

9 July 2025

Department of Planning, Housing and Infrastructure
Alpine Resorts Team
PO Box 36
Jindabyne NSW 2627

Attn: Sandria Butler

(Lodged via NSW Planning Portal)

Dear Madam

Development Application DA 25/4026; Kosciuszko Tourist Park

I refer to the above development application and the Department's requests for further information (RFI) summarised in the Department's email of 28 May 2025 as being:

RFI 1 - Due diligence test – Aboriginal cultural heritage

RFI 2 - Swept paths of vehicles, boom gate location and related details

RFI 3 - Occupancy of the new staff accommodation and related items

On behalf of our client and in confirmation of his email to the Department of 8 July we respond as follows:

RFI 1 – Please find attached the requested Due Diligence Statement supported by the two AHIMS Web Service searches for the site and the surrounding area.

RFI 2 –

1. Swept Path Diagrams

We have engaged a qualified traffic consultant to generate and provide swept path diagrams for the following vehicle types:

- 12m Coach Bus
- Large Caravan and Tow Vehicle

These demonstrate that vehicles approaching from Kosciuszko Road can safely turn within the sealed entry area and exit the site without reversing, even if they decide not to proceed past the boom gate.

2. Updated Boom Gate Location

The boom gate has been repositioned to a more strategic point — immediately after the road forks and enters Kosciuszko Tourist Park, thereby:

- Allowing better turning movement at the junction;
- Preventing conflict with traffic accessing the Sawpit Creek public picnic area;
- Managing access more effectively for registered guests.

This new location ensures the boom gate remains entirely within park boundaries, and is now closer to the Kosciuszko Road entry point for improved visibility and access control.

3. Power Source

Power will be supplied via existing lighting infrastructure already present near the proposed boom gate location.

This allows the gate to operate without trenching or disturbing any ground surfaces beyond the immediate vicinity of the boom gate location, maintaining compliance with the cultural heritage protections outlined in our RFI 1 reply.

4. Signage Details & Placement

Two purpose-designed signs will be installed as per the attached sign details.

5. Gravel Track Access (South Side)

We acknowledge TfNSW's recommendation to remove the gravel track on the south side of the park entry.

The management of the Tourist Park does not object to this and supports the installation of physical barriers to restrict public access.

6. Attachments Provided

- Updated Survey/Site Plan Showing Boom Gate and Sign Locations
- Swept Path Diagram – Large Caravan
- Swept Path Diagram – 12m Bus
- Signage details

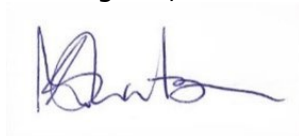
RFI 3 – We have reviewed the request relating to existing building proposed to be altered for use as new staff accommodation. This aspect of the development application raises issues which may not be readily resolvable and will further the delay the consideration of the installation of the boom gates, which is the more important element of the application and important to manage access of persons into the Tourist Park.

We therefore wish to formally amend the undetermined application by deleting this component of the proposal. No alterations to the building will be proposed, it will not be used for habitable purposes, and the building will remain being used for ancillary storage of goods associated with the tourists park.

If there is anything missing from this application, please call me on 1300 008 138, as we can often resolve issues on the same day.

All future communication should be made through our office, on behalf of the applicant. We look forward to hearing from you.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Shayne Watson', is shown within a rectangular box.

Shayne Watson
Town Planner