



Paul Kupacz  
Hi Noon Ski Club Ltd  
PO Box 718  
Yarralumla ACT 2600  
Email: [hinooninvoiceofficer@gmail.com](mailto:hinooninvoiceofficer@gmail.com)  
[hinoonpresident@gmail.com](mailto:hinoonpresident@gmail.com)

15 January 2025

Dear Paul,

**Sublessor (KT) Consent for Development in Thredbo Alpine Village  
Hi Noon Ski Club, Lot 721, Thredbo**

Kosciuszko Thredbo Pty Ltd (KT) understands the sub-lessee of Hi Noon Ski Club, 12 Banjo Drive, Thredbo are seeking to undertake building upgrade and renovation works. In accordance with the sub lease, the Sublessee must not construct, alter or add to the Premises without prior written consent of the Company (KT) and the Relevant Authority prior to conducting works.

**Sublessor Consent for Development**

KT provided consent for the amended design on 17 July 2024 for the following projects:

- Ski/Bike storage addition to the existing lower-level ski storeroom.
- Concrete access ramp and landing facilitating bike access to the new storage area.
- Convert existing WC on the lower level to full bathroom/change room.

KT understands the concrete access ramp will cross the road lot (Lot 846) and confirms that discussions have been held between KT and Hi Noon on this matter. Further, KT gives consent to develop on the road lot (Lot 846).

KT also understands the Department of Planning suggests the proposed concrete path would require the removal / relocation of a light post and street sign and that Hi Noon asserts this is incorrect. KT confirms that discussions have been held between KT and Hi Noon and that KT does not intend to move these assets as a result of this ramp.

Yours sincerely

Andrew Harrigan  
Property and Development Manager