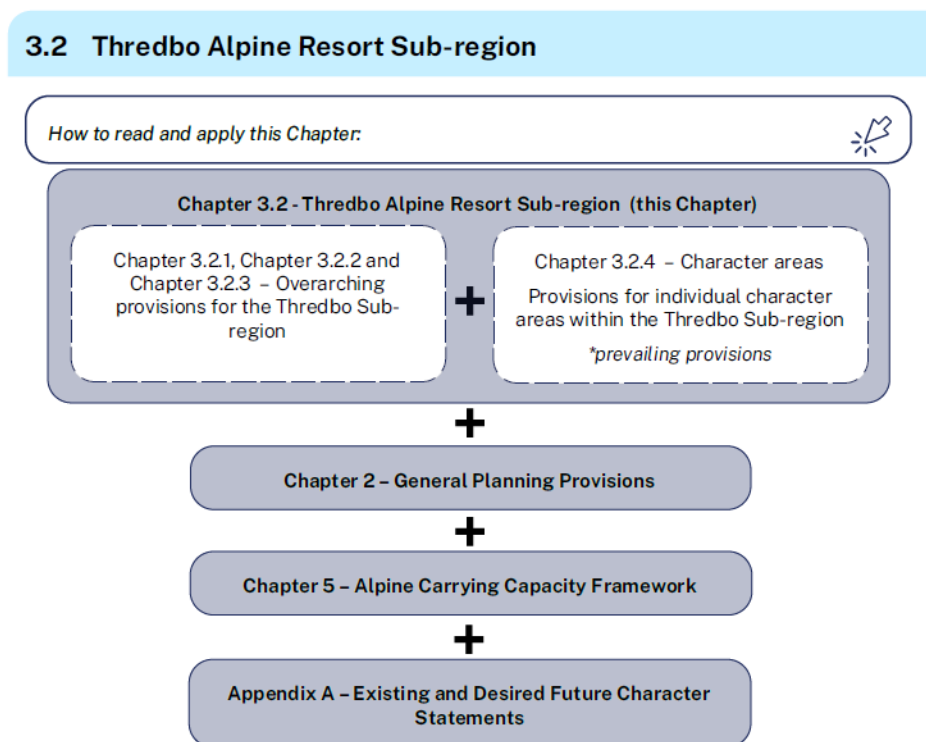
Table of Contents

1	Introduction	3
2	Alpine DCP Considerations.....	3
3	Chapter 2 – General Planning Provisions	3
3.1	Chapter 2.2 – Built form and design	3
3.2	Chapter 2.3 – Amenity	8
3.3	Chapter 2.4 – On-mountain development and infrastructure.....	9
3.4	Chapter 2.5 – Minor alterations and additions.....	9
3.5	Chapter 2.6 – Signage and wayfinding.....	9
3.6	Chapter 2.7 – Transport, car parking and access	12
3.7	Chapter 2.8 – Aboriginal cultural heritage.....	13
3.8	Chapter 2.9 – Historic heritage	14
3.9	Chapter 2.10 – Landscaping	15
3.10	Chapter 2.11 – Stormwater management	15
3.11	Chapter 2.12 – Flooding.....	17
3.12	Chapter 2.13 – Biodiversity, natural water systems and water sensitive urban design.....	20
3.13	Chapter 2.14 – Bushfire prone land	21
3.14	Chapter 2.15 – Climate and ecologically sustainable development	22
4	Chapter 3.2 – Thredbo Alpine Resort Sub-region	23
4.1	Chapter 3.2.1 – Building materials and colours	23
4.2	Chapter 3.2.2 – Connectivity, street network and active transport.....	23
4.3	Chapter 3.2.3 – Parking.....	24
4.4	Chapter 3.2.4 – Character areas.....	25
5	Chapter 5 – Alpine Carrying Capacity Framework	25
6	Appendix A – Existing and Desired Future Character Statements	26

1 Introduction

The development application for the Thredbo Golf Course Subdivision was formally lodged on 25 September 2023, planning portal reference: PAN-366203 (DA 23/13081). At the time of lodgement, there was no adopted statutory development control plan or guideline applying to development within Thredbo. The Alpine Region Development Control Plan (2025) (Alpine DCP) came into effect on 14 January 2025. As this is after the date of lodgement, there is no legislative requirement to consider the Alpine DCP. However, a review of the proposal against the provisions is provided in this document.

2 Alpine DCP Considerations



3 Chapter 2 – General Planning Provisions

This Chapter contains planning and design objectives and development controls applicable to all areas within the Alpine Sub-regions. The controls respond to the general character of the Alpine Region and the sensitivity of its alpine, sub-alpine and montane environments.

3.1 Chapter 2.2 – Built form and design

With the exception of development at Blue Cow which requires consideration of Section 2.7, C5, the objectives and controls in this part do not apply to recreation infrastructure, lifting facilities, monitoring stations, ski-slope huts, snow-making infrastructure, on-mountain guest amenity buildings (including food and beverage outlets and toilets) and any ancillary structure associated with these land uses.

Chapter 2.2 Built form and design Objectives and Controls	Comment
2.2.1 Building siting and location	
Objectives O1. Ensure the siting and location of development is: a. consistent with the desired future character of the relevant Sub-region, and b. where practical, undertaken on disturbed or partly disturbed land to minimise impacts on the environment and Aboriginal cultural heritage values, including places and objects of significance to Aboriginal peoples. O2. Maintain key view corridors and vistas from public roads and other public vantage points and minimise visual intrusion on the landscape. O3. Allow for the management of snow accumulation and associated building maintenance and access requirements. O4. Ensure access appropriately addresses climatic design considerations throughout the year. O5. Conserve existing significant natural landforms features including slopes, ridges and boulder outcrops/tors. O6. Be appropriately designed to ensure visual privacy of occupants.	Complies: ☒Yes ☐No ☐NA O1 – The subdivision is within a nominated development area of the Thredbo sub-region structure plan of the Snowy Mountains Special Activation Precinct Master Plan and is consistent with the desired future character of Thredbo. The subdivision is located on the Thredbo Golf Course. The site has been subject to extensive disturbance associated with the golf course establishment. O2 – The SEE addresses relevant view corridors and vistas with the development designed to minimise visual intrusions on the landscape as much as practicable. O3– Subdivision plan has been designed to accommodate normal snow clearing operations and access. KT Environmental Services is responsible for snow clearing operations within the resort. O4– Not applicable to subdivision of land. The access road and car park will be designed as per relevant standards. O5 –Landscape features are conserved. O6 – Subdivision designed with appropriate building guidelines (height, set back etc.) for the future buildings which have since largely been adopted in this DCP.
Controls Siting development and topography C1. Development is to be designed and sited to, where possible, avoid significant impacts on views and landscape features and habitats, e.g. boulder outcrops/tors, creeks, bogs and wetlands. C2. Where practical, development is located within existing building footprints and other disturbed areas including infrastructure corridors. C3. Buildings are sited and orientated to provide safe snow accumulation zones. Building entrances are snow and/or drip free to protect building occupants and visitors. C4. Development is stepped in response to the natural topography to minimise the need for earthworks as shown in Figure 2. Stepped development considers snow deposition and equitable access. C5. Development maintains ridgelines (see Figure 3) and natural vegetated backdrops.	Complies: ☒Yes ☐No ☐NA C1 – The subdivision lots have been strategically sited to fit within the existing landscape and minimise impacts on landscape features. C2-C5 – The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
<u>Setbacks to access ways, roads and infrastructure</u> C6. Where there is an established setback from a road used to access the development, the front facade of buildings align with the neighbouring building setback (refer Figure 4 and Figure 5). C7. Subject to site conditions and consideration of streetscape, amenity and environmental	Complies: ☐Yes ☐No ☒NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.

Chapter 2.2 Built form and design Objectives and Controls	Comment
impacts, allowable encroachments within the setback may include detached structure such as waste structures and elements attached to the building, such as entry features or porticos, balconies, decks, pergolas, terraces or verandahs, window box treatments, bay windows or similar features, awnings or other features over a window and sun shading features and eaves. C8. Buildings are set back from transport, utilities and snow-based infrastructure to ensure that amenity is preserved for visitors and to provide sufficient operating space for infrastructure, including oversnow and snow-clearing operations.	
<u>Setbacks and building separation</u> C9. Buildings are sited and orientated with consideration for occupant privacy. C10. Setbacks and separation distances between buildings ensure that new development does not impede existing public pedestrian access and allows for the management of snow accumulation between buildings while avoiding obstruction of building entry and exit points. Note: Buildings may be clustered to address snow management.	Complies: ☐Yes ☐No ☒NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
2.2.2 Building height and scale	
Objectives O1. Reinforce the desired future character and scale of the relevant Sub-region, except where sites have specific height controls. O2. Building height maintains view corridors and key vistas from public spaces and vantage points. O3. Ensure building height does not unreasonably dominate the natural landform, vegetation, or other features of the landscape. O4. Maximise solar access to public spaces.	Complies: ☒Yes ☐No ☐NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls. Subdivision designed to maximise solar access and privacy of future development lots.
Controls C1. The height of buildings is consistent with those specified for the relevant Sub-region. Where there is no specified height for buildings, the development is consistent with the established heights that characterise the Sub-region, and C2. Where reasonable, the height and scale of buildings maintain key view corridors and vistas identified within the future character statements and avoid reducing solar access to identified public spaces within the Sub-region.	Complies: ☐Yes ☐No ☒NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
2.2.3 Building design	
Objective O1. Provide a high quality of building design that incorporates architectural elements of the Sub-region, responds to the landscape setting of the Sub-region and is appropriate for the prevailing alpine, sub-alpine or montane conditions.	Complies: ☐Yes ☐No ☒NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.

Chapter 2.2 Built form and design Objectives and Controls	Comment
O2. Ensure development responds to public spaces through activation, appropriate public domain treatments for year-round conditions, and minimise any reduction in solar access. O3. Ensure individual buildings contribute positively to the desired future character of Sub-regions with regard to bulk, form, style, scale, setbacks and materials whilst enabling innovative and contemporary design. O4. Encourage contemporary building materials that complement and enhance the character of the relevant Sub-region. O5. Ensure building materials, colour and finishes are appropriate for the prevailing alpine, subalpine or montane setting and minimise glare and reflection.	
Controls C1. Development complies with Australian Standard AS1170.3. C2. Development provides sufficient space for storage of the type and number of bins required to meet the needs of the development. C3. Building design is consistent with the local character and the building style described in the Sub-region desired future character statement (refer to Appendix A).	Complies: ☐ Yes ☐ No ☒ NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
<u>Relationship to public spaces</u> C4. Car parking structures are integrated into the design of the building. Garages and undercroft parking structures do not dominate building facades. C5. Buildings located adjacent to public spaces: a. address and activate public spaces with entrances, lobbies and windows. Where entertainment, food and drink premises are located adjacent to public spaces, outdoor seating appropriate to prevailing climatic conditions are considered, and b. provide a visually attractive and functional interface with public spaces, appropriate to the alpine, sub-alpine or montane climatic conditions in the relevant Sub-region.	Complies: ☐ Yes ☐ No ☒ NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
<u>Roof design</u> C6. Roof design, including materials, pitch and plane, overhangs, and stormwater drainage solutions prevent snow accumulation over building entrances, walkways, roads and driveways, or in public spaces or other areas where people congregate. C7. Roof materials comprise corrugated iron or profiled metal and have low reflectivity. NOTE: Shedding snow safely to ground melt zones is the preferred method of managing snow accumulation.	Complies: ☐ Yes ☐ No ☒ NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
<u>Articulation</u>	Complies: ☐ Yes ☐ No ☒ NA

Chapter 2.2 Built form and design Objectives and Controls	Comment
C8. Buildings avoid blank walls and be articulated. Examples of achieving building articulation are illustrated in Figure 6 to Figure 9.	The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
<u>Building entries</u> C9. Building entries are designed and located to be clearly visible from the street/road or access point, and easily identifiable and accessible in difficult weather conditions, to provide shelter and a transition space to the interior and to be snow and drip free, incorporating a roof structure or design element that prevents snow shedding at the entrance.	Complies: ☐Yes ☐No ☒NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
<u>Building materials</u> C10. Building materials and finishes maximise thermal comfort and minimise energy consumption and are hard wearing, long lasting and of a high quality and low maintenance to withstand the snow, rain, wind and high levels of UV exposure encountered in alpine, sub-alpine and montane climates. C11. Building facade design achieves a balance between solid and void elements, avoids large expanses of a single material and incorporates different colours and patterns and are articulated using techniques such as projections and recesses. C12. Building facade wall materials may comprise a mixture of profiled metal, timber, stone, plastered masonry, bagged and painted concrete, or other appropriate materials. Natural stonework, such as granite or similar, is incorporated into the ground floor facade, particularly in areas readily viewed from the public domain. Natural cleft or rock face stone such as granite and basalt are used on 15% of lower levels. C13. Colours for large expanses of external wall are be recessive and sympathetic to the landscape character. C14. Sustainable building materials are encouraged where they are appropriate for the prevailing climatic conditions and environment in the Sub-region.	Complies: ☐Yes ☐No ☒NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
<u>Main Range Management Unit</u> C15. Development that may be viewed from the Main Range Management Unit (as defined in the Kosciuszko National Park PoM) considers: - colour palette that blends with the prevailing landscape, - appropriate materials that minimise reflectivity and prominence, and - design and siting of development. Views of the top of mountain in Charlotte Pass Alpine Resort, Thredbo Alpine Resort, and Perisher	Complies: ☐Yes ☐No ☒NA Not viewed from the Main Range Management Unit.

Chapter 2.2 Built form and design Objectives and Controls	Comment
Range Alpine Resort are particularly important. The majority of Guthega village can be viewed along with Blue Cow Terminal from the Main Range and will require particular consideration.	

3.2 Chapter 2.3 – Amenity

With the exception of development at Blue Cow which requires consideration of Section 2.7, C5, the objectives and controls in this part do not apply to recreation infrastructure, lifting facilities, monitoring stations, ski-slope huts, snow-making infrastructure, on-mountain guest amenity buildings (including food and beverage outlets and toilets) and any ancillary structure associated with these land uses.

Chapter 2.3 Amenity Objectives and Controls	Comment
Objectives O1. Ensure high levels of amenity for accommodation occupants in terms of solar access, visual and acoustic privacy and avoidance of odour problems. O2. Ensure new development is sited and designed to protect solar access to existing and future key public spaces and habitable rooms and common living areas within the development and nearby, existing development, balanced against opportunities to provide views from development. O3. Preserve and enhance view corridors and significant vistas that are viewed from publicly accessible vantage points, including those identified in the Alpine Sub-regions, and promote view sharing between developments to key landscape, such as ridgelines and skyline. O4. Minimise impacts from lighting on occupants and the natural environment.	Complies: ☒ Yes ☐ No ☐ NA O1 – Subdivision designed to maximise solar access and privacy of future development lots. O2 – As above. O3 – The proposal has been designed to minimise impacts on view corridors and significant vistas. O4 – Street lighting will comply with relevant Australian Standard for low level lighting.
Controls <u>Solar access and overshadowing</u> C1. Tourist and visitor accommodation is designed and orientated to enhance solar access to the common living areas of the development and primary windows of both the development and adjoining developments. C2. Development is designed to minimise overshadowing of public spaces, particularly those that are used by persons to congregate and key open spaces utilised during the snow season. New development does not reduce solar access to public spaces and communal areas to less than two hours between 11am and 3pm on 21 June.	Complies: ☒ Yes ☐ No ☐ NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls. Subdivision designed to maximise solar access and privacy of future development lots.
<u>Visual privacy</u> C3. Development of tourist and visitor accommodation, as well as staff accommodation, minimises privacy impacts on habitable rooms within	Complies: ☐ Yes ☐ No ☒ NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.

Chapter 2.3 Amenity Objectives and Controls	Comment
the same or adjacent development through a combination of the following: a. offsetting the location of habitable windows between buildings (where possible), b. providing setbacks and separation between buildings, c. locating balconies to avoid direct views to, or overlooking of, adjacent balconies, or d. use of privacy screening, opaque windows or other such devices.	
<u>Noise and odour</u> C4. Building location, design and layout considers the following: a. impact from external noise or odour sources such as food and drink premises, plant and machinery or infrastructure on the occupants of the building, b. noise and odour transmission between different uses within the building, and c. the potential impact of noise or odour upon adjoining uses.	Complies: ☐ Yes ☐ No ☒ NA The application is for subdivision of land. The future development of individual lots will be subject to this chapter including the nominated controls.
<u>Lighting</u> C5. Lighting does not unreasonably impact on the amenity of building occupants, particularly in sleeping locations, or the natural environment. C6. Development minimises light spillage visible from the Main Range Management Unit.	Complies: ☒ Yes ☐ No ☐ NA Street lighting will comply with relevant Australian Standard for low level lighting.

3.3 Chapter 2.4 – On-mountain development and infrastructure

The objectives and controls in this part apply to development for the purposes of lifting facilities, monitoring stations, ski-slope huts, snow-making infrastructure, infrastructure facilities and recreation infrastructure.

Comment: The application is for subdivision of land. This chapter is not applicable.

3.4 Chapter 2.5 – Minor alterations and additions

This section describes the relevant development controls applicable to ‘alterations, additions and minor works to existing buildings’. Such development does not need to consider other sections of this DCP (except Section 2.7 Historic Heritage).

Comment: The application is for subdivision of land. This chapter is not applicable.

3.5 Chapter 2.6 – Signage and wayfinding

Chapter 2.6 Signage and wayfinding Objectives and Controls	Comment
Objectives O1. Ensure signage is in keeping with the scale, character and architectural style or features of a building or location. O2. Provide well designed and suitably located signage that allows for the identification of a	Complies: ☒ Yes ☐ No ☐ NA The proposed signage will be consistent with the resort-wide strategy. Road signage will be installed in accordance with the relevant standards.

Chapter 2.6 Signage and wayfinding Objectives and Controls	Comment
business, land use or activity which the signage relates. O3. Ensure a coordinated approach to signage where a development has multiple tenancies. O4. Protect landscape qualities and key view corridors and vistas from inappropriate signage. O5. Ensure signage does not adversely impact on the locality or cause a distraction to road users. O6. Ensure signage does not create conflicts or safety problems for pedestrians. O7. Wayfinding and interpretive signage are appropriately positioned, fit for purpose, consistent with road safety principles and existing signage and sympathetic to the landscape and heritage, whilst utilising universal design principles, enhancing scenic qualities, protecting views and vistas and reducing visual clutter.	
Controls <u>General controls</u> C1. Signage is to recognise the legitimate needs for directional advice, business identification and promotion. C2. Signage is to complement and be compatible with the development on which it is situated, adjoining development and the character of the area. C3. The size and shape of a signage is to relate and be proportional to the size of the building or space to which it is to be attached. Larger building facades are capable of accommodating larger signs without detracting from the appearance of the building. C4. Signage is to make up no more than 20 percent of the building facade. C5. Signage is not to dominate or obscure a building or its architectural features. Advertising and signage should highlight and reinforce architectural details. C6. Signage is not to negatively impact on road safety. C7. Signage erected or displayed on heritage items is not to detract from the architectural character and heritage significance of the buildings. C8. Signage is not to dominate or obscure landscape qualities or key view corridors and vistas. C9. Signage is to be installed with consideration of impacts on native trees and other vegetation, including any immediate or ongoing removal or pruning of vegetation for visibility of the signage.	Complies: ☒ Yes ☐ No ☐ NA C1 – direction signage will be incorporated into the proposal. C2 – Signage will complement and be compatible with the existing signage across the golf course and broader resort. C3 – not applicable, no buildings proposed as part of application. Individual developments on lots will be subject to control. C4 – not applicable, the proposal is for subdivision of land. C5 – not applicable, the proposal is for subdivision of land. C6 – signage will be installed along road corridor in accordance with relevant standards. C7 – not applicable, no heritage items within site. C8 – Signage will have regard to this control. C8 – Signage will have regard to this control.
<u>Illuminated signs</u> C10. Signs should not detract from the building's architecture during daylight. C11. Illumination (including cabling) must be concealed, integral with the sign or provided by carefully designed remote or spot lighting.	Complies: ☐ Yes ☐ No ☒ NA C10-13 – No signage will be illuminated.

Chapter 2.6 Signage and wayfinding Objectives and Controls	Comment
C12. Adjustable light intensity must be installed if required by the consent authority. C13. Illumination is limited to the hours of 7am to 10pm/close of business (whichever is the lesser).	
<u>Signage and road safety</u> C14. Signage is considered to impact on road safety detrimentally and is undesirable if it: a. obscures or interferes with road traffic signs, signals, the view of oncoming vehicles or pedestrians or road hazards or obstructions; b. use words like 'stop' or other directions that could be confused with traffic signs; c. has variable messages or lighting intensity that impairs or distracts drivers; d. is located where drivers need greater concentration, such as at major intersections or merging/diverging lanes.	Complies: ☒Yes ☐No ☐NA C14 – Signage will not impact on road safety. All signage within road corridor will be in accordance with relevant standards.
<u>Inappropriate signage</u> C15. The following forms of signage are not appropriate and will not be supported: a. roof signs b. sky signs controlled from the land, including inflatable balloons c. signs painted on or applied to the roof d. moving and flashing signs e. variable or video message signs f. canvas, calico, or similar signs (except temporary signs) g. hoardings (except during construction) h. billboards i. posters (except within frames attached to structures) j. pole or pylon signs (except for certain uses, max height 7.0m) k. vertical or horizontal projecting signs l. fin signs	Complies: ☐Yes ☐No ☒NA C15 – No inappropriate signage forms part of the proposal.
<u>Wayfinding signage</u> C16. To assist with the public access and understanding of the long First Nations association with the land, Aboriginal cultural items such as artistic design or names is incorporated into wayfinding signage and/or interpretive panels where appropriate. Interpretation initiatives include consultation with Aboriginal community members. C17. Design guidance for wayfinding signage considers how building design, siting, and materials could form part of a broader interpretation strategy, including consideration of Connection to Country and Return to Country.	Complies: ☐Yes ☐No ☒NA Not considered appropriate for this development. Any initiative to incorporate first nations association to the land will be addressed at a landscape/village/resort scale with appropriate engagement with traditional owners and not on a single project/development basis.

3.6 Chapter 2.7 – Transport, car parking and access

Chapter 2.7 Transport, car parking and access Objectives and Controls	Comment
Objectives O1. Support improved public transport year round to the Sub-regions, including regular bus access from Jindabyne to Perisher Range Alpine Resort Sub-region, Thredbo Alpine Resort Sub-region, and Charlotte Pass Alpine Resort Sub-region in the summer. O2. Ensure car parking minimises environmental impact and does not compromise the Sub-region character or visually detract from the desired future character. O3. Provide opportunities for improved walking and cycle connections and supporting infrastructure throughout the Sub-regions. O4. Ensure Sub-region village road and public domain design utilises durable, low-maintenance materials that can tolerate alpine, sub-alpine and montane climate variation and snow-related usage and operations. O5. Ensure car parking, vehicle access, and loading, service and waste facilities do not compromise pedestrian safety. O6. Ensure development provides improved access and parking, and that facilities consider both winter and summer activities and the equipment required for them, such as snow related activities, mountain biking, hiking, and micromobility.	Complies: ☐Yes ☐No ☐NA The proposed car park is located within a highly modified site, partially screened by the Community Centre. The Development incorporates pedestrian linkages to the broader village. The new access road has been designed in accordance with the relevant standards. The proposed car park and new access road will not compromise pedestrian safety. A pedestrian path has been incorporated into the design and relevant road signage will be erected in accordance with the relevant standards. The Development provides improved access and public car parking making recreational infrastructure at the western end of the village more accessible.
Controls <u>Car parking and services/loading</u> C1. Development is consistent with the following maximum car parking rates: a. hotel or motel accommodation (including pubs where accommodation is provided) and eco-tourist facilities: i. one space per unit/room, and ii. two parking spaces for the manager. b. backpackers' accommodation: assessed on merit. c. serviced apartments: i. one parking space per one-bedroom unit, or ii. two parking spaces per two or more-bedroom unit, and iii. two parking spaces for the manager. d. lodges: two parking spaces per unit. e. commercial premises (including offices), shops, restaurants and cafes and other development not specified in C1. Separate parking for individual developments will generally not be required as the majority of customers will be drawn from the village accommodation. A detailed parking and traffic impact assessment by a suitably qualified traffic specialist may be required to substantiate proposed parking provision.	Complies: ☒Yes ☐No ☐NA C1 – not applicable to subdivision of land. Future development of individual lots will consider control. C2 – the public carpark is situated within a high modified site. C3 – not applicable, the application is for subdivision of land. C4 – not applicable, the application is for subdivision of land. C5 – not applicable, the application is for subdivision of land. C6 – the design of the public car park has been designed to minimise potential pedestrian and vehicle conflicts. Appropriate signage will be installed to direct users in and around the car park. C7 – the car park and new access road have taken into consideration treatment of surface water runoff. Refer to the civil and stormwater plans.

Chapter 2.7 Transport, car parking and access Objectives and Controls	Comment
C2. Car parking provision minimises substantial earthworks and the loss of significant native vegetation and ecological communities where possible. C3. Where car parking is to be provided in association with individual accommodation buildings, it is to be located within the lease boundary or an associated licence area. C4. The provision of tandem parking or car stackers will be considered for: a. club and commercial lodge accommodation where the operator manages the parking of these vehicles, and b. self-contained accommodation where the parking is allocated to a specific unit. C5. Servicing and waste facilities are integrated into the overall development or are located or screened to minimise visibility from public spaces, without compromising accessibility for the vehicles that are required to access them. C6. The design of car parking, loading, service and waste facilities minimise the potential for pedestrian and vehicle (including oversnow) conflicts. C7. Design of car parking and village road treatment ensures appropriate storage and clearing arrangements for snow build-up, considers road paving and stormwater infrastructure that reduces run-off turbidity, considers the use of storm-ceptors or other measures to prevent pollution from car parks and other paved areas and ensures compliance with the requirements of Chapter 2.10 Stormwater Management.	
<u>Pedestrian and cycling facilities</u> C8. New development, including new car parking areas, provides sufficient bicycle and micromobility parking, or alternatively a bicycle rack for use by the whole of the development (where possible).	Complies: ☒ Yes ☐ No ☒ NA The proposal does not include bicycle or micromobility parking. Development of individual lots will be subject to this control. subdivision Across the resort temporary (mobile) bike parking facilities can be and are provided during the bike season at designed trailheads/interfaces.

3.7 Chapter 2.8 – Aboriginal cultural heritage

Chapter 2.8 Aboriginal cultural heritage Objectives and Controls	Comment
Objectives O1. Management of Aboriginal cultural heritage is based on the principles of protection, maintenance, and enhancement, to preserve the significance of landscapes, vegetation and objects of significance to Aboriginal people.	Complies: ☒ Yes ☐ No ☐ NA The management of Aboriginal cultural heritage is detailed in the Aboriginal Cultural Heritage Assessment Report prepared by Past Traces.

02. Protect Aboriginal Objects and Aboriginal Places of heritage significance by minimising the likelihood of disturbance from development.	
Controls C1. The location of a development in relation to a heritage management zone in the DCP maps (see Appendix D) will determine the nature and level of further assessment required. Development is consistent with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW. C2. An erosion and sediment control plan prepared as part of the application considers measures to minimise disturbance to Aboriginal cultural heritage objects. This may include through the use of soft engineering solutions such as the placing of hay bales or coir logs on the surface.	Complies: ☒Yes ☐No ☐NA C1 – the proposal is not located within a heritage management zone identified in the DCP maps. A review of the proposal against the Due Diligence Code of Practice has been undertaken by Past Traces. C2 – An erosion and sediment control plan has been prepared to support the application.

3.8 Chapter 2.9 – Historic heritage

Chapter 2.9 Historic heritage Objectives and Controls	Comment
Objectives 01. Support and ensure the long-term conservation of heritage items, associated fabric, views, and the heritage values of items and places through retention and interpretation. 02. Ensure development of heritage items is based on an understanding of the heritage significance of the particular heritage item(s). 03. Ensure significant features of heritage items are retained and that development, with regard to bulk, form, style, character, scale, setbacks and materials, is sympathetic to these features.	Complies: ☐Yes ☐No ☒NA There are no historic heritage items applicable to the site.
Controls C1. Where an adopted Conservation Management Plan (CMP) is in place for a heritage item, the development is consistent with that CMP. C2. Heritage items, wherever possible, are incorporated into the design of the public domain in the Alpine Sub-regions where they are publicly accessible and can be appreciated by all. C3. Redevelopment or upgrades to a heritage item listed in the Precincts-Regional SEPP 2021 removes inappropriate or unsympathetic alterations and additions to heritage items and reinstates significant missing details and building elements where possible. C4. Development on or adjacent to a heritage item listed in the Precincts-Regional SEPP 2021: a. ensures that impacts to the heritage item are minimised through siting, the provision of curtilages, selection of appropriate materials and finishes, use of landscaping and fencing or	Complies: ☐Yes ☐No ☒NA There are no historic heritage items applicable to the site.

other measures supported by a Statement of Heritage Impact; and b. provides further heritage assessment where the development is likely to have adverse impact on a heritage item or its value. Development is considered to have a material affect if it involves: i. the full or partial demolition of a building; ii. major alterations or additions involving the introduction of major new elements or harm to significant portions of original fabric; iii. minor alterations where significant fabric may be harmed, or elements added to original fabric that diminishes its value; iv. major adverse impacts, such as obscuring key views or dominating a heritage item, or the removal of evidence of significant historical associations; and v. impact to significant archaeological deposits.	
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3.9 Chapter 2.10 – Landscaping

Chapter 2.10 Landscaping Objectives and Controls	Comment
Objectives O1. Provide strong visual identity by including plants with defined form and foliage to help strengthen a pedestrian orientated environment.	Complies: ☒Yes ☐No ☐NA Planting is proposed as part of the application, refer to the Landscape Plans.
Controls C1. Landscaping and rehabilitation are undertaken for new development in accordance with Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park (Rehab Guidelines) (Dept. Environment and Climate Change 2007) as updated or replaced from time to time, including where stabilising sites and preparing them for planting, selecting and planting species and maintaining plantings following development.	Complies: ☒Yes ☐No ☐NA C1 – The proposed landscaping and rehabilitation for the subdivision is in accordance with the Rehab Guidelines.

3.10 Chapter 2.11 – Stormwater management

Chapter 2.11 Stormwater management Objectives and Controls	Comment
Objectives O1. Retain natural features of waterways for stormwater source management and control, in preference over structural or ‘end of pipe’ solutions. O2. Where appropriate, utilise best practice for stormwater management, including capture,	Complies: ☒Yes ☐No ☐NA Best practice for stormwater management has been incorporated into the design, refer stormwater management strategy and civil plans for details.

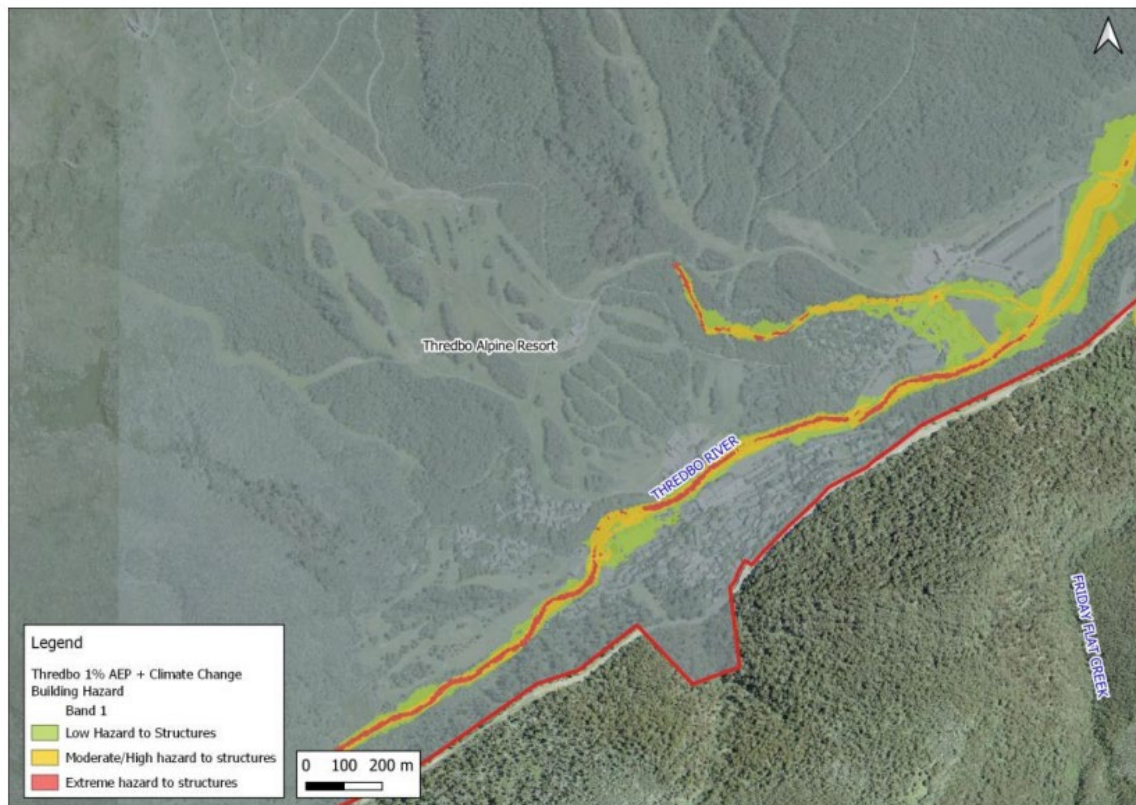
Chapter 2.11 Stormwater management Objectives and Controls	Comment
treatment, and reuse of rainwater and release at appropriate flow rates. O3. Stormwater drainage networks include both underground and above ground drainage infrastructure and facility for removing debris and contamination.	
Controls C1. Development is to have a neutral or beneficial impact on surface and groundwater quality, including in watercourses and associated riparian vegetation and receiving waters. C2. All new underground stormwater pit and pipe drainage is designed to capture and convey the 5% annual exceedance probability (AEP) design event flow plus 20%. C3. All overland flow paths are designed to safely convey the 1% AEP flows plus 50% of underground pipe flows (based on the assumption that the underground pipe has a reduced capacity of 50% due to blockage of surface inlet pits). C4. All development that will affect existing stormwater infrastructure: a. limit site discharge to predevelopment flows for the 10% AEP and below, and b. provide a safe (where practical limit velocities to 2m/s) overland flow path for stormwater runoff for events greater than the 10% AEP up to and including the 1% AEP including consideration of climate change projections for rainfall intensity. This ensures that where pipes are blocked by frozen water there is a defined overland flow path to ensure water escapes and does not impact development. C5. Development allows for the treatment of stormwater runoff during summer months and the storage of snow push during winter months through: a. edge treatments (rock or concrete lined channels and basins) to store snow push, reduce velocities of melted water and allow for sediment to be captured in channels or basins (designed to allow for removal of sediment by heavy machinery following winter months) before discharge into nearby watercourses; b. vegetated buffer strips on roads to capture sediments in storm and snow runoff; or c. site specific stormwater pollution devices to capture runoff from large, paved areas such as car parks.	Complies: ☒Yes ☐No ☐NA Refer to stormwater strategy and civil plans for details.

3.11 Chapter 2.12 – Flooding

The objectives and controls in this apply to flood prone land. Flood prone land is identified in the screenshot below.

Comment: The subdivision is not located within flood prone land.

Thredbo



Chapter 2.12 Flooding Objectives and Controls	Comment
Objectives O1. Development within flood prone land (FPL) is consistent with the Flood Risk Management Manual (2023). O2. Development is sited, designed, and located to avoid or mitigate the flood risk to people, property and infrastructure both within the lease boundary and beyond the boundary, and ensure flood safe access is available. O3. Development activities do not reduce the capacity of the floodplain to store floodwaters, impede floodwater flow, or alter flood patterns in a way that compromises public safety or access to evacuation routes. O4. Protect the integrity of floodplains and floodway, including riparian vegetation, fluvial geomorphologic environmental processes and water quality.	Complies: ☐ Yes ☐ No ☒ NA Subdivision is not within flood prone land.

Chapter 2.12 Flooding Objectives and Controls	Comment
Controls C1. Development within FPL (refer Appendix F) satisfies the following: a. ensure flood safe access can be achieved through ensuring depth of flooding over vehicular driveways and roads is limited to approximately 0.3 metres and velocities of less than two metres per second. Where this not be achieved, development demonstrates how safe access can be achieved in the event of flooding; b. set habitable floor levels at a minimum of the flood planning level of 1% AEP plus a freeboard of 500mm and maximum of three metres above ground level; and c. ensure all structures have flood compatible building components if below the 1% AEP Flood Level plus 500mm Freeboard. C2. Where the flood planning level (FPL) is above the PMF level then the lower of the two values is be adopted. Refer to Figure 12 which shows the minimum habitable floor level recommended when the PMF is below the FPL. C3. For tourist and visitor accommodation, a risk-based approach is adopted. Where a risk-based approach is applied the development satisfies the following: a. development requires the preparation of a flood emergency management plan by a suitably qualified consultant to address the risks of flooding and demonstrate compliance with the following principles: i. development planned and operated in recognition of the full range of potential floods up to and including the probable maximum flood (PMF); ii. ensure development on the floodplain is consistent with the Flood Risk Management Manual (2023); iii. tourist accommodation operators, developers and park occupants are conscious of the potential flood hazard and consequent risk associated with the use and development of land within the floodplain; iv. all land uses and essential services are appropriately sited and designed in recognition of all potential floods; v. does not place an unacceptable financial burden on leaseholders or the community; and vi. restrict intensification of development and activity in high flood risk precincts, and where possible to reduce continued occupancy by longterm residents (i.e. staff and managers) within high flood risk precincts.	Complies: ☐Yes ☐No ☒NA

Chapter 2.12 Flooding Objectives and Controls	Comment
b. to protect the integrity of floodplains and floodways, including riparian vegetation, fluvial geomorphologic environmental processes and water quality, where the development is located within the PMF flood extent but not within the FPL. Flood extent consideration is given to the H4 hazard vulnerability limiting depth and velocities (refer to Table 1) as part of the structural design of the building/structure, c. where the development is located within the FPL minimum habitable floor levels are set at the flood planning level of 1% AEP plus a freeboard of 500mm and the design of structures with consideration of the hazard vulnerability classification for the land as per the map and defined in Table 1. d. where development is located within the 1% AEP flood extent the hazard vulnerability classification for the land in Table 1 and the special flood considerations include that the development will not affect the safe occupation of and efficient evacuation of people in the event of a flood, incorporates appropriate measures to manage risk to life from flood and will not adversely affect the environment in the event of a flood. Figure 12. Minimum habitable floor level recommended when the PMF is below the FPL C4. A site-specific flood assessment that demonstrates compliance with this Chapter is to be submitted for development: a. within sites that are covered by existing flood mapping; b. that intersects or blocks a watercourse channel which comprises the bed and banks of the watercourse (to the highest bank) with a stream order of two or greater, or c. that is located within the riparian zone of a watercourse with a stream order of four or greater. Where the riparian zone is defined as the vegetated riparian zone (VRZ) adjoining the channel (NoW, 2012). A fourth order stream includes estuaries, wetlands and parts of rivers influenced by tidal waters. (NoW, 2012) For a fourth order stream the riparian zone is recommended to comprise of 40 metres each side of the channel.	

Chapter 2.12 Flooding Objectives and Controls						Comment
Table 1. Land hazard vulnerability classification						
Hazard Vulnerability Classification	Description	Classification Limit (D+V) (m2/s)	Limiting Stillwater depth (m)	Limiting Velocity (m/s)	Land Use Compatibility	
H1	Generally safe for vehicles, people and buildings.	≤ 0.3	0.3	2	All types	
H2	Unsafe for small vehicles.	≤ 0.6	0.5	2	All types including Eco-Tourism and Accommodation.	
H3	Unsafe for vehicles, children and the elderly.	≤ 0.6	1.2	2	Commercial, establishments, Open Space, Riparian and Wetland	
H4	Unsafe for vehicles and people.	≤ 1.0	2.0	2	Open Space, Riparian and Wetland	
H5	Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.	≤ 4.0	4.0	4.0	Open Space, Riparian and Wetland	
H6	Unsafe for vehicles and people. All building types considered vulnerable to failure.	≥4.0	>4.0	>4.0	Open Space, Riparian and Wetland	

3.12 Chapter 2.13 – Biodiversity, natural water systems and water sensitive urban design

Chapter 2.13 Biodiversity, natural water systems and water sensitive urban design Objectives and Controls		Comment
Objectives O1. Minimise impacts of development, including associated stormwater runoff, to areas of high biodiversity value within and along watercourses and riparian corridors. This includes the species of aquatic and terrestrial fauna that the areas of high biodiversity value support. O2. Protect and enhance existing natural or constructed drainage networks including channel bed and banks by controlling the magnitude and duration of erosive flows.		Complies: ☒Yes ☐No ☐NA The proposal has been designed to minimise impacts on areas of high biodiversity value. Where unavoidable impacts are anticipated, offsets are proposed. The stormwater management strategy and civil plans have been designed to maximise the use of the existing drainage networks where possible.
Controls <u>All development</u> C1. Except where development within the vegetated riparian zone (VRZ) is unavoidable or allowable under the Guidelines for Controlled Activity Approvals, or equivalent under the Water Management Act 2000, development is designed and sited to minimise disturbance of the of the natural drainage system and avoid VRZs, shown in Figure 13. C2. Development is designed and sited to avoid or minimise impacts on significant natural landform features including slopes, ridges and rock outcrops. C3. Development that may result in biodiversity impacts (excluding vegetation removal) is supported by rehabilitation and monitoring measures consistent with the Rehab Guidelines. C4. Impervious surfaces are minimised and soft landscaping incorporated to the maximum practical extent to promote water infiltration and reduce stormwater run-off. C5. Except as part of minor developments or alterations and additions and where site conditions allow, water sensitive urban design (WSUD)		Complies: ☒Yes ☐No ☐NA C1 – Works are proposed within the outer riparian corridor of watercourses in the locality which are permitted with a CAA. The proposal has been re-design to minimise the amount of works that occurred within riparian corridors in the locality. C2 – the development will not occur within any significant natural landform features. C3 – the proposal is supported by rehabilitation and monitoring that is consistent with the Rehab Guidelines. C4 – soft landscaping is incorporated into the proposal. The development of individual lots will be subject to planning controls around soft landscaping. C5 & 6 – water sensitive urban design (WSUD) measures are incorporated into the proposal.

Chapter 2.13 Biodiversity, natural water systems and water sensitive urban design Objectives and Controls	Comment
measures are incorporated into development to minimise adverse impacts on sensitive and water-dependent ecosystems such as bogs and fens. Within the Alpine Region, this includes all areas of alpine and sub-alpine peatlands, damp herb fields and fens. C6. Stormwater runoff from communal areas for new development is treated through communal WSUD measures to ensure water pollution is avoided. All development excluding on-mountain food and beverage facilities, lifting facilities, ski slope huts, snow-making infrastructure and associated buildings.	
C7. Where possible, development is located near existing infrastructure and concentrated in and around already disturbed areas or areas of low ecological value to avoid habitat fragmentation. This includes associated infrastructure and services. C8. Development is setback from significant landscape features and habitats, including existing creeks, bogs and wetlands to provide an appropriate buffer zone. Such buffer zones are provided in accordance with the requirements under Guidelines for riparian corridors on waterfront land. Exceptions will be considered where new development is located within an existing building footprint and/or disturbed areas.	Complies: ☒ Yes ☐ No ☐ NA C7 – the subdivision is located within the highly disturbed golf course. Some impacts to biodiversity in the locality are unavoidable. C8 – the subdivision has been located within the highly disturbed golf course. No building lots are proposed within any riparian corridors. The proposal will not impact on any bogs or wetlands. An assessment of the development against the Guideline for riparian corridors on waterfront land has been undertaken by Eco Logical Australia.

3.13 Chapter 2.14 – Bushfire prone land

Chapter 2.14 Bushfire prone land Objectives and Controls	Comment
O1. Ensure bushfire management measures are balanced with the protection of areas of environmental and cultural significance.	Complies: ☒ Yes ☐ No ☐ NA The proposed bushfire management measures have taken into account the protection of environmental and cultural values.
C1. Development on land identified as bush fire prone land on the Bush Fire Prone Land Map must address the bush fire protection measures in Planning for Bushfire Protection 2019 (or equivalent), ensuring that impacts on biodiversity and heritage are considered as part of and balanced against any required Asset Protection Zones (APZs).	Complies: ☒ Yes ☐ No ☐ NA The proposal is located on land identified as Bush fire Prone Land. A Bushfire Assessment Report has been prepared to address the Planning for Bushfire Protection 2019. Minimising impacts to biodiversity and cultural values were a consideration in the development of the bushfire protection measures.

3.14 Chapter 2.15 – Climate and ecologically sustainable development

Chapter 2.15 Climate and ecologically sustainable development Objectives and Controls	Comment
Objectives O1. Contribute to the wider goal of achieving a carbon neutral Alpine Region in operation with electrified development and 100% renewable energy by 2050. O2. Enable a climate resilient Alpine Region with promotion of year-round tourism activities. O3. Provide for the efficient use of natural resources and reduce the consumption of water and fossil fuels. O4. Improve sustainability of building materials through reduction, re-use and recycling of materials, resources and building components.	Complies: ☐Yes ☐No ☐NA O1 – Not applicable to subdivision. Will be a consideration for future Lot/building developments. O2 – the subdivision will assist in providing and promoting year-round tourism. O3 – construction work will be conducted so as to minimise resource use/impacts. O4- N/A.
Controls C1. New commercial development and tourist and visitor accommodation: a. adopts a sustainable design framework. Development is encouraged to achieve the highest possible rating, by way of Green Star Building and/or NABERS Energy Commitment Agreement and/or Climate Active Carbon Neutral Certification; b. contributes towards the transition away from fossil fuel usage including through the use of electric induction cooktops, electric heat pumps for space heating and electric hot water supply (solar, electric heat pump or electric instantaneous heating systems); c. incorporates the use of on-site renewable energy generation, with consideration of snow-loading impacts and orientation to maximise output; and d. utilises thermal mass principles to reduce energy demand through: i. insulation with 'R' value of 3.5 or more for ceilings, 2.5 or more for walls and two or more for raised or lightweight-type floors; ii. a concrete slab-on-ground with an in-slab or in-screed heating or cooling system, with insulation with an R-Value greater than or equal to 1.0, installed around the vertical edge of its perimeter; and iii. install double glazed or higher order windows, glass doors and skylights (Insulated Glass Units).	Complies: ☐Yes ☐No ☒NA The proposal is for subdivision of land.

4 Chapter 3.2 – Thredbo Alpine Resort Sub-region

4.1 Chapter 3.2.1 – Building materials and colours

Chapter 3.2.1 Building materials and colours Objectives and Controls	Comment
Objectives O1. Be sympathetic to and enhance the landscape character of the Sub-region. O2. Encourage contemporary building materials that suit the environment.	Complies: ☐ Yes ☐ No ☒ NA O1 – Subdivision has been designed to be sympathetic to the landscape and the Thredbo character. O2 – Future lot/building developments will be subject to this objective
Controls C1. Window design is to appear as individual openings in the wall, not exceeding 60% of the corresponding wall area. C2. For levels above ground floor, a solid, translucent or vertical picket style balustrade is provided at a minimum height of 0.8 metres above floor level, with glass permitted above, to a total height of 1.2 metres above floor level. C3. Roof forms are predominantly gable or skillion roof forms and avoid complex configurations to accommodate heavy wet snow/freeze-thaw. C4. Development colour schemes are consistent with the Thredbo Dulux Colour Atlas 2022 (or current).	Complies: ☐ Yes ☐ No ☒ NA The proposal is for subdivision of land.

4.2 Chapter 3.2.2 – Connectivity, street network and active transport

Chapter 3.2.2 Connectivity, street network and active transport Objectives and Controls	Comment
Objectives O1. Reinforce walking, hiking and cycling links within the Thredbo Alpine Resort Sub-region.	Complies: ☒ Yes ☐ No ☐ NA The proposal incorporates pedestrian links with the broader village.
Controls C1. Where appropriate, development allows for and accommodates a shuttle bus loop with set down/pick up stops. C2. Where large-scale development is adjacent to public transport stops, development creates safe, comfortable waiting areas for public transport users. C3. Large-scale development provides end-of-trip facilities for public transport users. C4. Village centre and main transport nodes provide shelter from adverse weather in the form of projecting roofs, colonnades, and other measures. Careful consideration is given to snow accumulation and adverse alpine wind conditions. C5. Pedestrian footpaths are provided in accordance with the ILP at Figure 31.	Complies: ☒ Yes ☐ No ☐ NA C1 & 2 – a bus stop is provided at the end of the new access road. C3 – not applicable, the proposal is for subdivision of land and not on a public transport end of trip location. . C4 – not applicable, the proposal is not within the village centre or part of a main transport node. C5 & 6 – a pedestrian path is provided to the new car park. The path links users down to the Community Centre and along Crackenback Drive.

Chapter 3.2.2 Connectivity, street network and active transport Objectives and Controls	Comment
C6. Development prioritises the continuity of the pedestrian footpaths when crossing vehicle and shuttle bus routes or vehicle driveways where possible.	

4.3 Chapter 3.2.3 – Parking

Chapter 3.2.3 Parking Objectives and Controls	Comment
Objectives O1. Support delivery of adequate day and overnight parking across the sub-region which meets the requirements of development in Thredbo Alpine Resort Sub-region.	Complies: ☒ Yes ☐ No ☐ NA The proposal includes the provision of a new public day car parking at the start of the new access road off Crackenback Drive.
Controls C1. At-grade car parking is designed to incorporate landscaping and pedestrian links. C2. Where appropriate, car parking is provided in multi-deck communal car parking areas. C3. Car parking is to minimise disturbance to sensitive vegetation where possible. C4. Where parking spaces are proposed that have access directly from a public road, parking spaces are a minimum of seven metres deep and 2.7 metres wide to accommodate longer vehicles and vehicles fitted with bicycle racks and the like.	Complies: ☒ Yes ☐ No ☐ NA C1 – the new car park includes pedestrian links to the Community Centre and Crackenback Drive. C2 – not appropriate for this proposal. C3 – the car park is located within a highly modified site. C4 – The 16 parking bays along the access road are angled at 90-degrees to the road and are dimensioned 2.5m wide x 5.4m long. The proposed dimensions are in accordance with the requirements of AS2890.5-2020 for on-street angled parking bays on roads with a speed limit of 50km/h or lower and traffic volumes of less than 200 vehicles per hour. The car park with 32 parking bays is proposed to operate as a one-way car park, with vehicles entering via an entry crossover, circulating the car park, and then exiting via a separate crossover. The standard parking spaces are 90-degree angled spaces which are dimensioned 2.5m wide x 5.4m long and accessed from a 5.8m wide aisle. These dimensions are in accordance with the requirements of AS2890.1-2004. Two accessible car parking spaces with a common shared area are provided which are 2.4m wide x 5.4m long, in accordance with the requirements of AS2890.6-2022. The design and submission of the Golf Course DA pre-dates the adoption of the Alpine DCP such that the requirements in C.4 do not apply to this development.

4.4 Chapter 3.2.4 – Character areas

Chapter 3.2.4 Character areas Objectives and Controls	Comment
3.2.4.7 Golf course	
Controls C1. New development is consistent with the desired future character statement in Appendix A. C1. Development is setback a minimum of four metres from side and rear boundaries and a minimum of six metres from the edge of the road. C2. Buildings have a maximum building height of two storeys above natural ground level. C3. Development achieves a predominant roof pitch of between 10 – 30 degrees. C4. Development does not exceed a site coverage of 35% of the sublease area. C5. A minimum 35% of the sublease area provides for soft landscaping.	Complies: ☒ Yes ☐ No ☐ NA The proposal is for the subdivision of land. The Statement of Environmental Effects supporting the application outlines zone-specific development controls for individual lots.

5 Chapter 5 – Alpine Carrying Capacity Framework

This Chapter applies to a development application proposing:

- an increase in additional accommodation (staff accommodation tourist and visitor accommodation or eco-tourist facilities),
- additional demand on the capacity of utilities and infrastructure, or
- additional capacity for utilities and infrastructure.

Such development must demonstrate consistency with the principles and infrastructure requirements of this Chapter.

All other development including development in the Mount Selwyn Alpine Resort Sub-region does not need to consider this Chapter.

Comment: The application will not result in an exceedance of the current bed allocation of 4,820. The supporting technical reports have demonstrated the existing utilities and infrastructure have capacity to deal with the additional 186 beds.

6 Appendix A – Existing and Desired Future Character Statements

A.2.9.1 Existing character of Golf Course

Thredbo Golf Course is Australia's highest elevation golf course. It is a nine-hole course around the base of the mountain, along the Thredbo River and, interspersed with pockets of vegetation. It is located on the western fringe of the village and is otherwise surrounded by dense vegetation. The Precinct also includes the Thredbo Community Centre and licensed not-for-profit community based long day care centre fronting the Thredbo River and Crackenback Drive.

A.2.9.2 Desired future character for Golf Course

A redevelopment of the Golf Course will provide an opportunity for low density tourist accommodation that responds to the landscaped setting. A modified golf course will continue to contribute towards the year-round activation of Thredbo.

The tourist accommodation development will establish a distinct village-like atmosphere that prioritises visitor comfort while respecting the natural environment. The development will create a sense of retreat and escape, where buildings harmoniously integrate with the landscape to provide a unique accommodation experience that balances privacy with community connection.

The development's physical arrangement will be characterised by thoughtfully positioned detached buildings that maintain generous spacing and setbacks. Each building will be set back a minimum of four metres from side and rear boundaries and six metres from road edges, creating a clear separation between structures and establishing private zones around each dwelling. A maximum site coverage of 35% will facilitate spatial separation between buildings and limit the building footprint to ensure adequate landscaped area and private open space.

Buildings within the development will display a cohesive architectural style through their form and scale, with heights limited to two storeys above natural ground level. Roof designs will feature pitches between 10 and 30 degrees, creating visual interest and maintaining quality urban and building design. The architectural expression will emphasis on quality materials and finishes that complement the natural setting, with building forms that respond to the site's topography and environmental conditions.

Future modifications or additions will maintain the established design principles of privacy, separation, and landscape integration. Development will continue to respect the prescribed height limits, setbacks, and site coverage requirements.

The desirable land uses for Golf Course include tourist and visitor accommodation (excluding hotel or motel accommodation), car parking, recreation facilities (outdoor and indoor), community and recreation facilities and building and business identification signs.

The undesirable land uses for Gold Course include commercial premises, hotel and motel accommodation and any other forms of development (structures and uses) not consistent with the desirable land uses.