



**DA 22/10263 Thredbo Alpine Hotel
External Maintenance Works –
MOD 1**

Modification Application Supporting
Report

Document Control

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Project No: 22004ENG
Kosciuszko Thredbo Pty Ltd

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1 Introduction

This Modification Application (MOD) relates to Development Application (DA) 22/10263 for the Thredbo Alpine Hotel External Building Alterations which was approved on 26 April 2023.

The Development is located on Lot 861 / DP1128686 within Thredbo Alpine Resort, New South Wales.

2 Background

2.1.1 Approved Development under DA 22/10263

Development Consent for DA 22/10263 permitted external alterations to an existing tourist accommodation building as outlined in Condition A.2 of the Development Consent. The works included:

- removal and replacement of existing native hardwood cladding with like-for-like product
- removal and replacement of windows affected by the recladding.

2.1.2 Development components subject to this MOD

2.1.2.1 Material and finishes

Condition B.8 of the Development Consent states:

B.8. Materials and finishes

The approved materials and finishes shall be in accordance with the following, or as otherwise approved in writing by the Secretary or nominee (with appropriate supporting information, including but not limited to, from a heritage consultant):

Location	Material	Colour
Cladding	Timber / hardwood with the same profile, dimension and finish of the existing cladding	Basalt
Windows	Timber / hardwood with the same profile, dimension and finish of the existing window being replaced	Weathered Grey

Prior to the issue of the construction certificate, the Applicant shall submit a full set of coloured elevation plans to the Certifier depicting the above. If the Department is not the Certifier, a copy of the documentation shall be submitted to the Department with the construction certificate.

This MOD is seeking changes to Condition B.8 as detailed in **Table 1**.

Table 1: Proposed materials and finishes

Location	Material	Colour
Cladding (excluding spire)	Metal with 170 mm profile	Basalt
Cladding (spire)	Metal with 170 mm profile	Monument
Windows	Aluminium frame	Monument

Whilst the exact product/brand may differ at detailed design, an example of the preferred product would be similar to the Colorbond steel interlocking V25 panels. Colour details are depicted in DRJD Drawing: A2.114.

2.1.2.2 Window schedule

Condition B.13 states:

B.13. Window schedule

A window schedule is to be prepared and submitted to the Secretary or nominee for approval, prior to issue of the relevant construction certificate by the Certifier.

The window schedule must include:

- (a) identify the existing windows located on the site on a plan and with supporting photographs;
- (b) identify type of window and opening style;
- (c) detail the dimensions of existing windows (jams / frames / glazing, etc);
- (d) materials to be used, like for like, to ensure consistency with the existing window with a 5mm tolerance.

The window schedule can be prepared for the whole building or components depending on the extent of the construction certificate.

The timber framed windows impacted by the recladding will be replaced with new aluminium framed double glazed windows. KT is seeking an amendment of this condition to remove the 5mm tolerance. The new window size and appearance will be matched to the existing timber windows external frame size as close as possible. It is noted that some of the current window styles are not original and some of the operable windows installed may not meet deemed to satisfy provisions of the current BCA for the classification of the building.

2.1.2.3 Signage schedule

Condition B.14 states:

B.14. Signage

A signage audit is to be prepared and submitted to the Secretary or nominee for approval, prior to issue of the relevant construction certificate by the Certifier.

The signage audit is to:

- (a) identify the existing signage located on the site (i.e. location, if painted or fixed) on a plan and with supporting photographs;
- (b) dimensions;
- (c) materials to be used, like for like, to ensure consistency with the existing profile and details of any replacement under this consent.

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No new signage or changes to the size of the existing signage is approved with this consent.

KT is seeking an amendment to this condition to ensure it only relates to signage affected by the works. All signage that is located on the cladding/windows will be removed to allow the works and re-instated afterwards. If existing signage becomes damaged and unsuitable for re-use as a result of the works, it will be replaced with new materials to match the existing sign and hotel signage livery as close as possible.

3 Statutory Framework

3.1 Section 4.55 of the EP&A Act – Modifications of consents – generally

This modification is being made under Section 4.55 of the EP&A Act.

3.2 Section 100 of EP&A Act – Content of a Modification Application

A cross-reference to the requirements for a modification application in accordance with Section 100 of the *Environmental Planning and Assessment Regulation 2021* is provided in **Table 2**.

Table 2: Content of modification application

Content of modification application (Section 100 of EP&A Regulation)	Comment
(1) A modification application must contain the following information—	
(a) the name and address of the applicant,	Kosciuszko Thredbo Pty Ltd 1 Friday Drive, Thredbo NSW 2625
(b) a description of the development that will be carried out under the development consent	A description of the works is provided in Section 2.1.2 .
(c) the address and folio identifier of the land on which the development will be carried out,	Lot 876/DP 1243112 17 Friday Drive, Thredbo NSW 2625.
(d) a description of the modification to the development consent, including the name, number and date of plans that have changed, to enable the consent authority to compare the development with the development originally approved,	A description of the modification is provided in Sections 2.1.2 and 4 .
(e) whether the modification is intended to— (i) merely correct a minor error, misdescription or miscalculation, or (ii) have another effect specified in the modification application,	Refer Section 2.1.2 .
(f) a description of the expected impacts of the modification,	The impacts of the modification will be positive in terms of – <ul style="list-style-type: none"> • improved fire safety for building occupants • improved maintenance outcomes due to the nature of the longevity of metal cladding in comparison with timber cladding • improved thermal performance of building with replacement of bulk wall insulation and the installation of double glazed windows replacing existing single glazed windows • increased protection of building structure with the addition of non-combustible sarking being installed over fibre cement bracing • improved bushfire protection with the use of non-combustible cladding.

	<p>The Hotel is a heritage listed item under the Precincts – Regional SEPP. As such, the proposed material and colour changes has been reviewed and assessed by GBA Heritage, refer Appendix D.</p> <p>The level of impact assessed in the original SEE (KT 2022) remain applicable to the modified development.</p>
(g) an undertaking that the modified development will remain substantially the same as the development originally approved,	See comment against (e).
(h) for a modification application that is accompanied by a biodiversity development assessment report—the biodiversity credits information,	Not applicable
(i) if the applicant is not the owner of the land—a statement that the owner consents to the making of the modification application,	KT is the Applicant for this MOD.
(j) whether the modification application is being made to— (i) the Court under the Act, section 4.55, or (ii) the consent authority under the Act, section 4.56.	This MOD is being made to the consent authority under the EP&A Act.
(2) Subsection (1)(i) does not apply if the consent of the owner is not required under section 98.	KT is the Applicant for this MOD.
(3) If a modification application under the Act, section 4.55(1A) or (2) relates to BASIX development, or BASIX optional development if the development application was accompanied by a BASIX certificate, the application must be accompanied by—	Not applicable.
(a) the BASIX certificate, or	
(b) a new BASIX certificate if the current BASIX certificate is no longer consistent with the development.	

4 Supporting Documents

4.1 Amendments to Approved Documents and Plans for DA 22/10263

A cross-reference is provided in **Table 3** to highlight the approved plans under DA 22/10263 that have been amended to support this MOD.

Table 3: Amendments to Approved Documents listed in DA 22/10263 Condition A.2

Ref No.	Document	Title / Description	Author / Prepared by	Document Reference	Amended Plan Reference
5	Plan	Elevations, Sheets 1-11	DJRD Architects	A2.101 Rev B	Elevations, A2.103-113, Rev D
6	Plan	Details	DJRD Architects	A2.102 Rev A	Details, A2.102, Rev D
7	Plan	Materials	-	-	Superseded by updated DJRD drawing suite.

4.2 Additional Documentation

Additional documentation supporting this MOD is listed in **Table 4**.

Table 4: Additional Documentation

Document	Title / Description	Author / Prepared by	Reference
Architectural Plans	Key Plan – Mowamba Place	DJRD, SM	A1.100, Rev D
Architectural Plans	Colour Options, Sheets 1-2	DJRD, SM	A2.114-115, Rev C
Architectural Plans	Wall Cladding Sections	DJRD, SM	A3.500, Rev B
Heritage Assessment	Material and finishes upgrade to meet BCA and bushfire requirements Friday Drive, Thredbo	GBA Heritage Pty Ltd, Mariah Hart	10 July 2024
Bushfire Assessment	DA 22/10263 – Thredbo Alpine Hotel External Building Alterations	GHD, Paul de Mar	6 August 2024

5 Conclusion

This MOD is seeking approval for changes to the proposed material and finishes for the cladding and window replacement and DA consent conditions. The works are substantially the same as the develop for which the consent was originally granted. The proposed amendments are considered within the public interest as they will provide improved fire safety, building longevity and maintenance outcomes, along with an improved overall aesthetic by way of replacing the deteriorated and rotted cladding with new materials. With the implementation of appropriate environmental controls listed in the original DA, the impacts of the Development are considered acceptable.

6 References

Development Consent, Thredbo Alpine Hotel External Maintenance Works, Thredbo Alpine Resort, Kosciuszko National Park, 26 April 2023.

Kosciuszko Thredbo Pty Ltd (KT), 2022, Statement of Environmental Effects – Thredbo Alpine Hotel External Maintenance Works, Thredbo Alpine Resort, Kosciuszko National Park.