

10 July 2024

Ms Chloe Chalk
Planning Coordinator
Kosciuszko Thredbo Pty Ltd
PO Box 92,
Thredbo 2625



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 10 of 27

GBA
Heritage

Dear Ms Chalk,

MATERIAL AND FINISHES UPGRADE TO MEET BCA AND BUSHFIRE REQUIREMENTS FRIDAY DRIVE, THREDBO

This letter is provided in support of the selection of a new cladding system for the Thredbo Alpine Hotel, as per condition *B.8. Materials and Finishes*. The Hotel currently requires cladding replacement due to the deterioration of vertical ship-lap hardwood timber cladding, as discussed in the *Concise Statement of Heritage Impact* prepared by GBA Heritage in April 2022. It has since been noted that a material upgrade is required, as matching like-for-like with vertical ship-lap hardwood timber cladding does not meet the current BCA and bushfire safety requirements, which requires non-combustible materiality.

Options for alternative cladding have been explored alongside Architect Robin Dyke, and advice from Façade consultant Tarek El-Ansary, of Ansary Consulting Engineers. This selection process aimed to visually match the existing vertical ship-lap hardwood timber cladding while attaining the required non-combustible requirements. Additionally, consideration of returning to the earlier colour scheme of dark timber finish was made, in line with Burra Charter principles; however, achieving this finish proved challenging regarding appropriate material selection, costs and detailing. The existing Basalt colour has been extant for the last 30+ years and, although not original, is considered a part of the recent memory of the site and is appropriate within the Alpine setting.

The research process has resulted in the selection of Colorbond V25©, which has been able to meet the BCA and Bushfire requirements. The selected cladding has a profile similar to the existing hardwood cladding, with long board lengths, able to be vertically clad, and with recesses reminiscent of the ship-lap cladding. The board width is slightly wider than the existing timber boards; this minor width change is considered acceptable as the overall aesthetic of the vertical cladding is retained.

The V25 cladding is proposed to maintain the primary existing Colorbond Basalt© colour, with a matt finish proposed to more closely replicate the existing painted timber finish. The proposal introduces Colorbond Monument© to the window frames, tower element, bay window cladding, verandah posts and later guest services building. Historically, the windows were white, which stood in strong contrast to the dark cherry-toned timber. Though not traditional, the Monument colour allows the windows to return to being a prominent element on the façade.

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Visually, the V25 cladding profile and colour selection will allow the Hotel to retain its landmark characteristics and visual relationship with the mountain village. In addition, the use of a suitable metal cladding would have considerable longevity and maintain heritage significance. Therefore, GBA Heritage considers this cladding and contemporary colour selection as an appropriate alternative to the hardwood cladding in the context of the required BCA and Bushfire upgrades.

GBA Heritage recommends the application to the secretary or nominee for approval.

Yours faithfully,
GBA HERITAGE PTY LTD



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