



Alpine Resorts Team
Regional Assessments | Planning and Assessment
Department of Planning, Housing and Infrastructure
PO Box 36
Jindabyne NSW 262

01 December 2025

Dear Sir / Madam,

RE: Section 37 Amendment of development application 23/13081 (PAN-366203)

Under Section 37 of the *Environmental Planning and Assessment Regulation 2021* (the Regs) Kosciuszko Thredbo Pty Ltd (KT) is seeking an amendment to DA 23/13081 (PAN-366203). The amendments are necessary in response to issues raised in the Government Agencies RFIs and public submissions. The changes are highlighted in **Table 1**.

A review of the proposed amendment development against Section 37 of the Regs is provided in **Table 2**.

Table 1: Summary of changes

Component of development	Original application	Amendments
Lots	• 19 lots • Total lot area: 14751m²	• 18 lots • Total lot area: 12789m² • Lots 11 and 12 on southern boundary reduced in size to shift APZ outside of inner riparian zone (IRZ) of Thredbo River. • Lots 14 and 15 combined to form new Lot 13 to shift APZ outside of IRZ • Total number of lots reduced to 18. • Driveway to lots 12 and 13 shifted uphill slightly.
Car parking	• 48 car parks located along the southern edge of access road	• 48 car parks concentrated in car park at start of new access road
Access road	• New access road off Crackenback Drive.	• First section of road shifted further uphill of Community Centre and slight realignment of first section of road after car park. Pathway shown linking golfers from nearby 9th hole down to pedestrian crossing. This is an existing disturbed access. Dedicated pedestrian pathway from Crackenback Drive down to existing walking path and bridge over Thredbo River to Riverside Cabins.
Golf course re-design	• Re-design of 9-hole golf course	• First tee shifted uphill of Community Centre
Emergency access / fire trail	• Extension of existing emergency access / fire trail	• Removed from proposal
Crackenback Water Tank	• Provision of water tank adjacent to existing Crackenback tank	• Removed from proposal. Separate development application lodged and approved under DA 24/19221.

Table 2: Section 37 Amendment of development application considerations

37 Amendment of development application	Comment
(1) An applicant may, at any time before a development application is determined, apply to the consent authority for an amendment to the development application.	The development application has not been determined.
(2) The application must be made on the NSW planning portal.	The application was made on the Planning Portal, reference DA 23/13081 (PAN-366203).
(3) If the application relates to State significant development— (a) the application must be in the approved form, and (b) the applicant must have regard to the State Significant Development Guidelines in preparing the application.	Not applicable
(4) If the amendment relates to a BASIX certificate that accompanied the original development application only, the development application may instead be amended by submitting on the NSW planning portal— (a) a new BASIX certificate to replace the current BASIX certificate for the original development application, or (b) if a new document is required or a document that accompanied the original development application requires amendment—the new or amended document.	Not applicable
(5) If the amendment will result in the development differing materially from the description contained in the BASIX certificate that accompanied the original development application, the application must be accompanied by a new BASIX certificate that takes account of the amendment.	Not applicable
(6) If the amendment will result in a change to the development, the application must contain details of the change, including the name, number and date of any plans that have changed, to enable the consent authority to compare the development with the development originally proposed.	Refer to the document 'Thredbo golf course subdivision revised DA package checklist'.
(7) A requirement to use the NSW planning portal under this section does not apply if the development application is subject to proceedings in the Court.	Not applicable

Kind regards,



Chloe Chalk
Planning Coordinator
Kosciuszko Thredbo Pty Ltd