

8 November 2018

Mr James Gately
Event Hospitality and Entertainment
478 George Street
Sydney NSW 2000



Dear Mr Gately

CONCISE STATEMENT OF HERITAGE IMPACT PROPOSED MINOR ALTERATIONS AND ADDITIONS THREDBO ALPINE HOTEL

This concise Heritage Impact Statement evaluates the impact of the proposed minor alterations and additions to the Thredbo Alpine Hotel, designed by Luchetti Krelle. We understand that this letter will accompany an application to be submitted for approval to the Minister for Planning, NSW Department of Planning and Environment.

SITE IDENTIFICATION

The subject site is located on the southern side of Friday Drive and on the northern side of Mowamba Place at Thredbo Alpine Resort. It is described by NSW Land and Property Information (LPI) as Lot 861, DP 1128686.

HERITAGE MANAGEMENT FRAMEWORK

The Heritage Management Framework of the Thredbo Alpine Hotel involves the following three heritage framework levels:

- National Heritage List (Australian Alps National Parks and Reserves AANP);
- *Kosciuszko National Park Plan of Management 2006* (Kosciuszko National Park);
and
- *State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) (SEPP KNP) 2007 (Thredbo Alpine Hotel)*.

Thredbo Alpine Resort is located in Kosciuszko National Park, the largest National Park in NSW, which is within the Australian Alps National Parks and Reserves (AANP), as listed on the National Heritage List. Kosciuszko National Park, established in 1969, is protected by the *NSW National Parks and Wildlife Act 1974* and managed by the NSW National Parks and Wildlife Service under the *Kosciuszko National Park Plan of Management, 2006*. Thredbo Alpine Resort is recognised in the 2006 Plan of Management as being of state and regional significance. The management plan identifies Thredbo Alpine Resort, along with three other resorts, as an Area of Exceptional Recreational Significance.

GBA Heritage
Heritage Consultants

Level 1, 71 York Street
Sydney NSW 2000
Australia
T: +61 2 9299 8600
F: +61 2 9299 8711

gba@gbaheritage.com
www.gbaheritage.com

Nominated Architect
Graham Leslie Brooks
NSW Architects
Registration 3836

GBA Heritage Pty Ltd
Incorporated in NSW

ABN 56 073 802 730
ACN 073 802 730

The Thredbo Alpine Hotel is also, amongst other Thredbo buildings, identified as an individual heritage item in Schedule 3 of the *SEPP KNP 2007*. Other listed items, including the Valley Terminal, Timber Pedestrian Bridge and four ski lodges (Crackenback, Moonbah, Sastrugi, De Dacha), are located in the vicinity of the hotel.

As such the relevant heritage provisions of the *Kosciuszko National Park Plan of Management 2006* and the *SEPP KNP 2007* are applicable. As an item listed in the *SEPP KNP 2007*, any Development Applications for the site are to be submitted to the Minister for Planning, NSW Department of Planning and Environment.

HISTORICAL SUMMARY

The Thredbo Alpine Hotel was initially constructed over the summer of 1961-62 and has undergone numerous alterations and expansions since that time. The following is a summary list of the main periods of construction altering the external design of the hotel:

- 1961-61: Initial design and stage 1 construction.
- 1962-63: Stage 2 construction, including major design changes.
- 1967: New west wing and extensive alterations to the original hotel section. Bistro terrace and northern courtyard area constructed.
- 1984: New conference centre (Ross Bonthorne).
- Early 1990s: New colour scheme (Robin Dyke and Jane Coleman).
- 1994: Upgrade and refurbishment of the restaurants and concourse area and new food outlet in the eastern part.
- 1994: New Thredbo Resort Information Centre.
- 2000: Upgrade of lounge bar and surrounding area after fire.

SITE DESCRIPTION AND CONTEXT

Thredbo Alpine Resort is located within the Kosciuszko National Park, and as such is surrounded by vast areas of alpine bush land. The Thredbo Alpine Hotel occupies a site that sits slightly above and to the south of the Thredbo River. The river valley runs east west with the surrounding mountains enclosing the village of Thredbo. Centrally located at the bottom of the earliest ski lifts and offering ski hire, services and access to the ski fields, the hotel has become a central meeting and circulation area, providing access to a mix of retail, hospitality and accommodation uses that support and provide services to the lodges that make up the bulk of the village buildings.

The Thredbo Alpine Hotel can be understood as roughly an uneven 'U' shape, with a courtyard sitting within the crook of the building facing north, towards the mountain ski lifts. The building sits within the sloped site providing a single storey when entered from the south, and three stories when entered from the northern or eastern sides. A series of additions to the initial building has resulted in an eclectic collection of distinctive building and site elements of varying ages, scales and architectural imagery. The overall form is characterised by sloping roofs, the large, long span roof of the main building being its strongest form.



Figure 1
The Thredbo Alpine Hotel, when viewed from a chair lift, looking south
Source: Rydges Hotels website



Figure 2
The single storey southern elevation of the Thredbo Alpine Hotel



Figure 3
The 1967 bistro terrace, on the northern side of the hotel



Figure 4
The 1967 courtyard featuring a pool, surrounded on three sides by the Thredbo Alpine Hotel

SIGNIFICANCE OF THE THREDBO ALPINE HOTEL

There is no officially recognised Statement of Significance for the Thredbo Alpine Hotel. The primary aspects of the hotel's significance are understood to be:

Social Significance:

- Its association with tourism-oriented activities since 1963.
- Its role as the central core of Thredbo Village, providing the majority of retail, conference, entertainment and gastronomic services.

Aesthetic Significance

- Aesthetic significance as a landmark in the village, with a strong visual presence from some locations.
- Its general architectural form, especially the roof lines of the central and western accommodation wings.

THE DEVELOPMENT PROPOSAL

The development application has been prepared by Luchetti Krelle. The proposal is detailed in the plans that accompany this application. It includes:

Internal:

- Addition of a new gaming room in the Level 1 Bistro Bar, within the Stage 2 (1962-63) building.

External:

- Addition of a roof over part of the first floor 1967 bistro terrace, adopting the same slope as the existing roof line.
- Alteration to the 1967 courtyard area, including:
 - covering and paving over the pool,
 - addition of timber fencing around eastern side of (former) pool area,
 - addition of two semi recessed hot tubs, and
 - addition of three booths with firepits and loose outdoor furniture.

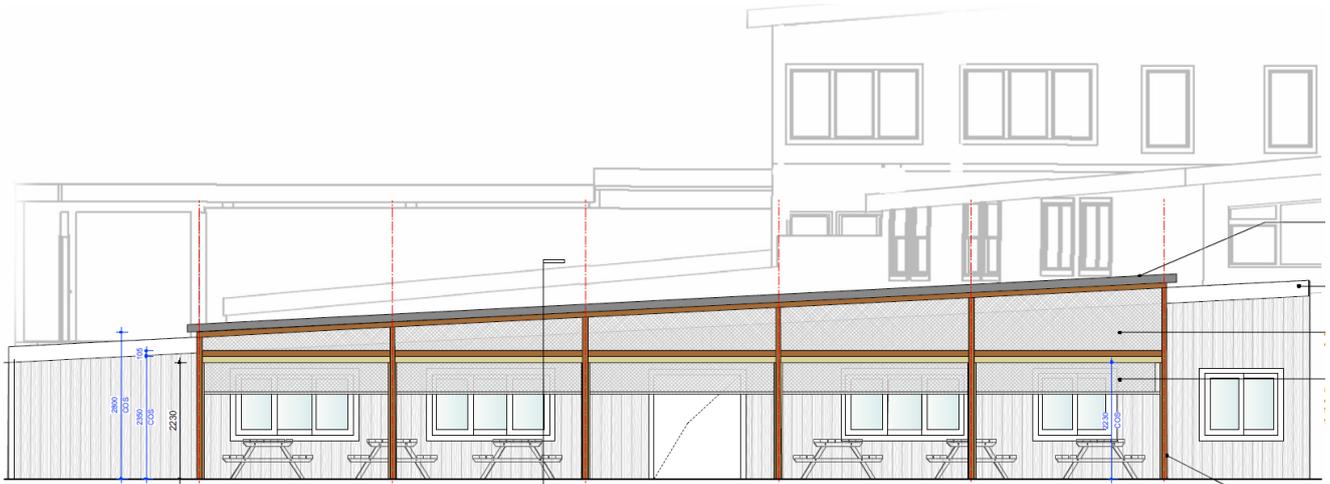
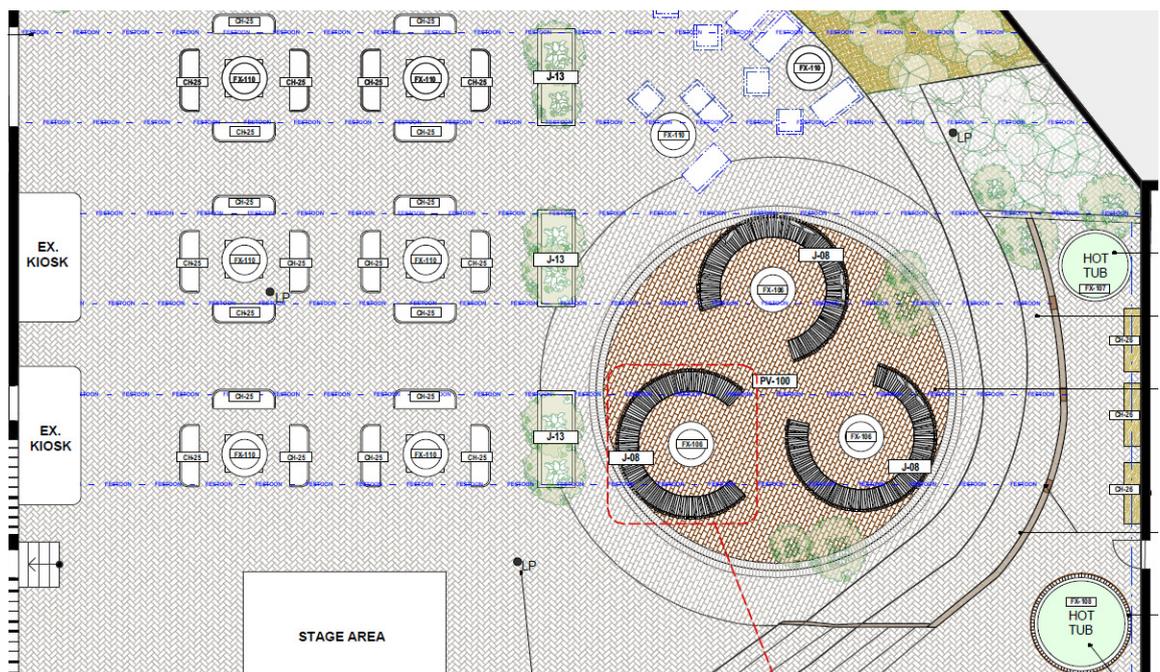


Figure 5 (above)
The proposed roof addition to the 1967 bistro terrace
Source: Luchetti Krelle

Figure 6 (below)
The proposed courtyard alteration
Source: Luchetti Krelle



ASSESSMENT OF HERITAGE IMPACT

We consider that the proposed minor alterations and additions will have an acceptable impact on the significance of the Australian Alps National Parks and Reserves AANP, the Kosciuszko National Park and the Thredbo Alpine Hotel for the following reasons:

- The proposed works are required to update and enhance the Thredbo Alpine Hotel's tourist facilities in line with commercial requirements and evolving visitor expectations. They would continue the Hotel's long association with tourism-oriented activities and its role at the core of Thredbo Village for entertainment and gastronomic services, amongst others (Social Significance).
- The Level 1 (internal) Bistro Bar has been refurbished and altered since its construction in 1962-63. It has some significance primarily related to its ongoing use related to public visitor recreation. The proposed gaming room is in keeping with the long-term use of the space and would not be visible externally.
- The proposed roof over part of the 1967 bistro terrace will not impact any original hotel fabric or design features.
- The proposed bistro terrace roof will imitate the existing sloped bistro roof and will thereby maintain the hotel's general existing architectural form (Aesthetic Significance).
- The proposed roof will not detract from views of the roof lines of the central and western accommodation wings, which are the dominant aesthetic elements of the hotel's design (Aesthetic Significance).
- The existing courtyard was installed in 1967, and is not an original design feature of the hotel. The proposed courtyard alterations would not alter any significant fabric.
- The proposed courtyard alterations would interpret the 1967 pool through the installation of a circular paved area.
- The proposed courtyard alterations would continue the courtyard's long-term use related to visitor recreation.
- The proposed minor alterations and additions would be visible from the Valley Terminal and the Timber Pedestrian Bridge, which are listed heritage items in the vicinity. The proposed works will not physically alter any part of these listed heritage items. They will not negatively impact views from them to the Thredbo Alpine Lodge since the hotel's general architectural form would be retained.
- The proposed works will not be visible from the four heritage listed ski lodges in the vicinity and will have no negative impact on their heritage significance.

RECOMMENDATION

The Minister for Planning, NSW Department of Planning and Environment should have no hesitation, from a heritage perspective, in approving this development application.

Yours faithfully,
GBA Heritage Pty Ltd



Dr Cameron Hartnell
Senior Heritage Consultant
cameronhartnell@gbaheritage.com