



Sean Gartner  
Boali Holding Pty Ltd  
PO Box 124  
Thredbo NSW

Via email [sean@g-t.com.au](mailto:sean@g-t.com.au)

17 January 2023

Dear Sean,

**Sublessor Consent for development at Lot 867 Boali Lodge, 16a Diggings Terrace, Thredbo**

Kosciuszko Thredbo Pty Ltd (KT) understands the sub-lessee Boali Holdings Pty Ltd, is proposing to construct/alter/add to the Premise on Lot 67/DP1192567, known as Boali Lodge, 16a Diggings Terrace, Thredbo, New South Wales 2625.

In accordance with the *sub lease Clause 4.8*, the sublessee must not construct, alter or add to the Premises without prior written consent of the Company (KT) and the Relevant Authority.

***Sublessor Consent for Development***

KT has reviewed the development proposal (email from Sean Gartner, dated 16 January 2023 including plans by Gartnertrovato architects - *Renovation Boali Lodge Project 1824 – including updated plans A.03(C), A.04(C), and A.09(B) dated 08.12.2022* and as attached) and understands the proposed works are to modify the existing approved internal alterations (DA 9602) to:

- Convert the spa and sauna to a staff room in lieu of the approved conversion of the spa room to a bathroom
- Increase the size of two windows in the west elevation (to meet BCA requirements for light and ventilation)
- Convert the dry store on Level 1 to a guest bathroom
- Add a cool room to replace fridge/freezers to the food store

Boali Holdings is not seeking to altered the number of persons permitted to stay overnight at the Premises (thirty-eight (38) persons) and will continue to ensure it complies with its maximum number of persons accommodated under the sub-lease by keeping an accommodation register as to the nightly occupancy of the premises and make this register available to KT on request.

KT supports the proposed development as described in the email of 16 January 2023.

#### *Next Steps*

The works will trigger the need for an application to Modify the existing Development Consent (DA 9602). 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 work through the Development Consent process. There are several guidelines available on the DPIE [Planning for NSW Alpine Resorts website](#) to guide the planning approval process for development in the NSW 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](mailto:andrew_harrigan@evt.com).

Your sincerely,



Andrew Harrigan

Property and Development Manager