



Caxton Group
Graham and Kim Selig
PO Box 790
Pennant Hills NSW 1715

Via email selig@selig.net.au

9 November 2021

Dear Graham and Kim,

Sublessor (KT) Consent for Development in Thredbo Alpine Village

Kosciuszko Thredbo Pty Ltd (KT) understands Caxton Group is proposing to construct/alter/add to the Premise on Lot 520, known as Ridge Creek Chalet 1, 1/11 Crackenback Ridge, 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 preliminary development plans (Issue: P2, dated 19/10/2021) prepared by BS Architects (attached) and understands the proposed works comprise the following:

- Internal works – Enclose Bedroom 2 and build over void area leaving a void/loft area around the front window on level 2. The new loft area will be an extra living area for a lounge, TV and desk. No changes to ground and level 1.
- External works – Construction of new hot tub and associated landscaping. No changes to external walls and windows.

The sublessee of Chalet 2 has provided its consent to the external work (common property) . As such, KT supports the development in its current form. If any additional works outside of those proposed are required, please contact the KT Property Department to discuss.

Next Steps

The proposed works trigger the need to gain Development Consent. Please contact the Department of Planning, Infrastructure and Environment (DPI&E) Alpine Resorts Team who are the Consent Authority for all development in the alpine resorts to discuss lodgement of a Development Application. There are several guidelines available on the DPI&E [Planning for NSW Alpine Resorts website](#) to guide the planning approval process for development in the Thredbo Alpine Resort.

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