



Project: Alterations & Additions to Existing Unit

Apartment 2, 8B Chimneys Way
Thredbo NSW 2625
Lot 555 DP1118421

DATE: FEBRUARY 2022
PREPARED FOR: WAYNE AND MAREE LAZARUS
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The Proposal

The project for which this Statement applies is for alterations and additions to existing unit known as Apartment 2, Aspen Creek, at 8B Chimneys Way, Thredbo, NSW, within the Alpine Resort area of Kosciuszko National Park. The site is legally described as Lot 555 DP1118421.

The proposal aims to address orders for external alterations and addition works. The upgrades are deemed to be of positive influence on both the existing building as well as Thredbo.

This application seeks approval for the following new works:

- ***The construction of a new deck located from the first floor living area. This includes the installation of a new door to access the deck.***

These alterations to the existing unit are positive upgrades to the apartment as well as providing a higher quality of accommodation within Thredbo.

This Statement of Environmental Effects will accompany a Development Application to be lodged with the Department of Planning, Industry & Environment (DPIE) in accordance with the State Environmental Planning Policy (Precincts—Regional) 2021, under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).



Figure 1: View from the rear of the Apartment, location of new deck.

Proposed Alterations & Additions

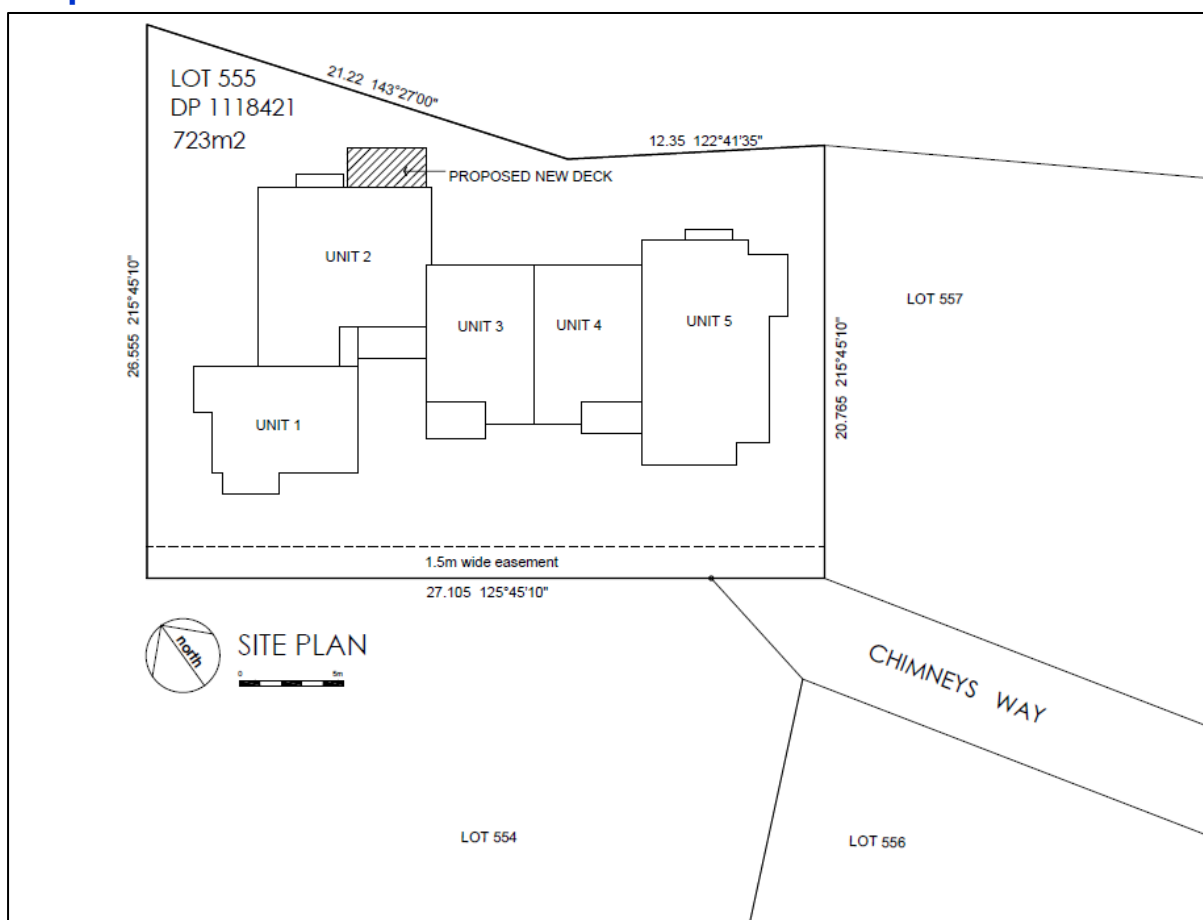


Figure 2: Site Plan.

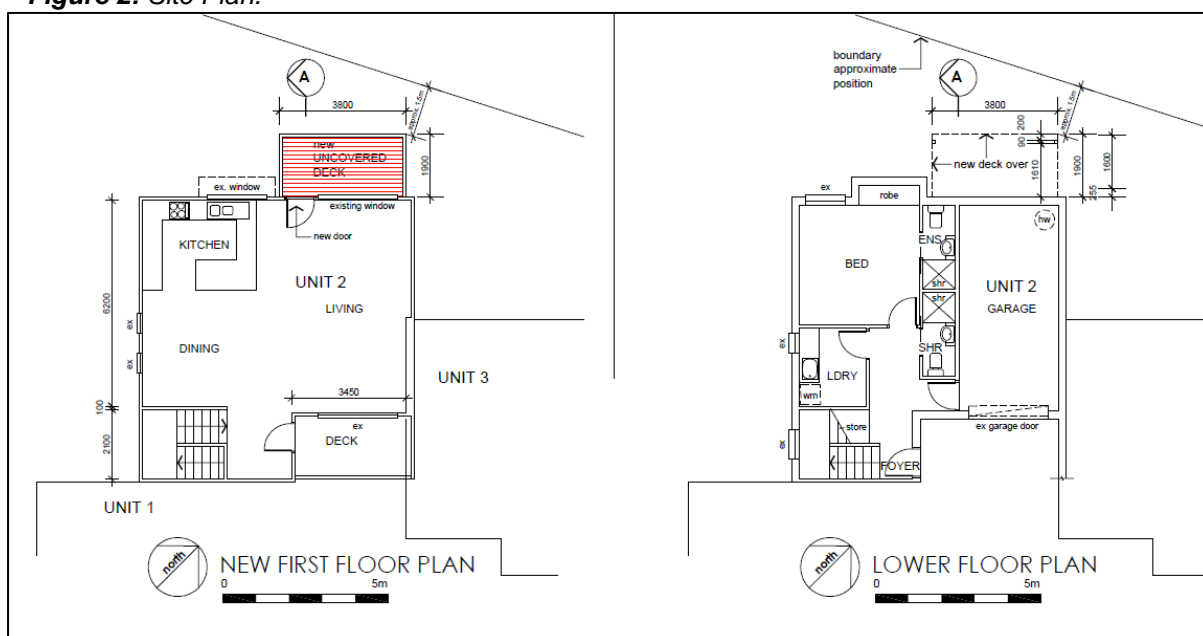


Figure 3: First Level and Ground Level Floor Plan.

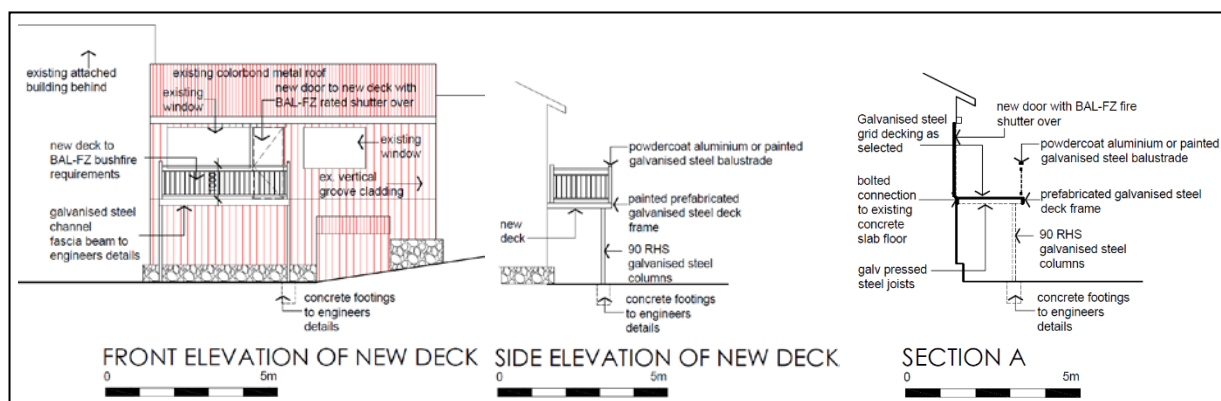


Figure 4: Elevations.

Locality Plan

The site is located North of Thredbo River in Thredbo, Kosciusko National Park. The lodge is located 36.8km from the nearest town of Jindabyne, NSW, 2627 along Kosciusko Road.



Figure 5: Context of the site within the locality. Source: SIX Maps.



Figure 6: Apartment site. Source: SIX Maps

Site Analysis

The subject site is Apartment 2, Aspen Creek, 8B Chimneys Way, Thredbo NSW, 2625, legally known as Lot 555 DP1118421. Existing on the site are 5 attached 2 storey and 3 storey units, featuring architectural elements that are characteristic of the alpine area such as stone walls, loft gables and small balconies. The subject unit is Unit 2 located on the North-western side of the unit block.

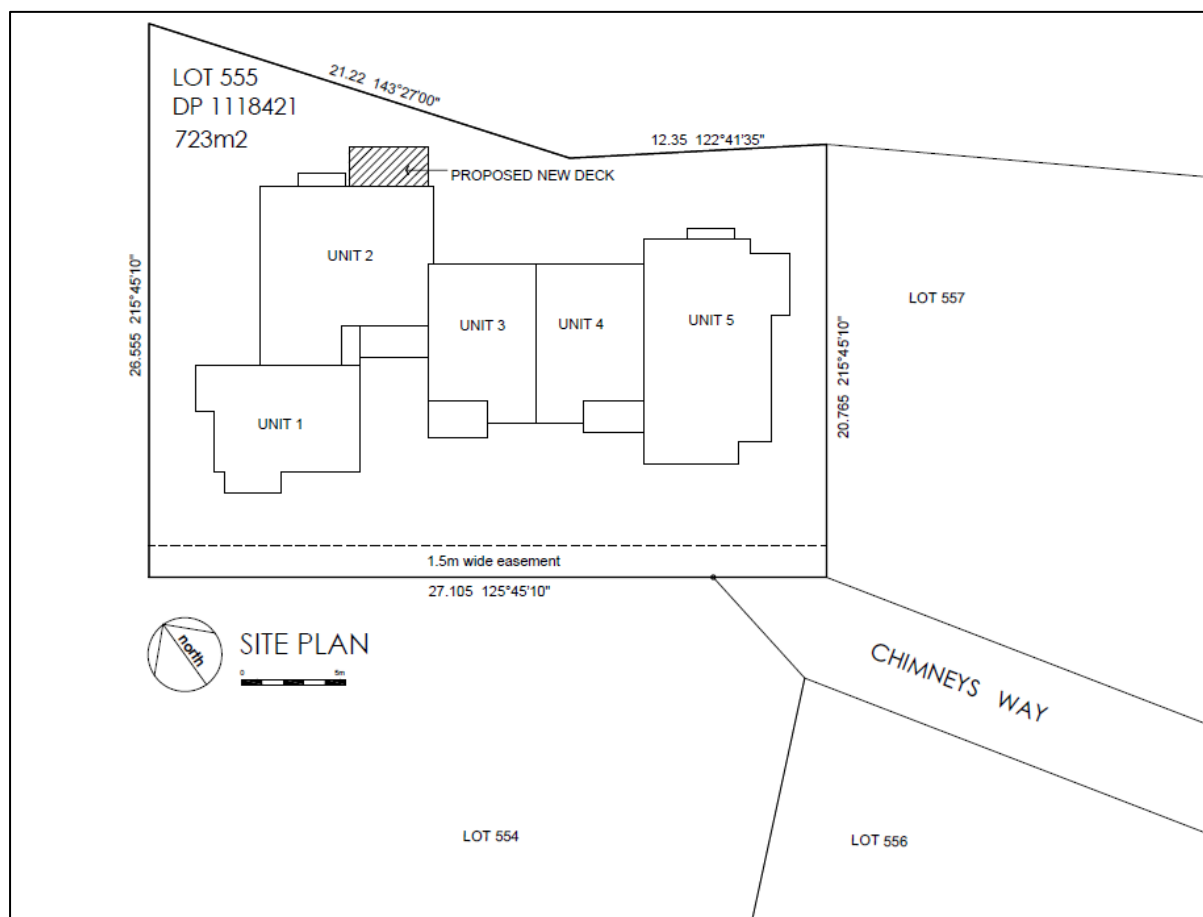


Figure 7: Site Plan.

The existing surrounding buildings collectively demonstrate a similar siting pattern of orientation with the development fitting within the property boundaries and landfall contours.

The site is predominantly covered in existing development with one snow gum species present on the North-western lot boundary.

There will be no change to the building footprint with all proposed development located within the existing dwelling boundaries.

The unit is located within a riparian corridor identified on the Thredbo Alpine Resort Map; the proposed works will be occurring entirely within the allotment. The scale and nature of the proposed works will not disturb or harm the waterway, nor impact the water flow or quality, it will not destabilise beds or banks of the waterway, cause erosion, or disturb wildlife habitats.

As shown in the site photos, Unit's 3 and 4 have existing decks located at the rear of the building. The new proposed deck is consistent with the scale and design of decks existing in Unit 3 and 4 and will not have any adverse impacts on the waterway.

Site Contours

Landfall is generally consistent across the site from the north to the south. There will not be any changes to the existing contours of the site.

Site Photos

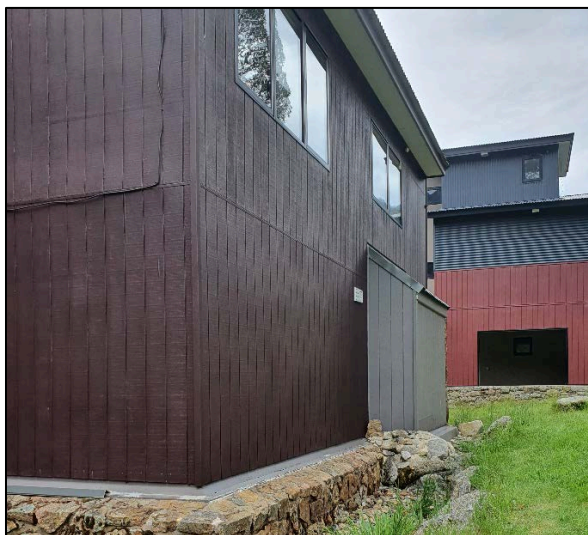


Figure 8: New deck location at the rear of the Unit.



Figure 9: Existing decks on Unit's 3 and 4.

Building Description

Aspen Creek, unit 2 is currently a one-bedroom two Storey unit, offering accommodation in the sought-after area of Thredbo. The sublessee has received approval from KT to undertake the proposed works (see appendix A for attached Sublessor (KT) Consent for Development in Thredbo Alpine Resort). The unit offers guests self-contained accommodation with a fully equipped kitchen, laundry facilities and garage.

The unit offers typical alpine style architecture which is consistent with the surrounding development and existing buildings in Thredbo. Materials are comprised of timber cladding and stonework and a steel pitched roof which complements the surrounding area.

External alterations proposed are confined to the addition of a steel deck and new door.

The building follows the natural sloping topography of the lot and is made up of two levels as follows (proposed works in bold):

Ground Floor

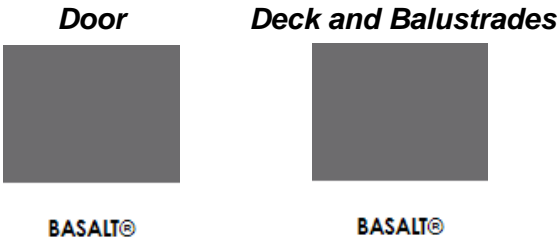
- Entry Foyer
- Single Car Garage
- Garage
- Staircase to level 1
- Bedroom with Ensuite
- Laundry
- Storage
- Bathroom

Level 1

- Open plan kitchen, dining and living area
- **New Uncovered Deck and Door**
- Deck located at the front of the unit
- Staircase providing access to the Ground Level

Colour Schedule

No change proposed to exterior colour and materials of the unit. The new deck will be constructed of steel mesh, with steel supports and balustrades primed grey and painted in Basalt, and the external door frame will be BAL FZ compliant with double glazed to BAL 40 with a BAL FZ roller shutter powder coated in Basalt.



The Built Form and Character of Adjoining Development

Aspen Creek 2 is situated in the heart of Thredbo, located directly across the road (Friday Drive) from the River Inn and the Entrance to Thredbo Resort.

Surrounding development is characteristic with the area, offering architectural features including natural stone, small balconies, loft gable rooflines, feature articulation in structural elements such as window seats and painted timber cladding.

The surrounding buildings are of various architectural vernacular styles - typically built 40 years or more ago with a growing number of new modern style buildings. Many of the older buildings in Thredbo are currently undergoing restoration or additions/upgrades.

There will be no change to the current view sharing as there are no major changes to the exterior of the building or windows with all alterations remaining within the existing building footprint.

As shown in the site photos, Unit's 3 and 4 have existing decks located at the rear of the building. The new proposed deck is consistent with the scale and design of decks existing in Unit 3 and 4 and will create a cohesive appearance along the rear elevation of the unit block.

Division 4.3 Clause 4.15 (1)—Matters for Consideration—General

In determining a development application, a consent authority must take into consideration the matters referred to in Clause 4.15 (1) of the EP&A Act as are of relevance to the development:

4.15 – 1 (a) (i) the provisions of an environmental planning instrument

The applicable environmental planning instrument is State Environmental Planning Policy (Precincts—Regional) 2021.

4.15 – 1 (a) (ii) the provisions of 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 Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)

None are applicable to the proposal.

4.15 – 1 (a) (iii) the provisions of any development control plan

None are applicable to the proposal.

4.15 – 1 (a) (iiia) the provisions of 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

None are applicable to the proposal.

4.15 – 1 (a) (iv) the provisions of any Regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The applicable Regulation is *Environmental Planning and Assessment Regulation 2021*, the proposed works are not within a coastal zone, minor demolition works are proposed for the installation of the new door to the proposed deck. All relevant matters have been considered and included in this report and accompanying documents, and are deemed satisfactory in this instance.

4.15 – 1 (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

Natural Environment: Impacts on the natural environment will be minimal, the proposed alterations are contained within the property boundary with minor external alterations proposed. The alterations will be located where existing ground disturbance has occurred.

Built Environment: There are no changes proposed to the external materials of the unit. The proposed deck and doorway will have an overall positive influence on the existing building and locality.

Social and Economic impacts in the locality: The proposed alterations and additions have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The additions and alterations will provide greater amenity to the owners and guests to the building by providing greater consistency within the Aspen Creek Apartment complex as well as offering commercial options to the greater Thredbo community and visitors to the area.

4.15 – 1 (c) the suitability of the site for the development

Aspen Creek 2 is one of five units within the allotment. The proposed works include the construction of a new deck from the first floor main living area, including the installation of a new door to access the deck.

The new deck requires a structural engineers certificate and a geotechnical assessment, please see both reports attached.

The proposed development will not create biological or ecological impacts or impacts on the fauna and flora.

Addition of private open space from the first floor living area will have a minimal impact on the existing external open spaces located at the rear of the unit.

The building has been designed to address the bushfire considerations required. A separate bushfire report has been submitted as part of this proposal.

4.15 – 1 (d) any submissions made in accordance with this Act or the regulations

The Consent Authority may require that the application be notified to adjoining properties and lessees. Submissions will be able to be made on the NSW Planning and Environment website once the application is on exhibition.

4.15 – 1 (e) the public interest

The development proposal satisfies the objectives of the State Environmental Planning Policy (Precincts—Regional) 2021 and is considered positive in terms of the public interest.

Table 1—General Information**Project description**

Following is a list of the new alterations within existing building footprint to Aspen Creek 2:

- Installation of a deck (1.9 x 3.8 metres) extending from the lounge area on the northern facing side of the apartment.
- The deck will be accessible via a single glass door from the lounge room.
- The deck will be supported by steel support posts from ground level and framed.

Site suitability	
The site is suitable for the proposed development.	
<ul style="list-style-type: none"> site constraints such as flooding, slope, geotechnical hazards, bushfire and any other risks 	Identified as bushfire prone land. See Bushfire Hazard Assessment Report provided with application.
<ul style="list-style-type: none"> effects on the local environment, landscape, streetscape, appearance or scenic quality of the locality 	<p>The building offers typical alpine style architecture which is consistent with the surrounding development and existing buildings in Thredbo. Existing materials are comprised of stonework, timber cladding and a steel pitched roof which complements the surrounding area with the proposed steel deck to match adjoining neighbours in units 3 & 4.</p> <p>The unit is located within a riparian corridor identified on the Thredbo Alpine Resort Map; the proposed works will be occurring entirely within the allotment. The scale and nature of the proposed works will not disturb or harm the waterway, nor impact the water flow or quality, it will not destabilise beds or banks of the waterway, cause erosion, or disturb wildlife habitats.</p>
<ul style="list-style-type: none"> biological and ecological impacts including the impacts on fauna and flora 	Not identified as an area with high biodiversity values.
<ul style="list-style-type: none"> impacts on existing and future amenity of the locality 	The upgrades are deemed to be of positive influence on both the existing building as well as Thredbo.
<ul style="list-style-type: none"> the age and condition of any structures or buildings. 	The building is in sound condition.
Present and previous uses	
<p>Aspen Creek 2 offers holiday accommodation which is consistent with its use since construction.</p> <p>No known contaminating activities have ever been undertaken on site. Hence, no knowledge of any past site contamination so testing is not required.</p>	
Operational details	
Aspen Creek 2 is privately owned and operated, fully self-contained accommodation. No proposed changes to operation of the Aspen Creek 2 are proposed.	
Change of use of a building (where there is no building work)	
The proposed alterations do not involve a change of use from holiday accommodation.	
Building classification and Building Code of Australia (BCA)	
<p>The Unit is classified as 1b.</p> <p>No changes proposed or required to the essential services contained in the current Fire Safety Statement. No performance solutions are proposed.</p>	
Snow Deposition	
No change to overall roof design is proposed as part of this application. The steel mesh construction of the deck will allow snow to fall through the decking and rails of the balustrade and not accumulate.	
Engineering details	

No structural changes proposed to the building. See structural statement attached.
Social and economic impact
<p>The proposed alterations have been designed to minimise any amenity impacts on the neighbouring properties and is not expected to generate any negative social or economic issues. The upgraded unit will provide greater amenity to the owners and guests to the building as well as offering commercial options to the greater Thredbo community and visitors to the area.</p> <p>The investment in the building resulting in a positive economic impact with a number of short-term construction jobs being generated.</p>
Access and traffic
<p>There are no changes to access or parking proposed as part of this application.</p> <p>No increases in traffic will occur due to the alterations.</p>
Privacy, views and overshadowing
<p>There will be no privacy, views or overshadowing issues created by the proposed alterations.</p>
Air and noise
<p>No air and noise pollution will be created by the proposed alterations and use of the Unit. Construction noise will be kept to a minimum and occur only during the permissible hours of operation and in compliance with the EPA guidelines.</p> <p>To reduce noise pollution from site the following procedures will be followed:</p> <ul style="list-style-type: none"> • All plant, machinery and tools will be maintained in good working order at all times; • Work involving noisy tools or machinery to be used inside the building structure when possible; • Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas; • In the instance of receiving a complaint in regards to noise levels immediate rectification will occur as far as practical. • No fuel or chemicals will be stored onsite during construction. <p>As noise is not a major issue, a report from qualified acoustic consultant will not be required.</p>
Soil, water and wastewater management
<p>No changes to water and wastewater management proposed. There are also no critical areas of habitat found on site.</p>
Heritage
<p>Aspen Creek 2 is not identified as having heritage values. Therefore, a heritage impact statement is not required.</p>
Aboriginal cultural heritage
<p>There are no confirmed site records or any other associated landscape feature information from an AHIMS search conducted on the 23/02/2022. In addition to this, there is also no record of Aboriginal objects being present at the site from any other sources of information that a person is already aware. See Appendix B for AHIMS Result.</p>

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *
Energy	
No changes to existing energy efficiency measures proposed as part of this application.	
Waste	
No changes proposed to existing waste minimization procedures.	
Construction waste will be removed from the National Park and disposed of at the local council waste depot.	
Demolition	
The minor demolition to allow the doorway to be cut through the external wall will not result in any negative impacts on site. All waste materials will be removed from the National Park and disposed of at the local council waste depot.	

16.0 State Environmental Planning Policy (Precincts – Regional) 2021

4.14 Matters to be Considered by Consent Authority

(1) In determining a development application that relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development—	
(a) the aim and objectives of this Policy, as set out in clause 2,	No negative impacts on the built and natural environment under this proposal.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	See geotechnical assessment report attached. Bushfire Hazard Assessment provided. Flooding is not applicable.
(c) having regard to the nature and scale of the development proposed the impacts of the development (including the cumulative impacts of development) on the following:	The development proposal has no change to the existing building footprint as alterations confined within footprint. No changes to existing bed numbers.
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	No changes to transport requirements, effluent management, waste disposal and water infrastructure proposed.
(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,	

<p>(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,</p> <p>(iv) the capacity of any existing water supply to cater for peak loads generated by the development,</p> <p>(d) any statement of environmental effects required to accompany the development application for the development,</p> <p>(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,</p> <p>(f) the <i>Geotechnical Policy—Kosciuszko Alpine Resorts</i> (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development</p> <p>(g) if earthworks or excavation works are proposed—any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(h) if stormwater drainage works are proposed—any measures proposed to mitigate any adverse impacts associated with those works,</p> <p>(i) any visual impact of the proposed development, particularly when viewed from the Main Range</p> <p>(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out</p> <p>(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:</p> <p>(i) the capacity of existing infrastructure facilities, and</p>	<p>No changes to existing waster disposal and transfer facilities.</p> <p>No changes to water supply.</p> <p>SEE provided.</p> <p>The intent of the proposal is to apply for development approval for minor alterations to existing unit.</p> <p>The general appearance and structure of the Unit will remain unchanged when viewed externally.</p> <p>See structural engineers' certificate and geotechnical assessment attached.</p> <p>The proposed works consist of minor excavation for the installation of deck footings and supports. The site is also predominantly flat. Appropriate sedimentation and erosion control measures will be put in place to limit any potential adverse impacts from occurring.</p> <p>Stormwater disposal remains unchanged.</p> <p>The proposed improvements have been designed to complement the surrounding built form. No visual impact will be created.</p> <p>No changes to the level of activity during the summer months. Aspen Creek will continue to operate personal accommodation services as per usual.</p> <p>Not applicable.</p>
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<p>(ii) any adverse impact of the development on access to, from or in the alpine resort,</p> <p>(l) if the development is proposed to be carried out in Perisher Range Alpine Resort—</p> <p>i. the document entitled <i>Perisher Range Resorts Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department, and</p> <p>ii. the document entitled <i>Perisher Blue Ski Resort Ski Slope Master Plan</i>, as current at the commencement of this Policy, that is deposited in the head office of the Department,</p> <p>(m) if the development is proposed to be carried out on land in a riparian corridor—</p> <p>i. the long-term management goals for riparian land, and</p> <p>ii. whether measures should be adopted in the carrying out of the development to assist in meeting those goals.</p>	<p>The unit is located within a riparian corridor identified on the Thredbo Alpine Resort Map, the proposed works will be occurring within the allotment. The scale and nature of the proposed works will not disturb or harm the waterway, nor impact the water flow or quality, it will not destabilise beds or banks of the waterway, cause erosion, or disturb wildlife habitats.</p> <p>As shown in the site photos, Unit's 3 and 4 have existing decks located at the rear of the building. The new proposed deck is consistent with the scale and design of decks existing in Unit 3 and 4 and will not have any adverse impacts on the waterway.</p>
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(2) The long term management goals for riparian land are as follows—

<p>(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land,</p> <p>(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,</p> <p>(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.</p>	<p>The unit is located within a riparian corridor identified on the Thredbo Alpine Resort Map; the proposed works will be occurring entirely within the allotment. The scale and nature of the proposed works will not disturb or harm the waterway, nor impact the water flow or quality, it will not destabilise beds or banks of the waterway, cause erosion, or disturb wildlife habitats.</p> <p>As shown in the site photos, Unit's 3 and 4 have existing decks located at the rear of the building. The new proposed deck is consistent with the scale and design of decks existing in Unit 3 and 4 and will not have any adverse impacts on the waterway.</p>
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4.15 Additional matters to be considered for buildings

(1) Building height In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height—	
(a) has an impact on the privacy of occupiers and users of other land, and (b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and (c) has an impact on views from other land, and (d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and (e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and (f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is proposed to be erected, and (g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	The height of the building remains unchanged from original consent. The solar impact in relation to overshadowing remains unchanged.
(2) - Building Setback In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback—	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and (b) assists in achieving high quality landscaping between the building and other buildings, and (c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	The setbacks and footprint of the Unit remain unchanged. No changes to landscaping proposed. Vegetation managed under Thredbo management plan to retain required APZs within the resort.

<ul style="list-style-type: none"> (d) is adequate for the purposes of fire safety, and (e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance, and (f) will facilitate the management of accumulated snow. 	
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(3) Landscaped Area

In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used—

<ul style="list-style-type: none"> (a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual amenity, for the benefit of visitors and natural ecosystems, and (b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned, and (c) to limit the apparent mass and bulk of the building, and (d) as an amenity protection buffer between the proposed building and other buildings, and (e) as a means of reducing run-off, and (f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development. 	NA – vegetation remains unchanged
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Conclusion

Suitability of the site for development

The proposal complies with the relevant environmental planning instruments and policies. The Statement of Environmental Effects confirms that the site is suitable and capable of sustaining the proposed development, with no adverse impacts.

Submissions Made in Accordance with the Act or regulations:

Given the proposals minimal environmental it is unlikely to raise significant objection.

The Public Interest

The proposal is in the public interest as:

- It provides a sustainable land use.
- The proposal is suitable within the locality.
- The proposal is positive in terms of the amenity of the area.

Site Environmental Management Plan (SEMP)

As detailed in the SEE, the proposed alterations will generate minimal impacts.

- No site clearing activity will occur through this project.
- No flow paths will be altered as a result of this development.
- Scaffolding will be erected at natural ground level for external works.
- Construction vehicles will enter the site via the existing site entry.
- Construction vehicles will park in the sites existing designated car parks.
- All construction materials will be stored within the existing site car parking zone.

Dust Control

Works involving dust dispersion will use water spray to help keep material damp and dust down. Covers will be placed over waste storage areas and piles of excavated materials to prevent dust dispersion. When transporting materials that cause dust they will be dampened and covered before moving.

Litter Control

Litter control around the site is the responsibility of all on site. A daily site clean up to reduce litter around the site and prevent any possible hazards it causes will be performed. It is the subcontractor's responsibility to leave the work area neat, clean and free of litter. Litter collected can be placed in bins or specified areas and disposed of at the local council tip.

Emergency Procedures

In case of an emergency, the following key emergency response contacts are:

Organisation	Emergency Phone	Non-Emergency Phone
NSW Police	000	Jindabyne: 6456 2244
NSW Fire and Rescue	000	Thredbo: 6456 2476 Jindabyne: 6456 2476
NSW Ambulance	000	Thredbo: 13 12 33
Medical Centres	Thredbo: 6457 6254	Jindabyne: 6457 1221
National Parks and Wildlife Service (NPWS)/OEH	1800 629 104	Snowy Region: 6450 5600 Jindabyne: 6450 5555
Roads and Maritime Services	Traffic incidents & road conditions: 131 700 Road closures and special events: 132 701	
Environment Protection Authority Environment Line	131 555	
NRMA Road Service	Jindabyne: 6456 1159	

Noise control

Noise on a construction site can become a form of pollution to the local environment through the use of plant, machinery and tools. For protection of employees and visitors to the site they are issued with PPE including ear protection.


To reduce noise pollution from site the following procedures will be followed:

- All plant, machinery and tools will be maintained in good working order at all times;
- Work involving noisy tools or machinery to be used inside the building structure when possible;
- Strict hours of operation for each site will be implemented to reduce noise pollution to the surrounding areas
- In the instance of receiving a complaint in regard to noise levels immediate rectification will occur as far as practical.

Fuels & Chemicals

No fuel or chemicals will be stored onsite during construction.

Appendix A – Sublessor (KT) Consent for Development in Thredbo Alpine Resort.



Mr Wayne and Mrs Maree Lazarus
PO Box 457,
Lennox Head NSW 2478

Via email: wlazarus@bigpond.net.au 10 December 2021

Dear Wayne and Maree,

Sublessor (KT) Consent for Development in Thredbo Alpine Resort

Kosciuszko Thredbo Pty Ltd (KT) understands the Owner is proposing to construct/alter/add to the Premise on Lot 555/DP1118421, known as Aspen Creek Apartment 2 located at 6B Chimneys Way, Thredbo, New South Wales 2625.

In accordance with the *sub lease*, the Sublessee must not construct, alter or add to the Premises without prior written consent of the Company (KT) and the Relevant Authority prior to conducting works.

Sublessor Consent for Development

KT has reviewed the development proposal (letter attached, dated 26 November 2021) and understands the proposed works comprise the following:

- Installation of a deck (1.8 x 3.0 metres) extending from the lounge area on the northern facing side of the apartment;
- The deck will be accessible via a single glass/timber door from the lounge room;
- The deck will be supported by steel support posts from ground level and framed.

As such, KT supports the proposed development in its current form. If any additional works outside of the current proposal are required, it is advised to contact the KT Property Department to discuss.

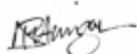
Next Steps

It is recommended to contact the Department of Planning, Infrastructure and Environment (DPIE) Alpine Resorts Team who are the Consent Authority for all development in the alpine resorts to discuss your proposal and whether it requires development consent. There are several guidelines available on the DPIE [Planning for NSW Alpine Resorts website](#) to guide the planning approval process for development in the Thredbo Alpine Resort.

Kosciuszko Thredbo Pty Ltd | PO Box 92, THREDBO VILLAGE, NSW 2625 | Tel: 02 6459 4100 | Fax: 02 6459 4101 | www.thredbo.com.au

If you require any further information, please do not hesitate to contact me on +61 423 422 860 or via email at Andrew.Harrigan@evt.com.

Your sincerely,



Andrew Harrigan
Property Manager

Kosciuszko Thredbo Pty Ltd | PO Box 92, THREDBO VILLAGE, NSW 2625 | Tel: 02 6459 4100 | Fax: 02 6459 4101 | www.thredbo.com.au



Mr Wayne and Mrs Maree Lazarus
PO Box 457,
Lennox Head NSW 2478

Via email: wlazarus@bigpond.net.au

10 March 2022

Dear Wayne and Maree,

Sublessor (KT) Consent for Development in Thredbo Alpine Resort

I refer to my previous letter of 10 December 2021 providing Kosciuszko Thredbo Pty Ltd (KT) consent to development works to Apartment #2 Aspen Creek, Thredbo to provide a new deck on the first-floor level of the apartment on the northern façade of the complex.

Thank you for the amended plans from prg architects Job # 202154 drawing 02 (as amended 10.03.22). We note that the proposed deck is now 1.9m x 3.8m.

KT endorses this change and provides its consent under the lease for the works to proceed.

As you are aware you will also need to secure Development Consent from the Department of Planning before you can undertake any works.


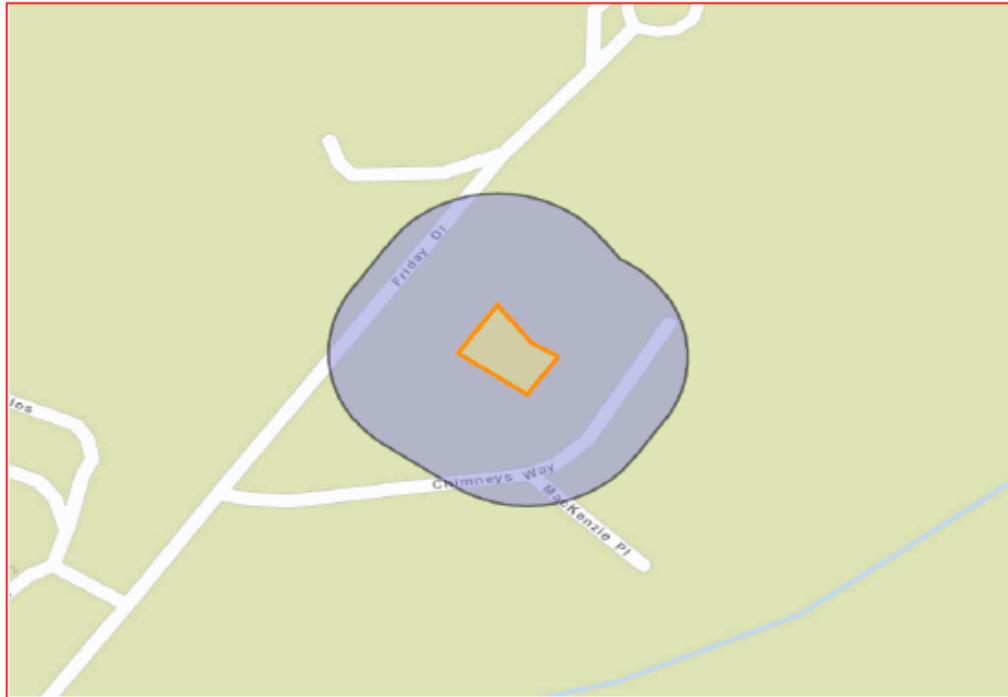
If you require any further information, please do not hesitate to contact me on +61 423 422 860 or via email at Andrew.Harrigan@evt.com.

Your sincerely,

Andrew Harrigan
Property and Development Manager

Kosciuszko Thredbo Pty Ltd | PO Box 92, THREDBO VILLAGE, NSW 2625 | Tel: 02 6459 4100 | Fax: 02 6459 4101 | www.thredbo.com.au

Appendix B – AHIMS Result for 8B Chimneys Way, Thredbo.

	AHIMS Web Services (AWS) Search Result	Your Ref/PO Number : Aspen Creek 2 Client Service ID : 661905				
Complete Town Planning 10 Kosciuszko Road Jindabyne New South Wales 2627 Attention: Matthew Stewart Email: matt@completecertification.com.au Dear Sir or Madam:		Date: 23 February 2022				
<u>AHIMS Web Service search for the following area at Lot : 555, DP:DP1118421, Section :- with a Buffer of 50 meters, conducted by Matthew Stewart on 23 February 2022.</u>						
The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.						
						
A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:						
<table border="1"> <tr> <td>0</td> <td>Aboriginal sites are recorded in or near the above location.</td> </tr> <tr> <td>0</td> <td>Aboriginal places have been declared in or near the above location. *</td> </tr> </table>			0	Aboriginal sites are recorded in or near the above location.	0	Aboriginal places have been declared in or near the above location. *
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