



6 August 2024



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No MOD 24/12307 MOD 1 granted on the 2 December 2024

In respect to DA 22/10263

Signed M Brown

Sheet No 11 of 27



Chloe Chalk
Planning Coordinator
Kosciuszko Thredbo Pty Ltd
PO Box 92, THREDBO VILLAGE, NSW 2625

DA 22/10263 – Thredbo Alpine Hotel External Building Alterations

Dear Chloe,

GHD refers to Kosciuszko Thredbo (KT) letter dated 6 August 2024 identifying proposed modifications to external cladding and window frame materials proposed for DA 22/210263, and requesting GHD's assessment of what, if any, impact this may have on the original Bushfire Assessment (GHD, 11/4/2022) undertaken for the DA by GHD.

GHD notes that non-combustible metal cladding in lieu of hardwood timber cladding, and double-glazed aluminium framed windows in lieu of timber framed windows are now proposed under the DA Modification Application being prepared by KT.

As the cladding and windows frames proposed in the modification are of a less combustible nature than the hardwood material materials being replaced, the proposed modification will have no material effect on GHD's original Bushfire Assessment.

The recommendations for compliance with performance criteria as originally stated in Section 5.1 of GHD's Bushfire Assessment Report (GHD, 11/4/2022) remain valid, and no amendments are required as a result of the proposed Modification Application.

If you have any further queries in relation to this matter, please do not hesitate to contact me.

Regards,

Paul de Mar
Technical Director, Bushfire Services

GHD Accomplish More Together

T: 61 2 9239 7497 | F: 61 2 9239 7199 | V: 217497 | M: 61 428 643 115 | E: paul.demar@ghd.com
Level 15 133 Castlereagh St Sydney NSW 2000 Australia | <http://www.ghd.com/>