



Mr Mark Brown
Team Leader, Assessments
Alpine Resorts Team
Regional Assessments
Department of Planning, Housing and Infrastructure
Shop 5A, 19 Snowy River Avenue (PO Box 36) Jindabyne NSW 2627

Via: NSW Planning Portal

Dear Mr Brown

RE: DA 23/1999 – Tourist Accommodation and associated works, 32 Bobuck Lane Thredbo (Lot 814 DP 1119757)

Following receipt of the Department's RFI relating to our DA submission, the RAN Ski Club has undertaken further consultation with our geotechnical and structural engineers to resolve the critical issue of the proposed western retaining wall design between our site and the House of Ullr. In addition, we have engaged a new architect, the SQC Group, to revise our original plans to address the BCA Upgrade and Accessibility issues raised in the RFI and, working with our engineers, simplify the building design of our lodge's new accommodation wing as far as practicable, without altering the fundamental design requirements. The BCA Report has been subsequently updated to reflect the current plans.

We believe we have now developed a superior, more cost effective and compliant design solution. The attached Schedule of Changes, prepared by SQC, clearly identifies these changes. You will note this amended design shows our rear retaining wall extending over the lease boundary with the House of Ullr. This design change offers a more practical and less costly retaining wall solution than that previously proposed. It also provides a significant benefit to Ullr, allowing external access to Ullr's rear courtyard, as shown in the revised plans. Consequently, we have entered into a Deed of Agreement with the House of Ullr to manage these cross boundary works and Ullr has now provided written consent to our amended DA submission. These design improvements have kept the EDC within the original QS estimate of costs.

Our sublessor (KT) has been provided with a copy of our proposed design changes and has provided written consent for our revised DA submission.

In light of the above, the RAN Ski Club formally seeks to amend DA 23/1999 pursuant to Section 37 of the Environmental Planning and Assessment Regulation 2021.

Yours sincerely



Phil Gregory
Thredbo Lodge Redevelopment Project Officer
RAN Ski Club
0408 811 513
thredbo.project@ranskiclub.com.au

12 May 2026

Attachments uploaded to Planning Portal:

- A. RAN Ski Club Lodge Schedule of Changes dated 29 January 2026
Prepared by SQC Group
- B. Amended BCA Report dated 9 April 2026
Prepared by J Squared Consulting Engineers
- C. KT Written Consent to amended DA dated 27 March 2026
- D. House of Ullr Written Consent to amended DA dated 5 May 2026