



Mr Peter and Mrs Cat Davies
6 Bowen St
Narooma NSW 2540

Via email pdavies@dutt.com.au

22 June 2023

Dear Peter and Cat,

Sublessor Consent for development at Lot 601, 651-653 Merritt's Lodge, 13 Mountain Drive and part of Lot 665, Thredbo

Kosciuszko Thredbo Pty Ltd (KT) understands the sub-lessee Peter and Cat Davies, are proposing to construct/alter/add to the Premise on Lot 601 and 651-653 /DP1118588, known as Merritt's Lodge, 13 Mountain Drive and part of Lot 665 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 (Concept Design 07 TZ Designs dated September 2021 and as attached) and understands the proposed works are to:

1. Provide an attached garage
2. Provide porous driveway access from Mountain Drive to the new garage (over Lot 665)
3. Removed granite from outside of Lot 653 so as to shorten the parking area back to the lease area
4. Provide a new landscaped path from Lot 653 to Lot 601

KT supports the proposed development as described in the TZ Designs plans – concept design 07. 2023.

Next Steps

To determine whether the works may be able to be undertaken as either exempt, complying development, or require Development Approval under Chapter 4 Kosciuszko Alpine Region of the

State Environmental Planning Policy (Precincts – Regional) 2021 (Alpine SEPP), KT recommends the following:

- review applicable clauses of the [Alpine SEPP](#) e.g. 4.11, 4.12, 4.13 and seek advice from an accredited building certifier to determine which of the above course of action to take.
- contact the Department of Planning and Environment (DPE) Alpine Resorts Team who are the Consent Authority for all development in the alpine resorts to determine the appropriate process under the Alpine SEPP.

There are several guidelines available on the DPE [Planning for NSW Alpine Resorts website](#) to guide you through the planning process for development in the NSW alpine resorts.

Accessway licence

KT will separately have a draft Deed of Licence prepared for your consideration to cover the driveway access from Mountain Drive to Lot 601.

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