



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

28 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 is 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.

We understand the proposed work includes changing the designation of a storeroom to allow use as a manager's bedroom. We note that Hi Noon proposes no increase to the number of persons accommodated under the sub-lease and that this will remain at 22.

Sublessor Consent for Development

KT provides consent for the amended design for the following scope of work.

- 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.
- The designation of a storeroom on relevant diagrams to be "manager's room" with no change to the total number of persons accommodated.

As previously advised, 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. Accordingly, KT confirms consent to develop on the road lot (Lot 846).

KT also understands the Department of Planning has queried whether the proposed concrete path would require the removal / relocation of a light post and street sign. 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