

Bellevarde Apartments, Thredbo Replacement of cladding

Development Application Assessment (DA 26/27690)

September 2026





Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Assessment Report

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Contents

1	Introduction.....	1
1.1	The proposal.....	1
1.2	Project location.....	1
1.3	Project background	2
2	Project.....	3
3	Strategic context	6
4	Statutory context.....	7
4.1	Permissibility and assessment pathway	7
4.2	Mandatory matters for consideration	7
5	Engagement.....	10
5.1	Department’s engagement	10
5.2	Summary of agency advice.....	10
6	Assessment.....	11
6.1	Building Appearance and Urban Design	11
6.2	Bushfire Safety	11
6.3	Fire Safety.....	12
7	Evaluation.....	13
8	Recommendation.....	14
9	Determination	15
	Glossary.....	16
	Appendices.....	17
	Appendix A – List of referenced documents	17
	Appendix B – Statutory considerations.....	17
	Appendix C – Recommended Instrument of Consent.....	25

1 Introduction

1.1 The proposal

This report provides the NSW Department of Planning, Housing and Infrastructure's (the Department's) assessment of a development application (DA 26/27690) for alterations (specifically, replacement of external cladding) to the existing Belvedere Apartments, Thredbo Alpine Resort, within Kosciuszko National Park (KNP) (Figure 1).

The application has been lodged by Sidecut Pty Ltd (the Applicant) pursuant to section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).



Figure 1 | Site location map. The subject site is outlined in yellow (Source: NSW Planning Portal Spatial Viewer 2026, with DPHI annotations)

1.2 Project location

The subject site is known as Belvedere Apartments and is located at 1 Bobuck Lane, Thredbo (Lot 716 DP 1119757). The existing development on site consists of a 5-storey building (including street level parking) comprising a tourist and visitor accommodation premises.

The surrounding development is characterised by other tourist related accommodation premises. Thredbo Village, ski slopes and associated infrastructure are further to north-west. Access to the site is from Bobuck Lane.

1.3 Project background

Development Application DA 017-06-2012 was approved on 31 January 2013 for “Construction of a new tourist accommodation development comprising of eight (8) self-contained apartments”. It has been the subject of four modifications:

- MOD 6137 (Mod 1) was approved on 1 November 2013, and included a loft redesign, and other internal and external modifications.
- MOD 6894 (Mod 2) was approved on 8 July 2015 and included modification to the approved floor layout and exterior of building.
- MOD 8002 (Mod 3) was approved on 1 December 2016 and included additional excavation and amendments to the ground and first floor layouts.
- MOD 9420 (Mod 4) was approved on 22 August 2018 and included external design changes, internal design changes and confirmation of external finishes.

The approved building (as modified) was constructed on the site (Figure 2) and is subject of the proposed development application.



Figure 2 | The existing building on the site (source: Google Street View)

2 Project

The development application seeks approval for alterations to the existing building, and specifically replacement of existing rendered cladding with new metal cladding to parts of the external façade of the building.

The proposed changes are shown in **Figure 3** to **Figure 6** below. The existing maroon red rendered cladding is proposed to be replaced by metal cladding in the same colour. This affects parts of the front and side facades only. It does not affect any of the existing stone cladding or existing grey metal cladding on the remainder of the building.

No changes are otherwise proposed to any aspect of the building footprint, height, openings, configuration, site layout or building use.

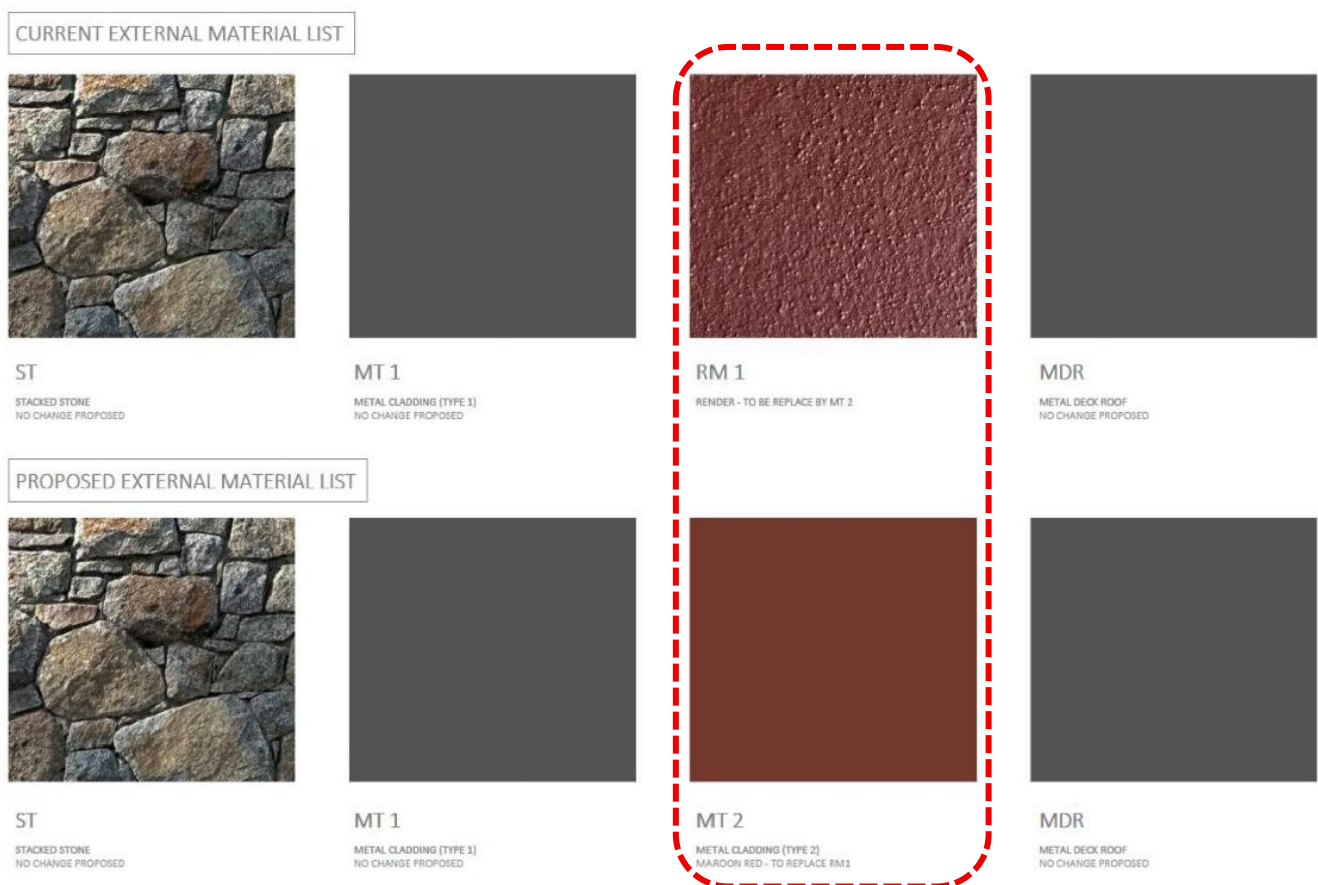


Figure 3 | Building materials and finishes existing and proposed (Source: Applicant's documentation)

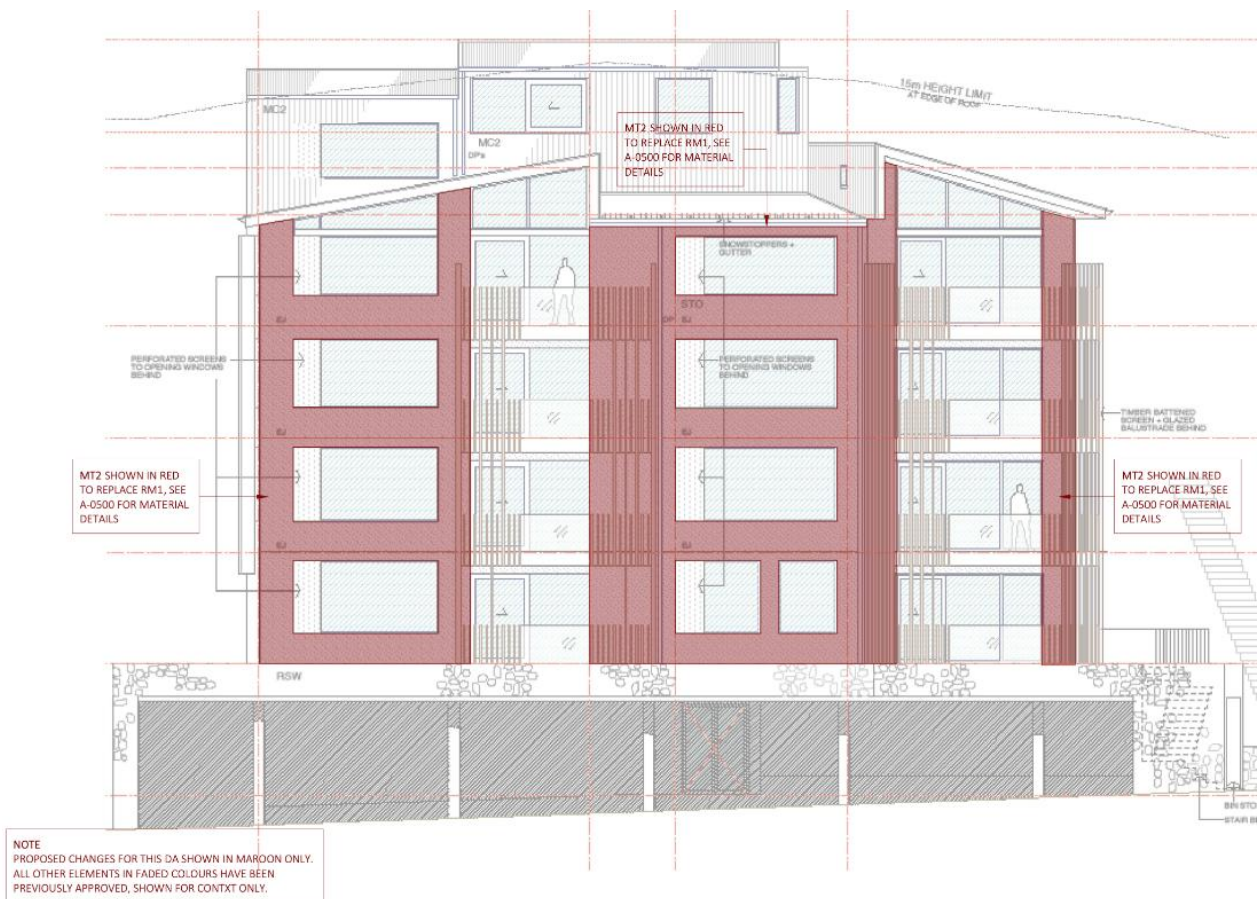


Figure 4 | Front Elevation (areas in red represent cladding to be replaced) (source: applicant’s documentation)

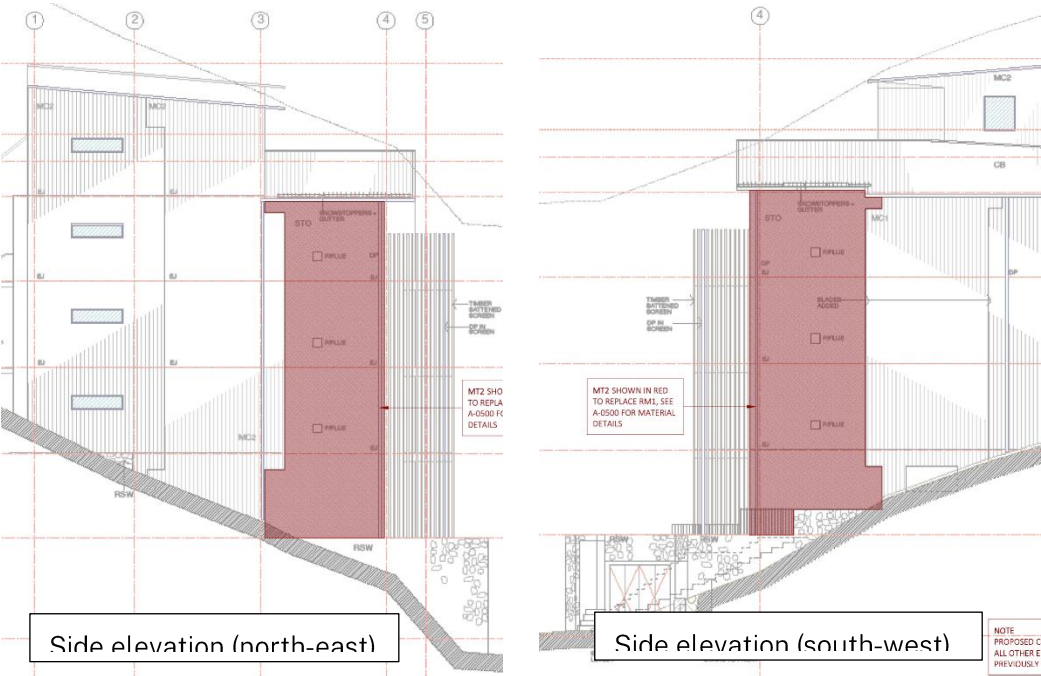


Figure 5 | Side Elevations (areas in red represent cladding to be replaced) (source: Applicant’s documentation)

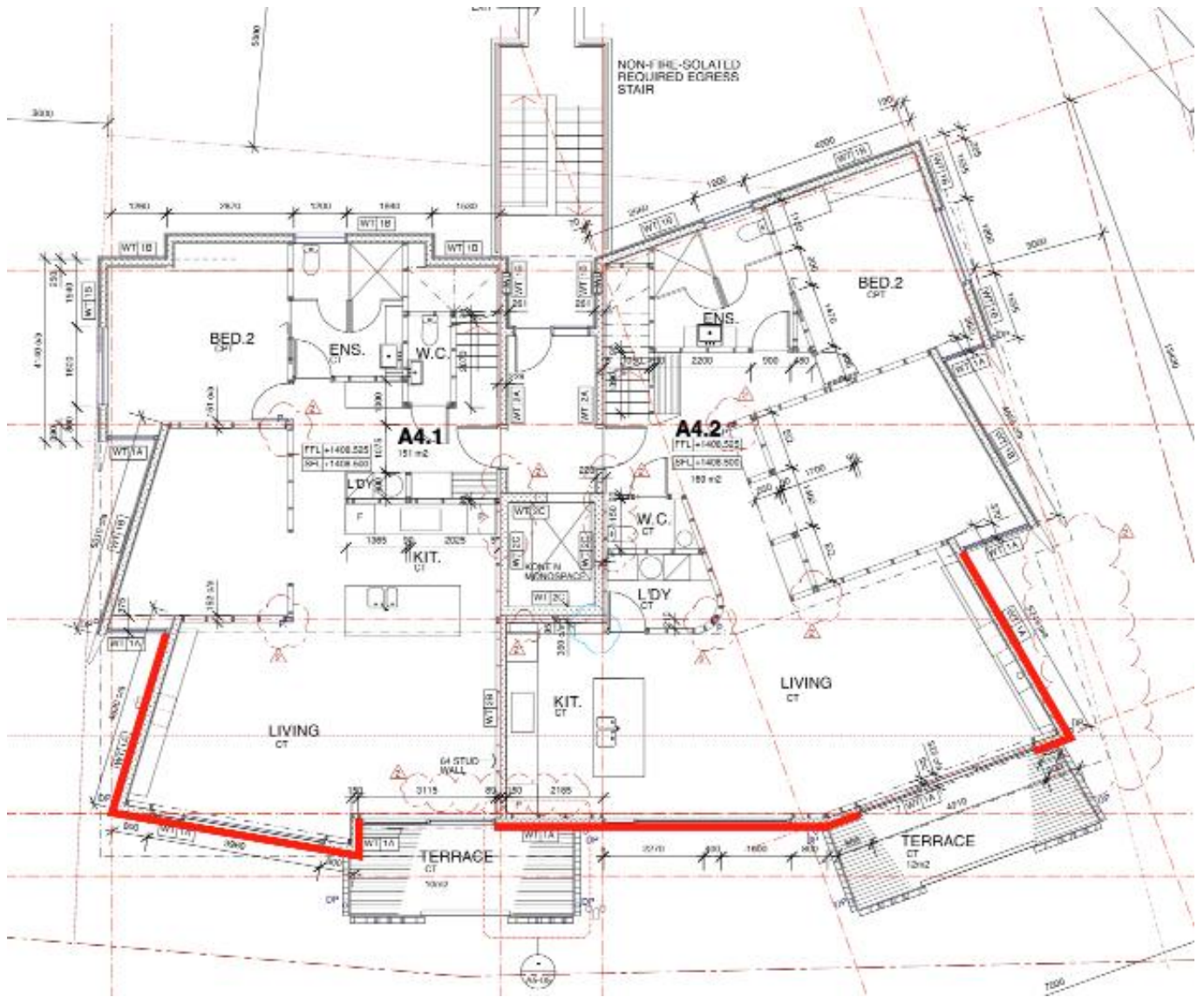


Figure 6 | Floor plan highlighting location of cladding to be replaced (source: Applicant's documentation)

3 Strategic context

The project is largely consistent with the strategies, plans and policies outlined in Table 1 below, and therefore the Department considers it appropriate for the site.

Table 1 | Summary of government strategies, plans and policies

Strategy, plan or policy	Consistency	Comments
South East and Tableland Regional Plan 2036	Consistent	The <i>South East and Tableland Regional Plan 2036</i> describes the vision, goals and actions that will deliver greater prosperity for those who live, work and visit the region. In relation to the alpine resorts, the Regional Plan seeks to promote more diverse tourism opportunities in the Snowy Mountains that will strengthen long-term resilience while acknowledging the environmental and cultural significance of the locality. The Department considers the proposal is consistent with the Regional Plan as the proposal maintains the existing use of the site for tourist and visitor accommodation, without the development impacting the functionality of the existing site, supporting visitation to the NSW ski resorts.
Draft South East and Tableland Regional Plan 2041	Consistent	The draft plan identifies the alpine areas as providing important biodiversity to the region and acknowledges the alpine area's contribution to the region's tourism economy. The proposal is consistent with the draft Regional Plan as it will not result in adverse biodiversity impacts and supports the maintenance of visitation to Thredbo, along with the local and regional economy.
Snowy Mountains Special Activation Precinct Master Plan	Consistent	The Snowy Mountains Special Activation Precinct Master Plan outlines the 40-year vision for the Snowy Mountains as a year-round tourist destination with new business opportunities, services and community infrastructure for the people that live, work and visit the region. The proposal is consistent with the Master Plan as the works help maintain and improve facilities that sustain the Alpine Precinct as key destination for visitors.

4 Statutory context

4.1 Permissibility and assessment pathway

Details of the legal pathway under which consent is sought, and the permissibility of the project are provided in Table 2 below.

Table 2 | Permissibility and assessment pathway

Consideration	Description
Consent authority	Minister for Planning and Public Spaces In accordance with Section 4.4 of the Precincts-Regional SEPP, the Minister for Planning and Public Spaces is the consent authority as the works are proposed within the Thredbo Alpine Resort.
Decision-maker	Team Leader, Alpine Resorts Team In accordance with the Minister's delegation of 9 March 2022, the Team Leader, Alpine Resorts Team, may determine the application as: • no reportable political donation(s) have been disclosed • there are less than 15 public submissions in the nature of objections • the application is in relation to land which Chapter 4 of the Precincts Regional SEPP applies.
Permissibility	Permissible with consent The proposal relates to external alterations to the existing Belvedere Apartments while maintaining the use of the site consistent with the definition of 'tourist and visitor accommodation' in Chapter 4 of the Precincts-Regional SEPP. Pursuant to Section 4.9 of the Precincts-Regional SEPP, 'tourist and visitor accommodation' is permissible with consent within the Thredbo Alpine Resort.

4.2 Mandatory matters for consideration

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration. The Department considers this development application and conclusions reached to be consistent with the mandatory matters for consideration under 4.15(1) of the EP&A Act.

4.2.1 Objects of the EP&A Act

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the Act. The Department is satisfied the proposed development is consistent with the objects of the EP&A Act, as it seeks approval for works that:

- are aimed at improving the existing tourist accommodation, therefore supporting the orderly and economic use of the site, and
- would have minimal impacts on the environment, thus being ecologically sustainable development.

4.2.2 Ecologically Sustainable Development (ESD)

The Department is satisfied the proposed works have been developed having regard to the ESD principles, in accordance with the objects of the EP&A Act as follows:

- the works are aimed at providing, improving and upgrading the tourist and visitor accommodation on the site, thereby supporting the orderly and economic use of the site
- the works relate only to cladding replacement on already disturbed land, would not affect existing vegetation, and therefore would not have a material impact on the environment, thus being ecologically sustainable development
- the proposal does not impact upon cultural heritage, including Aboriginal cultural heritage.

4.2.3 Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the *Biodiversity Conservation Act 2016* (BC Act) in connection with the terrestrial environment. The BC Act introduced a Biodiversity Offsets Scheme (BOS) that applies when:

- the amount of native vegetation being cleared exceeds a certain threshold area; or
- the impacts occur within an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment; or
- the 'test of significance', in section 7.3 of the BC Act, identifies that the development or activity is likely to significantly effect threatened species or ecological communities, or their habitats; or
- the works are carried out in a declared area of outstanding biodiversity value.

No vegetation impacts are expected given the nature of the works relating only to cladding replacement on existing disturbed land. The site is located outside of an area mapped on the BVM.

Therefore, the proposal could not have a significant effect on threatened species or ecological communities, or their habitats.

The Department also notes that there is currently no declared area of outstanding biodiversity value within Kosciuszko National Park.

4.2.4 Environmental Planning Instruments

The Department has considered the proposed development against the provisions of the relevant SEPPs and is satisfied the proposal is consistent with these EPIs (see 0).

4.2.5 Considerations under section 4.15 of the EP&A Act

Under section 4.15(1) of the EP&A Act, in determining a development application, a consent authority is required to take several matters into consideration in relation to the proposed development. The Department has given due consideration to the matters prescribed by section 4.15(1) as outlined in 0.

5 Engagement

5.1 Department's engagement

After accepting the development application, the Department:

- publicly exhibited the application from 3 June until 17 June 2026 on the NSW Planning Portal
- notified landowners / lessees in the vicinity of the site about the public exhibition
- notified and invited comment from relevant government agencies.

5.2 Summary of agency advice

The Department received advice from 2 government agencies on the application. No public submissions were received.

RFS did not object to the proposal, and recommended inclusion of conditions requiring compliance with the Bushfire Assessment Report, Inner Protection Area (IPA) land management, adherence to construction standards for bushfire protection, water and utility services, and emergency and evacuation planning.

NPWS did not object to the proposal and commented that the development is consistent with the Kosciuszko National Park Plan of Management 2006, does not trigger the Biodiversity Offset Scheme, is unlikely to impact on Aboriginal cultural heritage nor affect any nearby heritage items, will not impact stormwater, water supply, public health or NPWS facilities or park management. NPWS recommended the inclusion of a condition to ensure appropriate construction management arrangements.

6 Assessment

The Department has considered the relevant matters for consideration under section 4.15 of the EP&A Act, the SEE and supporting information in its assessment of the proposal. Given the proposal relates only to replacement of non-structural external cladding elements, with no changes proposed to the building footprint, building height, openings or other façade elements, no other physical changes or changes to building use, limited matters arise for assessment. The key issues in the Department's assessment relate to building appearance and bushfire safety.

6.1 Building Appearance and Urban Design

The proposed change in façade materials from render to metal cladding, will result in a very minor change to the appearance of the building.

The change is not significant, noting that it is proposed to retain the same or very similar maroon-red colour as the existing rendered cladding being replaced. The Department also notes the colour is within the range of colours expected for the locality as established by the Thredbo Dulux Colour Atlas and encouraged by the Alpine Region DCP for development within Thredbo.

The use of Colourbond or metal cladding is considered appropriate in the context of both the existing building, which already incorporates metal cladding elements, and in the context of the locality generally, which includes a wide range of cladding materials, including metal.

On this basis, the Department is satisfied the proposal would not result in any adverse visual impacts to the appearance of the building, or to the character of the area generally.

6.2 Bushfire Safety

The subject site is located on bushfire prone land. The existing use of the site under DA 017-06-2012 is already subject to bushfire management conditions, in accordance with a Bush Fire Safety Authority (BFSA) including asset protection zones requirements, provision of water and utilities, evacuation and emergency management. The original consent also required design and construction requirement to meet bushfire protection controls in place at the time of the approval of that development, specifically achievement of BAL-12.5.

A bush fire assessment report accompanies the proposed application and demonstrates that the proposed upgraded cladding would achieve a higher level of bushfire protection, specifically, a level of bush fire resistance commensurate with BAL-29, and that this would readily achieve compliance with current requirements under *Planning for Bush Fire Protection 2019* and AS 3959.

The application was referred to the NSW Rural Fire Service who raised no concerns and recommended the inclusion of standard conditions of consent relating to compliance with the Bushfire Assessment Report, IPA land management, construction standards for bushfire protection (BAL-29 for the new cladding), water and utility services, and emergency and evacuation planning.

The Department has included the conditions recommended by the RFS and is satisfied the proposed development would result in improved outcomes for bushfire protection on the site.

6.3 Fire Safety

The Department's building surveyor reviewed the application having regard to the National Construction Code (NCC) and the previously approved Fire Engineering Report for the building, and recommended the Applicant provide further advice to confirm the proposed cladding change would ensure compliance with the NCC and existing performance solutions identified in the previous Fire Engineering Report for the building.

A condition has therefore been included in the recommendation to ensure compliance with the NCC, and to ensure the previous Fire Engineering Report is reviewed prior to issue of the Construction Certificate for the works. The Department is satisfied that subject to recommended conditions, the proposed cladding change would not give rise to any fire safety compliance concerns.

7 Evaluation

The Department has assessed the development application and supporting information in accordance with the relevant requirements of the EP&A Act and consideration of submissions by RFS and the NPWS.

The Department's assessment concludes that the proposed development is appropriate as:

- the proposal is permissible with consent and complies with the Precinct-Regional SEPP provisions and all other applicable matters for consideration
- the proposed upgrading of the cladding to the existing tourist and visitor accommodation will provide for improved bushfire protection and thereby support the ongoing use of the building, promoting ongoing visitation to Thredbo Alpine Resort while managing impacts to the environment and adjoining properties.

Overall, the Department is satisfied that the proposal is suitable for the site and in the public interest. The Department therefore recommends that the application be approved subject to recommended conditions (**Appendix C**).

8 Recommendation

It is recommended that the Team Leader, Alpine Resorts Team, as delegate of the Minister:

- considers the findings and recommendations of this report;
- accepts and adopts all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application;
- agrees with the key reasons for approval listed in the notice of decision;
- grants consent for the application in respect of DA 26/27690; and
- signs the attached development consent and recommended conditions of consent (Appendix C).

Recommended by:

A handwritten signature in black ink that reads "Z. Derbyshire". The signature is written in a cursive, slightly slanted style.

Zac Derbyshire
Planning officer
Alpine Resorts Team

9 Determination

The recommendation is adopted by:

Mark Brown.

1 September 2026

Mark Brown

Team Leader

Alpine Resorts Team

Glossary

Abbreviation	Definition
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
BVM	Biodiversity Values Map
Consent	Development Consent
CPP	Community Participation Plan
Department	Department of Planning, Housing and Infrastructure (previously the Department of Planning, Industry and Environment)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
IPA	Inner Protection Area
KNP	Kosciuszko National Park
Minister	Minister for Planning and Public Spaces
NPWS	National Parks and Wildlife Service
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy

Appendices

Appendix A – List of referenced documents

<https://www.planningportal.nsw.gov.au/development-assessment/state-significant-applications/projects/state-development-applications>

Appendix B – Statutory considerations

Matters of consideration required by the EP&A Act

Section 4.15 of the EP&A Act sets out matters to be considered by a consent authority when determining a development application. The Department's consideration of these matters is shown in Table 3 below.

Table 3 | Consideration under Section 4.15(1) of the EP&A Act

Section 4.15(1) - Evaluation	Comment
(a) (i) any environmental planning instrument (EPI)	All relevant EPIs have been considered in Appendix B and the Department is satisfied that the application is consistent with the requirements of the applicable EPIs.
(a) (ii) any proposed instrument	Not applicable.
(a) (iii) any development control plan	The NSW Alpine Region Development Control Plan (2025) is considered below and the Department is satisfied that the application is consistent with the requirements of the DCP.
(a) (iii)(a) any planning agreement	Not applicable.
(a) (iv) the regulations	The application satisfactorily meets the relevant requirements of the EP&A Regulation, particularly the procedures relating to development applications The Department has undertaken its assessment in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.

Section 4.15(1) - Evaluation	Comment
(b) the likely impacts of that development, including environmental, economic and social in the locality	The Department has considered the likely impacts of the development, with minimal environmental impacts likely to occur as a result of the proposal relating only to replacement of external cladding and on existing highly disturbed land. The proposal is considered to have positive economic impacts as it would upgrade existing building stock and enable the ongoing economic use of the land. No material social impacts are expected to arise from the development.
(c) the suitability of the site for the development	The site is suitable for the development and supports the ongoing use of the building.
(d) any submissions made in accordance with this Act or the regulations	Consideration has been given to agency submissions received during the exhibition period. See Section 5 of this report.
(e) the public interest	The works are consistent with the aims and objectives of the Precincts-Regional SEPP, would be compatible to the uses of the locality and there would not be an adverse impact on the environment. As such, the proposal is in the public interest.

Environmental Planning Instruments (EPIs)

State Environmental Planning Policy (Precincts-Regional) 2021 (Precincts-Regional SEPP)

Chapter 4 of the Precincts-Regional SEPP governs development on land within the ski resort areas of KNP. The SEPP aims to protect the natural and cultural heritage of land within the resorts and to encourage environmentally sustainable development.

The Department considers the proposal is consistent with the Precincts-Regional SEPP, as the development incorporates works to an existing building (tourist and visitor accommodation) while satisfying the principles of ecologically sustainable development and having no adverse impacts on the environment.

The Department has considered the application against the relevant provisions of the Precincts-Regional SEPP applicable at the time of lodgement (Table 4).

Table 4 | Consideration of relevant Chapter 4 provisions of the Precincts-Regional SEPP (

Chapter 4 - Precincts - Regional SEPP - Kosciuszko National Park and alpine resorts	
Section 4.1 Aims and Objectives of Chapter	
(a) to encourage the carrying out of a range of development to support sustainable tourism in the Alpine Region all year round, if the development does not result in adverse environmental, social or economic impacts on the natural or cultural environment of the Alpine Region, including cumulative impacts on the environment from development and resource use,	The proposal enables the ongoing use of the site as ‘tourist and visitor accommodation’ and will therefore promote the development of sustainable tourism in the region. The minor nature of the works are not expected to result in any material environmental, social or undue economic impacts.
(b) to establish planning controls that - (i) contribute to and facilitate the carrying out of ecologically sustainable development in the Alpine Region, and (ii) recognise the Alpine Region’s significant contribution to recreation and the tourism economy in the State,	The proposal has been considered against the planning controls that have been put in place to facilitate ecologically sustainable development of the resort while facilitating improved recreation and tourism opportunities: refer to the remainder of this table and Appendix.
(c) to minimise the risk to the community of exposure to environmental hazards, particularly geotechnical hazards, bush fires and flooding, by (i) generally requiring development consent on land in the Alpine Region, and (ii) establishing planning controls for buildings to ensure the safety of persons using the buildings if there is a fire.	Consent is required for the development and as part of the assessment process, consideration has been given to hazards, bushfire risks, as discussed in detail in Section 6. The site is not affected by flooding, and no geotechnical risks are expected to arise from the proposed cladding replacement.
Section 4.7 Land Use Table	
Thredbo Alpine Resorts	No change to land use is proposed. Nevertheless, Tourist and Visitor Accommodation’ is permitted with consent on the site.

Section 4.21 Heritage Conservation

European and Aboriginal heritage	Not applicable: The site does not contain a heritage item, nor is it within the immediate vicinity of any heritage items. The proposal does not include disturbing or excavating land and as such there are no requirements for consideration in relation to Aboriginal Heritage.
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Section 4.25 Earthworks

Impact of earthworks	Not applicable: The proposal does not involve any earthworks.
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Section 4.25A Tourist and Visitor Accommodation

Fire safety in tourist and visitor accommodation in the Alpine Region	Not applicable: The proposal does not include erection of a building, change of use, changes to occupant capacity, changes to more than half of the building volume, or changes to measures different from those set out in the FS Standard.
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Section 4.27 Consultation with National Parks and Wildlife Service (NPWS)

The consent authority must consult with NPWS and consider submissions received from NPWS.	The Department referred the application to the National Parks and Wildlife Service (NPWS). Refer to comments received at Section 5. The Department has recommended conditions to address the recommendations of the NPWS in relation to construction management.
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Section 4.28 Consideration of Masterplans and other documents

The consent authority must consider the following – (a) the aim and objectives of this Chapter set out in section 4.1, (b) (Repealed) (c) a conservation agreement under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> of the Commonwealth that applies to the land,	(a) The proposal is consistent with the relevant aims and objectives of Chapter 4 of the Precincts - Regional SEPP as set out above (b) - (c) No specific conservation agreement under the EPBC Act applies to the land (d) The works do not involve any excavation or changes which could result in potential geotechnical impacts. Therefore, the Department is satisfied the proposal
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(d) the <i>Geotechnical Policy – Kosciuszko Alpine Resorts</i> published by the Department in November 2003, (e) for development in the Perisher Range Alpine Resort – the relevant masterplan The consent authority must consider the following – (a) A master plan approved by the Minister under section 4.26 that applies to the land	does not give rise to any relevant matters for consideration under the Geotechnical Policy. (e) not applicable (a) The Snowy Mountains Special Activation Precinct Master Plan applies to the site. The proposal is consistent with the Master Plan as set out in below.
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Section 4.29 Consideration of environmental, geotechnical, and other matters

The consent authority must consider the following – (a) measures proposed to address geotechnical issues relating to the development, (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, (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, (d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out, (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,	(a) N/A: no geotechnical issues relating to the proposed cladding replacement. (b) The Department is satisfied the proposed works would allow for conservation of the natural environment and will not require material vegetation disturbance, while maintaining protection against bushfire hazards, with no geotechnical hazards or flood risks expected to arise from the proposal. (c) Visual Impacts are considered in Section 6. The subject site would not be visible from or result in any adverse visual impacts on the Main Range Management Unit. (d) (e) (f) The proposal development is not expected to result in any material cumulative impacts, or unexpected impacts to resource use, capacity of infrastructure and services or operational waste and resource management.
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(f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.	
The consent authority must consider measures to mitigate adverse impacts associated with earthworks or stormwater works	N/A: no earthworks or stormwater works are proposed.
The consent authority must consider the existing character of the site and surrounds and how the development will relate to the Alpine Subregion.	The minor nature of the works, and the retention of the same colour of the cladding to be replaced, ensures the proposal would not result in any discernible change to the character of the area or the Alpine Subregion generally.

Section 4.30 Kosciuszko National Park Plan of Management

Development consent must not be granted if the application has not established consistency between the development and the Kosciuszko National Park Plan of Management (KNP POM)	NPWS have advised that the proposal is consistent with the relevant provisions of the KNP POM.
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State Environmental Planning Policy (Resilience & Hazards) 2022 (R&H SEPP)

Chapter 4 of the R&H SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Pursuant to section 4.6 of R&H SEPP, the Department must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if so, the Department must be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

In reviewing the site, the Department notes that it is unlikely to be contaminated, given the site is located within a National Park and no former land potentially contaminating uses have been identified on the site or on surrounding sites.

NPWS are the appropriate regulating authority for contaminated land matters in KNP, and they expressed no concern in relation to the development.

The Department is therefore satisfied that the land subject to the proposal is unlikely to be contaminated, and that no further site investigations are necessary. The site is considered to be suitable for the intended development.

Snowy Mountains Special Activation Precinct Masterplan 2022

The Snowy Mountains Special Activation Precinct (SAP) Masterplan applies to the site and is a matter for consideration in accordance with Section 4.28 of the Precincts – Regional SEPP.

The Masterplan seeks to facilitate increased year-round recreation and accommodation offerings in the Alpine Region in anticipation of a future decline in snow-based recreation due to climate change.

Chapters 10 to 13 of the Masterplan include performance criteria applicable to development on the site. However, given the minor nature of the proposed works, most have no application to the proposal. Relevant matters for consideration relating to bushfire risk have been considered in Section 6 of this report, and no other matters for consideration arise. The Department is satisfied the proposal is consistent with the Masterplan where relevant.

NSW Alpine Region Development Control Plan

The NSW Alpine Region Development Control Plan (DCP) came into effect on 14 January 2025 and applies to the assessment of the amended application.

The DCP supports the statutory planning framework of the Alpine Region including Precincts-Regional SEPP and the Masterplan and provides detailed objectives and controls for development in Thredbo. Table 5 provides a summary of the Department’s assessment of the proposal against relevant matters under the DCP.

Table 5 | Consideration of the NSW Alpine Region Development Control Plan

Alpine Region Development Control Plan	
2.0 General Planning Considerations	
2.5 Minor Alterations and Additions	
This section of the DCP describes the relevant controls applicable to alterations and minor works to existing buildings. It provided that no other sections of the DCP apply to the assessment of the development, other than Section 2.9 Historic Heritage.	
C1. Does not increase the height of the existing development or encroach into established setbacks, unless consistent with relevant controls in Chapter 2.2 and the relevant Sub-region.	Complies. The proposal does not alter building heights or setbacks

C2. Development that involves alterations to improve equitable access to a building (including lifts, ramps, and stairs) is sympathetically integrated into the existing building and retains its original character and landscaped areas.	N/A: No change to access arrangements.
C3. Development on ridgelines does not result in any significant adverse visual impact.	N/A: the site is not located on a ridgeline.
C4. Development involving external works must not include excavation or filling, unless the alterations and additions are located within the existing building envelope	Complies. No excavation or filling proposed.
C5. Building materials and colours are consistent with the existing building materials or sympathetic with the existing character of the immediate locality.	Complies. Refer to discussion in Section 6 .
C6. Development relating to heritage items listed in the Precincts-Regional SEPP 2021 is consistent with Section 2.7 Historic Heritage.	The masterplan aims to improve visitor transportation connections in the National Park. The location of the proposal does not give rise to the need to accommodate public transport or mass transport connections within the site. The proposal does provide adequate parking, including accessible parking in accordance with applicable controls (refer to DCP table below).
C7. Development on land identified as bushfire prone must address the bushfire protection measures in the NSW RFS Publication Planning for Bush Fire Protection (or equivalent)	Complies. The application was accompanied by a Bush Fire Assessment Report which considered the requirements of Planning for Bushfire Protection. Refer to discussion in Section 6 .

2.9 Historic Heritage

This section of the DCP includes controls for development of sites containing heritage items, or adjacent to heritage items. As set out above, the site is not a heritage item, nor is it adjacent to a heritage item, therefore section 2.9 has no application to the assessment in this case.

Appendix C – Recommended Instrument of Consent

<https://www.planningportal.nsw.gov.au/development-assessment/state-significant-applications/projects/state-development-applications>