

Lot 716, Bobuck Lane— Thredbo Alpine Resort – Kosciusko National Park

Statement of Environmental Effects – April 2026



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INTRODUCTION

1. Overview

This Statement of Environmental Effects has been prepared by Mod Urban Pty Ltd to support a development application on behalf of Belvedere Apartments (Thredbo) Association Inc. The application relates to a property known as 'Belvedere Apartments', located at Lot 716, 1 Bobuck Lane, Thredbo within the Kosciuszko National Park. The legal description of the property is Lot 716 in DP 1119757.

The proposal relates to the proposed replacement of rendered cladding to metal cladding on the external façade of the building. The main use of the building is an apartment accommodation within the Kosciuszko National Park.

The site is located within a National Park and is zoned *E1 – National Park* under the Snowy River Local Environmental Plan, 2013 (SRLEP, 2013).

This SEE provides an assessment of the proposal against the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2021.

SITE ANALYSIS

2. The Subject Site

The site is known as 'Bellevarde Apartments', located at Lot 716, 1 Bobuck Lane, Thredbo within the Kosciuszko National Park. The legal description of the property is Lot 716 DP 1119757.

2.1 Site Details

- The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne.
- The subject site is located within the central core of Thredbo Village and is accessed by Bobuck Lane.
- The site is fairly regular in shape and is 624m² in area with a front (north-west) boundary of approximately 29.505m, side (south-western) boundary of approximately 22.875m, side (north-eastern) boundary of approximately 23.255m and a rear (south-eastern) boundary of approximately 23.83m.
- The site includes a mix of native vegetation.
- The site is considerably steep with a fall from the rear to the front of approximately 11m.
- The site is located within a National Park and is zoned E1 – National Park under the Snowy River Local Environmental Plan, 2013.
- The site is not Heritage listed, it is not located within a Conservation Area.

The site is identified in **Figure 1** of this SEE.



Figure 1: The site outlined in red (Source: Six Maps)



Figure 2: The subject site. Note red cladding to be replaced.



Figure 3 & 4: Front elevation fronting Bobuck Lane. Note red cladding to be replaced.

Figure 5 & 6: Side elevations. Note red cladding to be replaced.





2.2 Site Surrounds

The site is surrounded by a mix of tourist and apartment accommodation and directly opposite Roslyn Lodge.

2.3 Planning Background

2005

Development Application (DA 316-12-2004) for the redevelopment of the site including the demolition of the existing lodge and construction of a new building incorporating six (6) self-contained apartments over five (5) levels. Approved 10 October 2005.

2012/2013

Development Application DA 017-06-2012 for Construction of a new tourist accommodation development comprising of eight (8) self-contained apartments. Approved 31 January 2013.

A further modification to this DA was approved 1 November 2013 as MOD 6137 Mod 1, which included a loft redesign, and other internal and external modifications.

This approved building is currently located on the site and is subject of the proposed development application.

2015

A further modification to DA 017-06-2012 was approved 8 July 2015 as MOD 6894 Mod 2, which included modification to the approved floor layout and exterior of building.

PROPOSED DEVELOPMENT

3. Overview

The proposal relates to the proposed replacement of red rendered cladding to metal cladding on the external façade of the building. Replacement cladding will occur on the north west, north east, and south west elevations of the building as shown on the plans at Appendix A.

As viewed externally, the building has the same mass, form, scale as previously approved under DA 017-06-2012.

As shown, in the image below, the existing red/maroon rendered cladding is to be replaced with maroon, red metal cladding. All other external materials and roofing will remain as currently exists on site.

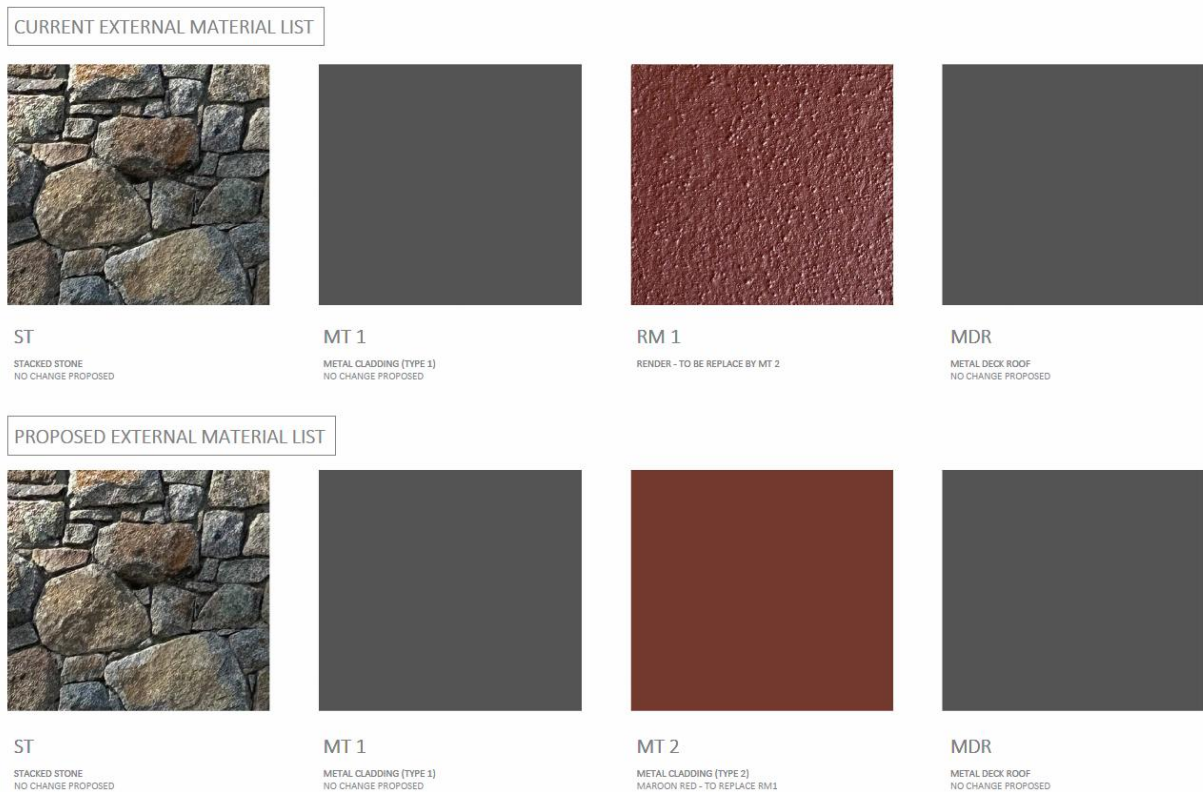


Figure 7: Existing and proposed materials list.

LEGISLATIVE FRAMEWORK

4. Overview

This Part of the SEE assesses and responds to the legislative and policy requirements for the project in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act).

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:

State Planning Context

- Environmental Planning and Assessment Act 1979
- Biodiversity Conservation Act 2016
- State Environmental Planning Policy (Precincts Regional) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022

This planning framework is considered in detail in the following sections.

4.1 Environmental Planning and Assessment Act 1979

Section 4.15 of the Environmental Planning and Assessment Act 1979, requires that in determining a development application, a consent authority is to take into consideration the following matters as are of relevance to the development:

Section 4.15 Matters for Consideration	Comment
<i>(a) the provisions of: (i) any environmental planning instrument, and</i>	See relevant sections of this report.
<i>(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i>	Nil
<i>(iii) any development control plan, and</i>	The NSW Alpine Region Development Control Plan (Alpine DCP) supports the statutory planning framework of the Alpine Region, including the Precincts – Regional SEPP and the Master Plan. Section 2.5 relates to minor alterations and additions to existing buildings. The development meets the objectives of Section 2.5 as it does not detract from the amenity of the surrounding buildings and

Section 4.15 Matters for Consideration	Comment
	the desired future character of the Sub-region and facilitates the orderly development of land.
(iia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	Not applicable
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	The relevant clauses of the Regulations have been satisfied.
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The environmental impacts of the proposed development on the natural and built environment have been addressed in this report. The proposal will not result in detrimental social or economic impacts on the locality.
(c) the suitability of the site for the development,	The proposed development is suitable for the site.
(d) any submissions made in accordance with this Act or the regulations,	No submissions have been raised at this stage, and the applicant has notified each adjoining neighbor of this proposal.
(e) the public interest.	The proposal is in the public interest as it provides residential accommodation to support visitors to the area, and will not impact upon the streetscape character and not result in detrimental amenity impacts on neighbours.

4.2 Biodiversity Conservation Act 2016 & Local Land Services Amendment Act 2016

The Biodiversity Conservation Act 2016 and Local Land Services Amendment Act 2016 together with the Biodiversity Conservation Regulations 2017 were enacted on the 25 August 2017 and came into effect on the 25 February 2018.

A review of the subject site in relation to the Biodiversity Values Map shows that the site is not mapped as comprising high biodiversity value.

All vegetation on site that has previously been cleared, was cleared under previous consents when enacted. The proposed does not result in any additional clearing of vegetation and all works are internal to the building.

4.3 State Environmental Planning Policy (Precincts Regional) 2021

The only applicable Environmental Planning Instrument for the proposed development is the State Environmental Planning Policy (Precincts Regional) 2021.

The relevant clauses contained within Chapter 4 *Kosciuszko Alpine* of the State Environmental Planning Policy (Precincts Regional) 2021 are addressed below:

Section 4.7 Land Use Table:

The land use table for Thredbo Alpine Resort specifies 'Tourist and visitor accommodation' is permitted with consent.

DA 017-06-2012 approved construction of a new tourist accommodation which currently exists onsite and is subject of this proposal. No change to approved land uses is proposed.

Section 4.21 Heritage conservation

The proposal would not impact on any European heritage items or Aboriginal heritage.

Section 4.24 Flood Planning

The site is not located in a flood planning area and is not subject to flooding.

Section 4.28 Consideration of Master plans and Other Documents

Legislation	Comment/Compliance
(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following	
(a) the aim and objectives of this Chapter set out in section 4.1,	The proposed development offers an improved sustainable development outcome which does not result in adverse environmental, social, or economic impacts on the natural or cultural environment of the site and surrounds. The new cladding will support sustainable tourism in the Alpine Region.
(b) Repealed	Noted.
(c) a conservation agreement under the Environment Protection and Biodiversity	Not applicable to development.

Legislation	Comment/Compliance
Conservation Act 1999 of the Commonwealth that applies to the land,	
(d) the Geotechnical Policy —Kosciuszko Alpine Resorts published by the Department in November 2003,	The application does not require any geotechnical investigation as no structural works or works that would impact the load bearing capacity of the building are proposed.
(e) for development in the Perisher Range Alpine Resort— (i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001, and (ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.	Not applicable as the site is located within the Thredbo Alpine Resort.

Section 4.29 - Consideration of environmental, geotechnical and other matters

Legislation	Comment/Compliance
(1) In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following	
(a) measures proposed to address geotechnical issues relating to the development,	The application does not require any geotechnical investigation as no structural works or works that would impact the load bearing capacity of the building are proposed.
(b) the extent to which the development will achieve an appropriate balance between— (i) the conservation of the natural environment, and (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,	The proposed works will have no impact on the natural environment. The building approved under DA 017-06-2012 gave consideration to bushfire, geotechnical hazards and flooding as part of the assessment of that building. The new cladding will not impact the natural environment or contribute to natural hazards.
(c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management,	The proposed works will be visible however the cladding is being replaced in a similar red colour and the visual impact of the development is considered negligible.

Legislation	Comment/Compliance
(d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,	No adverse cumulative impacts are anticipated from the proposed development. The development will not result in any changes to resource use or impact the service and waste systems, and facilities in place to support development and visitor patronage of facilities in the Alpine Resorts.
(e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,	No additional usage of the infrastructure and service network is predicted as a result of the project.
(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	The project will involve the generation of minor amounts of construction waste.
(2) For development involving earthworks or stormwater draining works, the consent authority must also consider measures to mitigate adverse impacts associated with the works.	Not applicable to the proposal.
(3) For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider— (a) the existing character of the site and immediate surroundings, and (b) how the development will relate to the Alpine Subregion.	The development will not significantly alter the character of an Alpine Subregion, or the character of the site and immediate surroundings.

4.4 Draft Environmental Planning Instruments

No draft Environmental Planning Instruments apply to the subject site.

4.5 Planning Agreements

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Precincts Regional) 2021.

4.6 Regulations

The development application has been made in accordance with the requirements contained in Environmental Planning and Assessment Regulation 2021.



LIKELY IMPACTS OF DEVELOPMENT

5. Overview

The likely environmental impacts of the proposed development that have been assessed include:

- Landuse
- Context, Design and Setting;
- Natural Environment
- Amenity;
- Social, Environmental and Economic Impacts; and

5.1 Land Use

- DA 017-06-2012 approved construction of a new tourist accommodation which currently exists onsite and is subject of this proposal. No change to approved land uses is proposed.

5.2 Context, Design and Setting

- The proposed works to the façade of the site by way of change from rendered cladding to metal cladding in the same colour at the site are appropriate within the locality, and is considered suitable for the site and local context.
- The proposed works and use will not result in a change of visual impact.
- The proposed works do not impact on the character or integrity of the surrounding area or the Thredbo Village.
- The proposal will not impact upon the character and appearance of the streetscape or the neighbouring properties. No additional building bulk or scale will result from the proposal.
- No changes to building envelope and height as approved are proposed.

5.3 Natural Environment

- All works proposed will result in no additional impacts to the natural environment of the surrounds.
- Environmental impacts of the building were considered in detail as part of the approval of DA 017-06-2012.
- The proposal is not expected to adversely impact upon the health, diversity, or productivity of the environment for future generations
- The work does not include excavation or vegetation removal, and will occur on land that is previously disturbed.
- The proposal does not impact upon cultural heritage, including Aboriginal cultural heritage

5.4 Bushfire

- A bushfire Assessment was undertaken in relation to the proposed works. The assessment concludes:



The site is identified as bush fire prone land and has been assessed in accordance with Planning for Bush Fire Protection 2019. The development is categorised as SFPP infill development within an established resort setting.

The bush fire risk to the site is primarily associated with vegetation located to the south-west. Based on the adopted assessment methodology, the building is subject to a maximum radiant heat exposure of up to 29 kW/m².

The proposed works are limited to cladding replacement and, subject to concurrence from the NSW Rural Fire Service, will be upgraded to achieve a level of bush fire resistance commensurate with BAL-29 in accordance with AS 3959:2018.

The development does not rely on the provision of Asset Protection Zones beyond the subject site and does not require additional water, access, or service infrastructure. The existing road network and site conditions are suitable for emergency response.

Importantly, the proposed works represent a targeted improvement to the building fabric. The replacement of external wall cladding will reduce the vulnerability of the structure to bush fire attack and improve resistance to radiant heat and ember exposure, without altering the existing risk profile or requiring broader upgrades to the building.

Accordingly, the proposed development satisfies the relevant objectives of Planning for Bush Fire Protection 2019 for SFPP infill development and achieves an improved bush fire protection outcome for the existing structure.

5.5 Amenity

In summary, the proposal will not exhibit any significant environmental impacts and will not adversely impact on the amenity of any adjoining sites. The proposal will preserve neighbouring amenity including with respect to privacy and visual impact and noise. No loss of views will occur as a result of the proposal.

5.6 Social, Environmental and Economic

The proposal will enable the continued use of the site for tourist accommodation and adds to the diversity accommodation within the area. The proposed development is expected to have minimal social impacts with respect to the amenity enjoyed by the public and adjoining occupiers.

The proposal will not have any adverse economic or environmental impacts.

The minor alterations will not have any adverse economic impact.

5.7 The Suitability of the Site for Development

The proposed works are consistent with the objectives for the Alpine Resort, the provisions of relevant statutory and strategic documents and the surrounding context.

The proposal is therefore of nature in keeping with the overall function of the site.

The proposed development is also compatible with surrounding land uses and will achieve a good level of amenity for adjoining landowners and operators.

Accordingly, the site is considered to be suitable for the development.



5.8 Any Submissions Made in Accordance with the Act

No submissions are apparent at the time of writing.

5.9 The Public Interest

The proposed development will have no adverse impact on the public interest.



CONCLUSION

The proposed development has been considered in regard Section 4.15 of the EP&A Act, 1979 and State Environmental Planning Policy (Precincts Regional) 2021.

The proposal has been found to be consistent with the above legislation and Environmental Planning Instrument, as detailed in the above report. No adverse environmental, economic or social impacts have been identified as resulting from the proposed development.

No additional significant adverse impacts have been identified as likely to arise from the proposed development.

It is therefore considered that the proposal responds to site constraints and provides a suitable outcome. Accordingly, it is requested that the Department of Planning, Industry & Environment grant consent to the proposal.