

SUB-8802

Dear Mr Brown

Thank you for the opportunity to comment on this development application relating to sewage works in the vicinity of Squatters Run (lot 792), where we are property owners.

Our objection relates to the removal of the trees on the border of Sashas apartments, next to our property . These trees comprise, in particular, two silver birches of considerable historical significance, as they were planted in Thredbo's early days. These trees, and the other foliage in the area, provide a visual barrier to the unsightly elements of the new Black Bear development. As they are deciduous, they block neither the warmth or light in winter, and substantially enhance the liveability of our property. Our submission is that these plantings should be protected from the impact of the proposed changes to the sewage works. In the event that their removal is approved, we further submit that they should be replaced by similar plantings to mask Black Bear.

Thank you for your consideration.

Yours faithfully

SUB-8831

Dear Sir

I am in receipt of Kosciusko Thredbo's (KT) proposal to remove two silver birch trees and three cotoneaster trees due to the proposed sewage pipe replacement. As one of the owners of [REDACTED] Squatters Run I would like to object to these trees being removed on the following grounds.

1. The redevelopment of the Black Bear site is a huge eyesore from our lounge room window and will have reduced the value of our property substantially. The trees that KT propose to move at least provide a semblance of privacy. If these trees are removed the view from our lounge room will be of a brick wall and windows into the proposed restaurant. This will make our unit virtually unsaleable.
2. The new Black Bear development has reduced the morning sun to our Squatters Run unit in the winter which means that we have to run the heater for many more hours than we used to need to. In summer, when the sun is higher in the sky, these trees protect our unit from the direct sun meaning that we do not have to run the air conditioning to cool our unit. If these trees are removed I am sure that the direct sun will mean that we will need to run the air conditioning most days. I would have thought that the Department of Planning would be doing everything possible to reduce the impact of the warming climate especially in an area so reliant on the weather.
3. The silver birch trees, in particular, are magnificent and historic. They were planted in the early days of the development of Thredbo village. The NSW Fire Brigade based in Thredbo have inspected these trees and removed any branches that were deemed as too close to the buildings to be safe. The Fire Brigade has deemed that the remaining trees are safe and therefore cannot be removed under Service's NSW 10/50 clearing entitlement area.

I believe that Thredbo wants to remove these trees due to a). it can do the sewerage works as cheaply as possible and, b). It will allow the future redevelopment of Sascha's apartments. There are many other ways that the sewage pipes can be installed without taking down these trees.

Thredbo is a glorious, mountain environment where history, and the natural environment, should be valued. By cutting down these trees the natural environment will be greatly diminished.

I am unsure why Belvedere's desire to make a huge profit should override the lifestyle of residents and visitors of the village. If Belvedere's and Kosciusko Thredbo believe that this proposal is so important, I would ask that they make an arrangement to purchase our apartment at the value it was before the building work commenced!

I have attached photos that show how stunning these trees are and how much they protect us from the monstrosity that is being built beside our apartment.

The first photo is a view from the lounge room window of unit [REDACTED] showing the trees that KT want to remove. As you can see if the trees are removed we will completely lose any privacy that has not already been removed by Belvedere's new building.



The second photo is the view from the Village Square where many visitors sit to enjoy a coffee. If the trees are removed the people sitting in the Village Square will see only buildings



Yours sincerely

[REDACTED]

SUB-8845

Mr Brown

Last Saturday I submitted an objection to Kosciuszko Thredbo's proposal to cut down 5 trees in Thredbo to install a new sewerage pipeline.

In my submission I stated that I was concerned about the environmental impact the removal of these deciduous trees would have on unit [REDACTED] Squatters Run.

The new building on the Black Bear site has meant that we received no morning sun this winter until almost midday. We found that we had to run our unit's heating much later in the morning to make up for the heat that was previously provided by the morning's sun.

In summer, when the sun is much higher in the sky, the trees that Kosciuszko Thredbo propose to cut down provide a substantial barrier to the sun heating this unit. This means that the cooling system in unit [REDACTED] is rarely run. However I expect that, if the trees are removed, unit [REDACTED] will heat up early in the morning ensuring that the cooling system will need to be run for many hours each day. Not only will this add to the cost of making this unit habitable, but it will add to the environmental damage of forcing the cooling system to be run for many hours each day. As the snow records indicate the snow falling in this

I have enclosed some photos (sorry of the quality of the photos but they were taken from inside unit [REDACTED]) showing the amount of sun being blocked by these trees this morning. In mid summer , the protection that these trees provide is even more pronounced.

Thank you for accepting my submission.

[REDACTED]
[REDACTED]

