



Community Consultation

Thredbo Golf Course Subdivision

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1 Introduction

This document provides the following:

- Identification of potentially affected and interested stakeholders;
- Description of the consultation that has taken place and how responses from stakeholders, including government agencies and the community have been incorporated into the design and outcomes of the Development;
- Proposed future consultation activities, and how the results will be used in the ongoing management of the Development;
- Description of the issues of potential concern to stakeholders; and
- An analysis of the issues raised and proposed resolution, including any alterations to the Development as a result of the feedback.

2 Key Stakeholders

A summary of key stakeholders and their potential interests are provided below.

Table 1: Key stakeholders

Stakeholder Group	Stakeholder	Potential Interest
State Government representatives and agencies	Department of Planning and Environment (DPE)	<ul style="list-style-type: none"> • Planning matters • Consent authority
	NSW Rural Fire Service	<ul style="list-style-type: none"> • Bushfire threat • Compliance with Planning for Bushfire Protection 2019
	Department of Planning and Environment – Regions, Industry and Key Sites (Special Activation Team)	<ul style="list-style-type: none"> • Economic development • Business opportunities • Services • Community infrastructure
	Transport for NSW	<ul style="list-style-type: none"> • Traffic impacts on State Controlled Roads – Alpine Way
	Department of Planning and Environment – Water (DPE – Water)	<ul style="list-style-type: none"> • Impacts to water resources and riparian corridors • Controlled Activity Approval
	Department of Primary Industries – Fisheries (DPI Fisheries)	<ul style="list-style-type: none"> • Impacts to water resources and riparian corridors • Aquatic ecology impacts
Adjoining landholders	National Parks and Wildlife Service (NPWS)	<ul style="list-style-type: none"> • Lessor • Manager Kosciuszko NP • Biodiversity • Cultural heritage •
	<ul style="list-style-type: none"> • Crackenback Ridge • Riverside Cabins • Thredbo Early Childhood Centre 	<ul style="list-style-type: none"> • Impacts during construction and operation (e.g. dust, noise, visual amenity)
Aboriginal stakeholders	Traditional owner groups, local land councils, other Indigenous organisations, where these are related to the Development area such as the Kosciuszko Aboriginal Working Group	<ul style="list-style-type: none"> • Potential impacts to sites / items of heritage significance

Business operators and representatives	Business operators and employees in the locality may experience indirect impacts on business operations (e.g. increased trade during construction). <ul style="list-style-type: none"> • Tourist accommodation providers • Retail businesses • Regional business groups 	<ul style="list-style-type: none"> • Demand for services
Special interest groups	Community organisations and groups that may have an interest in the Development	<ul style="list-style-type: none"> • Economic development • Environmental, social and cultural considerations
Broader community	Residents or visitors to Thredbo Alpine Resort who may have an interest in the Development such as golf course users, tourist and visitor accommodation providers.	<ul style="list-style-type: none"> • Potential impacts to recreational values • Demand on services

3 Consultation Undertaken to Date

A summary of consultation undertaken to date is provided below.

Table 2: Summary of consultation undertaken to date

Date	Involved Parties	Consultation Method	Summary
Consultation prior to lodgement of DA on NSW Planning Portal			
08 May 2020	DPE (Alpine Resorts Team) & KT	Email	KT sought advice from DPE (Alpine Resorts Team) regarding the DA requirements for a potential new sub-division in Thredbo. A list of 15 matters for consideration were provided from DPIE (now DPE). A copy of the advice is provided in Appendix A .
28 June 2021 to 23 August 2021	DPE; Broader Community	Submissions made via draft Snowy SAP Master Plan notification period	The golf course is identified as a development area within the Thredbo Village West Structure Plan. 15 submissions were made during the notification period of the draft Snowy SAP Master Plan in relation to the proposed golf course development. Refer to Appendix B for an extract of these submissions.
23 February 2022	DPE representatives (Alpine Resorts Team); KT representatives	Teams meetings	KT presented a summary of the proposed concept design for the golf course subdivision, seeking advice on the requirements for DA submission. A copy of the meeting minutes are provided in Appendix C .
08 March 2022	DPE (Alpine Resorts Team) & KT	Email	DPE provided initial comments from the following Government Agencies: <ul style="list-style-type: none"> • NSW Rural Fire Service • Special Activation Team • Transport for NSW • Natural Resources Access Regulator • DPI - Fisheries
10 August 2022	KT; Past Traces;	Email	Initiation of Aboriginal heritage consultation.

Date	Involved Parties	Consultation Method	Summary
	Kosciuszko Aboriginal Working Group		
17 August 2022	Past Traces; Aboriginal stakeholders	Newspaper	A public notice was placed in the local newspaper the Monaro Post (17/8/2022) seeking registrations of interest from Aboriginal stakeholders.
19 August 2022	Past Traces; Aboriginal stakeholders	Letters	Letters outlining the project were sent to the Snowy Monaro Council LGA, the Kosciuszko Aboriginal Stakeholders Working Group and statutory authorities including NSW Heritage. Notification letters were then sent to the stakeholders identified by the NSW Heritage.
19-27 August 2022	Past Traces; Aboriginal stakeholders (RAPs)	Email Phone	Registered Aboriginal Groups (RAPs) contacted Past Traces to register their interest in the proposal.
7 September 2022	Past Traces; Aboriginal stakeholders (RAPs)	Email	A Project Pack document was sent to the RAPs providing details of the project with the registration letter.
8 September 2022	Past Traces; Aboriginal stakeholders (RAPs)	Email	A Methodology Pack with the proposed heritage assessment methodology for the proposal was sent to all RAPs.
2 December 2022	Past Traces; KT representative; Aboriginal stakeholders (RAPs)	Face to face	Subsurface testing was undertaken on 2/12/2022 with participation of selected RAPs.
10 March 2023	Past Traces; Aboriginal stakeholders (RAPs)	Email	Draft version of the ACHR was forwarded to the RAPs with a timeframe of 28 days to allow for responses to the document.
17 February 2023	KT; DPE representatives (Alpine Resorts Team); NPWS; NSW RFS; GHD (bushfire consultant)	Face to face meeting	Pre-lodgement meeting and site visit to discuss the proposed bushfire assessment methodology and determine potential site constraints.
29 May 2023	KT; Thredbo sublessees	Email	Notification of proposed development inviting feedback and questions on the proposal.
8 June 2023	KT; Thredbo sublessee	Email / quarterly newsletter	Notification of proposed development inviting feedback or questions on the proposal.

Date	Involved Parties	Consultation Method	Summary
9 June 2023	DPE representatives (Alpine Resorts Team); NPWS; KT	Face to face meeting	Discuss the DA package and key findings from the technical reports. Request for feedback for any additional matters to be considered in the DA package prior to lodgement.
Consultation following commencement of public exhibition period			
09 October 2023 – 06 November 2023	DA public exhibition period	NSW Planning Portal	A copy of the submissions are available on the Department's website (https://www.planningportal.nsw.gov.au/dae/x/under-consideration/da-2313081-golf-course-subdivision-thredbo)
17 January 2024	DPE (Daniel James) KT project team	Face to face meeting	Review of RFI matters. Outline approach to updated DA package. Sought further clarification on DPE expectations.
11 April 2024	KT NSW RFS DPHI Bushfire consultant (GHD)	Face to face meeting	Discuss bushfire RFI items and pathway to progress DA.
4 June 2024	KT President of Riverside Cabins Association	Email	KT provided a copy of the revised DJRD subdivision plans for informal feedback to KT via the Association.
5 June 2024	KT Riverside Cabin Owner	Email	Riverside Cabin owner provided a response in support of the re-design, and provided further suggested to screen plant along the access road to screen the road and traffic from Riverside Cabins.
October 2025	Past Traces; Aboriginal stakeholders (RAPs)	Email	Revised proposal sent to RAPs for review and comment.

4 Analysis of Feedback

A summary of the issues raised during consultation and proposed resolutions is provided below. Extracts of the feedback received from sublessees is provided in **Appendix D**. Note, due to privacy concerns, some comments are not included.

Table 3: Analysis of community feedback

Stakeholder	Consultation Method	Matters Raised	Proposed Resolution	Section of the SEE
Government agencies				
NSW RFS	Email (via DPE); Face-to-face meeting	Bushfire assessment path, FDI category, vegetation classification, application of the PBP 2019, emergency access	The Bushfire Assessment has undergone several iterations, considering the feedback received from NSW RFS.	Refer to Appendix E of the SEE.
NSW Special Activation Precincts, Regions, Industry and Key Sites	Letter issued via email to DPE (Alpine Resorts Team)	The Development is found to be consistent with the draft Snowy Mountains Special Activation Precinct Master Plan.	The Snowy Mountains Special Activation Precinct Master Plan has been considered during the planning of the proposal. The Master Plan is addressed in the SEE.	Refer to Section 4.3.2 of the SEE.
Transport for NSW – Southern Region	Email (via DPE)	Traffic and parking impacts	No significant adverse impacts proposed. Additional 48 public car parks proposed on new access road to help alleviate carparking pressures in the resort.	Refer to Section 6.12 of the SEE.
NRAR	Email (via DPE)	Impacts to water resources and riparian corridors	Eco Logical Australia Pty Ltd (ELA) were engaged to prepare an Aquatic and Riparian Assessment and Stormwater Management Plan.	Refer to Appendix J and Appendix N of the SEE.
		Stormwater, setbacks and riparian zone considerations		
		Vegetation management		
DPI – Fisheries	Email (via DPE)	Aquatic ecology impacts	ELA were engaged to prepare an Aquatic and Riparian Assessment.	
Broader community				
Broader community	Email / planning portal (submissions made during the the Snowy SAP Master Plan public consultation period)	Reduction of golf course to six holes.	The initial proposal included a course reduction to six holes. Following further consultation, changes have been made to ensure the 9 holes are retained.	Refer to Golf Course Plans in Appendix B of the SEE.
		Loss of open space	The Development has been designed to retain open space as much as possible.	Refer to the Site Plans in Appendix B of the SEE.

Stakeholder	Consultation Method	Matters Raised	Proposed Resolution	Section of the SEE
		Bushfire impacts / loss of defence against bush fire protection	A Bushfire Assessment report has been prepared by GHD to support the DA.	Refer to Appendix E of the SEE.
		Loss of remnant patches of native vegetation	The Development will result in clearing along the edges of the large patch of native vegetation within the middle of the golf course. However, majority of this patch will be retained. Where impacts are unavoidable, offsets are proposed.	Refer to the Biodiversity Development Assessment Report in Appendix F of the SEE.
		Sewerage capacity and water supply demand	A sewer and water capacity assessment has been prepared to support the DA.	Refer to Appendix L and Appendix M of the SEE.
		Loss of tourism and recreational values of Thredbo Village.	The Development is not expected to result in a loss of tourism. The golf course will be re-designed and retained within the site. The Development will not affect the operation of existing trails adjacent to the site.	Refer to Section 6.5 of the SEE.
Sublessees	Email	Fantastic for village and year-round tourism. Well needed and good use of land. Exciting project. Support expansion, area highly suitable.	N/A	N/A
	Email	Need for additional car parking.	The Development incorporates an additional 48 carparks along the new access road. There is currently no adopted statutory DCP or guideline applying to development within Thredbo. As per the car parking controls outlined in the <i>Thredbo Development Guidelines</i> , the development of individual lots within the village are generally required to provide onsite carparking in the ratio of one (1) car space for every three (3) beds.	Refer to the Site Plans in Appendix B .

Stakeholder	Consultation Method	Matters Raised	Proposed Resolution	Section of the SEE
	Email	Loss of golf course rating.	The Development will result in a reduced golf course rating, however the proposal has been designed to retain the 9 hole golf course.	Refer to the golf course plans in Appendix B of the SEE.
	Email	Golf course and road/traffic interface.	The subdivision and golf course have been designed concurrently to ensure appropriate distances between the road and playing field. Envirolinks/Dawson Design and Golf have provided advice on appropriate safe distances between golf course, car parking and sub-division.	Refer to the Site Plans in Appendix B of the SEE.
	Email	Consideration of alternative location on the 7 th hole, no requirement for new road and reduce travel to bus service	An assessment of Development alternatives is provided in the SEE.	Refer to Section 3.1.2 of the SEE.
	Email	Loss of views for adjacent tourist accommodation	<p>Predominant and prefer view from all Village properties is upwards to the Ramshead Ridgeline and not downwards/horizontal to the Valley floor.</p> <p>Mitigation and management measures for the medium to long term will comprise landscaping / tree planting along the south-eastern boundary of the subdivision providing screening for occupiers potentially affected by the Development. The development of individual lots will also be subject to the planning controls (e.g. building height limits, site coverage and soft landscaping) which aim to ensure buildings are designed to maximum privacy whilst minimising impacts on the views from existing buildings as much as practicable. Tourist accommodation in Riverside Cabins will retain views to the upper slopes of the mountains (Ramsheads) beyond the golf course. Natural features of tree cover have been retained as much as practicable to provide a buffer between the subdivision and existing tourist accommodation.</p>	Refer to Section 6.7.1.4 of the SEE.

Stakeholder	Consultation Method	Matters Raised	Proposed Resolution	Section of the SEE
	Email	Not opposed to development on part of the golf course, however beds being used should be devoted to affordable housing for employees of Thredbo businesses.	KT are actively looking at alternatives for staff accommodation in both Thredbo and Jindabyne. The golf course subdivision is being developed for unencumbered sub-lease sales.	N/A
	Email	How will KT ensure that the buildings will be in keeping with the rest of the village	There are several ways in which KT aim to ensure new development will be in keeping with the rest of the village. As required by each individual sublease, the sublessee must not construct, alter or add to the Premises without prior written consent of the Company (KT) and the Relevant Authority. KT reviews all new development in line with the <i>Thredbo Development Guidelines</i> which set out guidelines and development controls for development within the village land zones. As with other subdivisions throughout the village, there will be specific guidelines and development controls applicable to the golf course subdivision. New development will also be subject to Development Consent issued by the Department of Planning and Environment.	Refer to Section 3.4.1 of the SEE.
Riverside Cabin owners and interested parties	Public submissions via NSW Planning Portal	Traffic and access impacts – car park and road design, public safety; Water impacts – water quality, stormwater, proximity to Thredbo River; Recreational and social values in the locality; Biodiversity and environmental impacts; Amenity impacts; and Bushfire risk	The proposal has been re-designed to address the key matters raised in the public submissions. Additional information has been provided in the SEE and supporting technical reports. A response to public submissions has been prepared.	SEE (impact assessment) and supporting technical reports (Traffic Study, Aquatic and Riparian Impact Assessment, BDAR, Stormwater Management Plan, Bushfire Assessment Report).

5 Future Consultation Activities

Stakeholders will have the opportunity to formally comment on the Development as part of the notification process via the NSW Planning Portal. Consideration will be given to submissions made on the Development as part of the DA assessment process. Consultation with potentially affected stakeholders during construction will be consulted with prior to the commencement of physical works.

6 Appendices

Appendix A 2020 DPE Advice

Daniel James

From: Daniel James
Sent: Friday, 8 May 2020 4:30 PM
To: Andrew Harrigan
Subject: RE: CONFIDENTIAL - potential golf course sub-division
Attachments: what-to-include-with-your-da-kosciuszko-alpine-resorts-2017-02.pdf

Hi Andrew,

Sorry that it has taken so long for me to get back to you on this one.

As yet I haven't discussed anything with our Snowy SAP Team or NPWS. I have just started listing things for us both to consider. Nothing mandatory yet.

When you get a chance have a look at the below list and let me know what you think.

1. A subdivision like this would be a first for the Alpine Resorts Team. I would think that we would be after similar documentation to the Thredbo Village Master Plan EIS. Although it would be in Statement of Environmental Effects form given our current legislation and SEPP.
2. I think it is important to have support from NPWS for the lodgement of the application prior to sending it in to us. If they are opposed to the DA from the outset it is going to make it a very difficult process. I assume leasing, beds, POM etc will be key considerations for NPWS.
3. Infrastructure analysis in particular water and sewer
 - a. data of existing usage (whole village),
 - b. confirmation of max capacity, and
 - c. proposed usage based on expected capacity of new subdivision.
4. Electricity supply and consideration of any separate approvals required by Essential Energy
5. Site survey / site analysis including
 - a. all matters listed in Section 2 and Section 3 of "What to included with your DA" (attached).
 - b. location of existing services (even if outside the proposed subdivision footprint – need to know where services will be brought in from)
 - c. identification of riparian land (40 metres from any waterway)
 - d. location and heights of any existing buildings that adjoin the proposed subdivision
 - e. natural drainage paths
6. Geotechnical study including:
 - a. proposed subdivision,
 - b. suitability of each proposed lot for building,
 - c. hazard identification,
 - d. risk assessment,
 - e. recommendation for future construction of buildings
7. Hydrology / stormwater study including
 - a. catchment pre and post development,
 - b. detention ponds
8. Preliminary design plans including:
 - a. roads,
 - b. lots,

- c. easements, covenants, restrictions (if applicable)
- d. drainage design,
- e. infrastructure and services,
- f. amended golf course layout (including disc golf if affected),
- g. road clearing / snow push areas
- h. building envelopes (if applicable)

9. Consideration of fire hydrant locations

10. Bushfire report and asset protection zone (APZ) plan

- a. could also include proposed BAL for each lot

11. Biodiversity Conservation Act consideration

12. Public domain plan

- a. any open space incorporated into new subdivision layout
- b. pedestrian networks and linkages to existing open space
- c. shuttle bus routes including pick up and set down

13. ESD Report

14. Visual impacts analysis

15. Design guidelines for future buildings

- a. setbacks
- b. heights
- c. bulk and scale controls
 - i. Site coverage
 - ii. Floor space ration (FSR)
 - iii. Beds per square metre
- d. materials and colours
- e. accessibility / DDA
- f. energy efficiency
- g. water sensitive urban design
- h. car parking
 - i. On site for owners/ guests
 - ii. Street parking or other designated area for additional visitors

As mentioned at the start these are just ideas so happy to take on board any feedback that you have and we can keep refining the list.

Regards,

Appendix B Public Submissions on draft Snowy SAP Master Plan

The Thredbo Golf Course is identified as a development area in the Snowy SAP Master Plan. During the public notification period (28/06/2021-23//08/2021) for the draft Snowy SAP Master Plan, several public submissions were made including feedback on the golf course as a future development area. Below is a summary of some of the community feedback received during the notification period.

9.3.4. Intrusion onto existing golf course

We note the proposed reduction of the existing golf course to 6 holes and the infill of the remainder with new units. The golf course provides a welcome belt of greenery on the west of the village and is already constrained in meterage. We are concerned that any development will enclose the existing open area and reduce the sporting and social options within the village.

Thredbo Village West

The areas identified for more development in Thredbo West have important value to help fight fires in the area, and so should not be developed; especially the site to the south of the village.

Any further development in the resort areas will result in significant and unjustifiable environmental costs. At Thredbo for example, where further development is proposed on the golf course (itself an inappropriate development in KNP), the area should be rehabilitated and remnant patches of native vegetation should not be cleared for more accommodation.

a) There are several men ions of a desire & aim to reduce the large differences between summer/winter visitation numbers.

Yet, there is a proposal to build accommodation upon the exis ing Thredbo tennis courts & reduce the golf course to 6 holes. Golf & tennis are two major summer attractions at Thredbo which does well over the summer months, whilst the other ski resorts are ghost towns.

3. There seems to be an approach to the Alpine areas in this Draft Master Plan to only have development on land that has already been developed this is nonsensical .This approach leads to proposals for developing the current Rangers Station near Thredbo any area that's only attribute is that there is a building there already ,this is not sound planning in 2021
In Thredbo where there is a further 1600 beds planned we get equally ridiculous outcomes a prime example is the proposed reduction of the existing 9 hole golf course to 6 holes to make land available for residential purposes .The authors of the Master Plan must have no idea in the resurgents of golf particularly in the 18 to 30 year olds .The proposal should have been to enlarge the golf course from 9 to 18 holes .Resorts the world over have a golf course as one of their major attraction for their summer visitors .

Submission

It is stated the object is to make the area an all year round destination.

An integral element of Thredbo's appeal is its amazing 9 hole golf course and any plans to encroach on the the golf facility would be an irreversible destruction of Thredbo's total appeal as an all year round resort.

My view and the view of many others I know is that the 9 hole golf course should be preserved for future generations to enjoy in its pristine alpine environment.

DO NOT SUPPORT

- increase in accommodation – bed numbers within the park at Thredbo ;
- decreasing the size of golf course at Thredbo to 6 holes in order to facilitate more accommodation;

Thredbo

- I do not support the increase in bed numbers. The proposals to build on the tennis court and golf course suggest that the village has reached its physical capacity. There is no supporting analysis in regard to sewage capacity and water supply of information regarding future demand.

Thredbo

Thredbo Village is vulnerable to the impacts of bushfires and increased development will require the clearing of vegetation for safety reasons. The Thredbo golf course area should remain free of buildings. Developments in these areas will require extensive vegetation clearing for a sufficient asset protection zone. Developing recreational areas including the existing tennis courts and golf course will reduce tourism and the recreational values of the Thredbo Village.

Thredbo Village West:

Object

Thredbo Village west, in the vicinity the golf course is located on Tier 1 vegetation class, meaning it is an area of known Threatened species habitat

and Endangered Ecological communities (Montane Peat Bog).

This Golf course location is also one of Thredbo Village's main defences against bush fire approaching from the west. It is the Village Asset Protection Zone. Building here removes the buffer zone of cleared land, and places development in the path of oncoming dominant bushfire fronts.

I disagree with reducing the golf course just to create more development.

- I strongly object to the proposal to reduce the **golf course** to 6 holes in order to provide new tourist accommodation. The golf course, while not heavily used, is valuable recreational open space akin to a park. Thredbo has already developed most of the 'village green'. Residents of Thredbo and visitors enjoy the golf course for not only golf and disc golf, but running, walking, snowshoeing, snow play including gentle tobogganing, wildlife viewing, kids play, picnicking etc. It is surely only resort managers and property developers who would propose the reduction in size of the golf course for further real estate development.
- In 3.4 Visitor attractions you mention snow play. I fully agree that **snow play areas** need to be provided in all resorts. The golf course is an ideal place for this to occur (snow cover permitting).

6. The proposed use of the Thredbo golf course for new development is objected in the strongest sense. If anything, 50% of the golf course should be set aside for ecological restoration or minimally as ecological offset area for any further mountain bike or building development.

12. BSC is concerned that any redevelopment in the golf course, tennis courts or Pipeline Track areas in Thredbo must take into account access for walkers and mountain bikers within and around the village as well as through the village using the Thredbo Valley and Dead Horse Gap Tracks.

Submission

The broad vision of Snowy Mountains SAP is to "... grow a strong one-season visitor economy into a successful four-season destination by stimulating economic development and investment and increasing year-round jobs in supporting industries." (refer introductory paragraphs above).

The proposal to destroy the highest golf course in Australia which can be promoted as a key 3 season activity for private accommodation is completely contrary to the broad vision of promoting non-winter activities. The course is iconic, challenging but fun, and set in a unique environment. A six hole course will never be considered as a "golf course". Usage to date may not be excessive however marketing of this great icon is minimal.

The area also lends itself to an opportunity to provide a cross country skiing course with minimal effort. Cross country skiing is a true alternative for families and visitors when weather conditions up high prevent other activities. It is also a sustainable eco friendly activity on the rise.

Use of this land for commercial accommodation is completely inconsistent with the broad visions of sustainable year round activities.

I strongly object to the removal of the golf course from public usage for the benefit of private accommodation.

Appendix C Meeting Minutes

Meeting Minutes – Pre-application Meeting

Project: Thredbo Golf Course Subdivision

Date / Time:	23 February 2022
Present:	<p>DPIE</p> <ul style="list-style-type: none"> • Sandria Butler (SB) • Mark Brown (MB) • Daniel James (DJ) <p>KT / EVENT</p> <ul style="list-style-type: none"> • Andrew Harrigan (AH) • Chloe Chalk (CC) • Jonathan McKenzie (KM)
Apologies:	NA

Item	Notes
1	General MB – Preliminary information has been sent to NRAR, SAP team, NPWS and Transport NSW. Waiting to hear back from agencies.
2	AH – Queried requirement for survey plan at concept stage.
3	MB – confirmed it would be accepted if qualified surveyor endorsed the conceptual plan.
4	Design guidelines / building classification DJ – Suggested inclusion of design guidelines / parameters in DA submission – to address accommodation types etc. AH – don't want to restrict types of development that could occur in the subdivision.
5	DJ – want to be clear class 1A is not appropriate. Further discussion around building classification required.
6	AH – KT/DPIE to organise workshop to go through building classification requirements / accommodation types
7	Visual amenity DJ – consider views from main range, ramshead and other public locations. May have comments from enviro groups. No real issue or planning constraints as you can currently see most of the village development from these viewpoints.
8	Bed numbers DJ – might need something from parks stating bed numbers are acceptable – consider preparing high level letter to parks
9	Infrastructure DJ – DA will need to address infrastructure management i.e. in terms of snow clearing, machinery required – how this has been considered in the design. KT will be responsible for management of internal roads.
10	DJ – based on conversations with RFS – RFS may expect to see a perimeter road. KT would need to provide evidence golf course fairways/current management would be sufficient. Have you considered additional access road /egress behind lots 1-6 in potential flame zone?
11	MB – road will need to comply with Australian Standard

8	AH – design has incorporated additional public car parking along the access road (within riparian corridor). DJ – no objections to additional public car parking. DA will need to provide discussion around drainage, runoff management etc.
Golf course	
9	DJ – has the design considered stray golf balls, how will this be managed? AH – Envirolinks have incorporated certain distances in the design to mitigate risk e.g. orientation of tees and camber of fairways
10	SB – have you considered a land contamination study. DA will need to identify previous uses and document what is used to treat/manage fairways. Several guidelines available on Planning NSW website. Likely a preliminary investigation report required. DA to justify site is suitable for development based on this report. MB – NRAR interested in salt, stormwater management, runoff into river etc. – review the Snowy SAP studies as it may have considered the golf course
Bushfire	
11	DJ – suggest engaging bush fire consultant ASAP to inform design, particularly in regards to current road design
Transport	
12	MB – need to consider transport/ traffic assessment. Will the development trigger the requirement for a traffic generating study?

Actions:

	Action	Responsible
1	Organise workshop with KT/DPIE to discuss building classifications	AH
2	Follow up with relevant agencies regarding preliminary comments on the proposal – Transport NSW, NPWS, NRAR, RFS, Snowy SAP team	MB
3	Send copy of pre-application meeting slideshow to DPIE Alpine Resorts team for further advice/comments	CC

Appendix D Feedback from Sublessees

Submission 1:

"We fully support KT's development proposal for the Golf Course Precinct, I will be fantastic for the village and all year round tourism, looking forward to the full proposal."

Submission 2:

"Well needed and a good use of land ,please keep me informed of the progress re land release for sale when ready.

An expansion of lifted terrain is needed since the main areas are overcrowded and will continue to be a problem.

I think I said it in a survey last year.

Does this concept facilitate the need for a southern ski lift area within the lease area that facilitates easier access to the resort from the golf course base area(up to basin area) so you can then catch a ski lift out of this area of accommodation zone and not rely on the bus system or walking to ski in ski out or central area .

Has the resort contemplated opening more managed skiable terrain within the area of leasehold confines so it keeps up with an increase in skiers numbers ?

I am sure you get a lot of opinions and comments. I am aware of how difficult it is to get parks on side and funding but great idea to open up more land , proposed upgrading of Snow Gums chair and other initiatives.

It would also be good to see a greater transparency of a masterplan of the resort and possible upgrades that are planned over the decades(not committed but planned) to come so as a skier and sub leased we are aware of the greater plan."

Submission 3:

"Much nicer and exciting than those planning letters and emails!"

Submission 4:

"We support the expansion of Thredbo and consider the areas chosen to be highly suitable.

We, however, would like KT to consider the following:

- *reducing the lease fees for sub-lessees to help ensure that we are not worse off financially. Otherwise the proposals just make KT better off.*
- *Increasing the profile of The Thredbo Resort Centre in all of Thredbo's marketing. Currently, the emphasis is basically on selling tickets at higher prices. The accommodation services of the Thredbo Resort Centre are very much in the background on the email newsletters and the thredbo app. Even the main Thredbo website does not have accommodation in the menu bar!! HAVE A LOOK! I have complained recently to XXXX that Thredbo was ignoring the prime place that accommodation and real estate play in many of the large US and Canadian resorts...and now we have it?? hopefully*
- *minimising insurance premiums for all of us by providing appropriate protection in the west from fires arising from outside the village. Fires have also reduced our revenues substantially.*
- *the provision of car parking for owners and guests. XXXX does not have a private car park..the previous owner sold it back. Perhaps a car park like the one opposite the Riverside Cabins could be located somewhere so that a car park can be assured on arrival for owners and guests. I hate resorts that charge for parking, but perhaps it is getting close to that time for Thredbo? even if just on Friday nights and Sunday afternoons in peak season. People do crazy things especially if it is snowing"*

Submission 5:

"I am disappointed with this development proposal.

You plan to change a delightful 9 hole golf course of 1 x Par 5, 4 x Par 4 and 4 x Par 3 into 1 x Par 4 and 8 x Par 3.

Such a golf course is barely worth playing.

Once you lose such a facility you never get it back.

You plan to put a road down the middle of the existing golf course to connect to 19 new lots.

Golf balls don't mix well with cars and buildings.

Why not put the new development where the 7th hole green is which would just extend the existing developments?

This would reduce the need for a new road and reduce the skiers' walk or bus distance to the terminal.

As a lot purchaser, I would much prefer the 7th hole location to the one proposed.

BTW: A strong reason I purchased in Thredbo was the golf course."

Submission 6:

"My wife and I are extremely disappointed to hear of your plans to redevelop part of the golf course for more accommodation.

We purchased property in Thredbo, not only because it is the best place to ski in Australia, but also because it is such a beautiful place with such a great atmosphere. There are few similar mountain villages with so much to do. One of the main reasons we visit Thredbo out of winter is to enjoy the walks and to play golf. We often bring friends down to do just that.

One of the main issues I see is that whilst we are encouraging the summer sports- particularly the mountain biking, there are no facilities for bike storage! People need somewhere to store their expensive bikes at night- not in private apartments! This has got to be the biggest issue going forward.

Another issue, I suspect, is going to be the ability of those with electric cars to be able to recharge their cars! All these are far more important than destroying existing infrastructure- the golf course!"

Submission 7:

"Thanks for the information on the proposed development at the golf course. Can you please tell me how you will ensure that the buildings will be in keeping with the rest of the village?"