

9 October 2025

Department of Planning, Housing and Infrastructure
Alpine Resorts Team
PO Box 36
Jindabyne NSW 2627

Attn: Sandria Butler

(Lodged via NSW Planning Portal)

Dear Madam

Development Application DA 25/4026; Kosciuszko Tourist Park

I refer to the above development application and the Department's request for further information (RFI) provided in the Department's email of 18 July 2025. This letter reiterates items covered in our previous correspondence date 9 July 2025.

As previously indicated, we seek to formally amend to the undetermined development application in accordance with section 37 of the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation), namely by the deletion of the proposed changes to the existing building for its use as staff accommodation. No alterations to this building will now occur, it will not be used for habitable purposes, and the building will remain being used for ancillary storage of goods associated with the tourists park.

In accordance with section 37(6) of the EP&A Regulation we advise that the following documents are to be relied upon in respect of the revised application, which now only relates to the proposed boom gates:

- Statement of Environmental Effects – (submitted on 5 March 2025) insofar as this relates to the boom gates, given that the separate works to the existing building are no longer included in the application.
- Appendix A – Site Survey / Survey Plan with boom gate location as submitted on 5 March 2025
- Appendix B – Development Plan – boom gates as submitted on 5 March 2025
- Appendix C – Boom gate Installation Instructions as submitted on 5 March 2025
- Also documents previously submitted on 9 July 2025 in response to the Department's RFI:
 - Due diligence statement - Aboriginal cultural heritage:
 - AHIMS Web Services - Search result
 - AHIMS Web Services - Extensive search
- Revised swept paths for 12m Bus (revised 1 October 2025) with boom gate location as submitted on 5 March 2025
- Revised swept paths for Large Caravan (revised 1 October 2025) with boom gate location as submitted on 5 March 2025
- Sign location plan (revised 9 October 2025)
- Sign details (revised 9 October 2025)

To summarise, and specifically in relation to point 3 of the Department's RFI of 18 July the location of the boom gates will now remain as originally submitted in the DA on 5 March. This is primarily due to the location of the existing electricity pit nearby so as to avoid additional trenching to provide power supply to the boom gates.

We understand from the discussion held with Transport for NSW at the on-line meeting on 3 September 2025 that this is acceptable. In relation to sign details this is all now detailed on the revised documentation, including sign wording, locations, dimensions, heights and support details.

We confirm that the installation of the boom gates will require only minor excavation for support posts, with power supply drawn from the existing electricity pit nearby. Similarly, the installation of the signs only require minor excavation for support posts. All these minor excavations are confined to existing bitumen and a narrow grass verge. No vegetation will be removed, and no tree roots or canopies will be impacted. The detailed survey plan shows adjacent trees remain outside the footprint of all works. This is all as detailed in the SoEE submitted with the DA. Accordingly, we believe no further vegetation reporting is warranted for the Department to finalise its assessment.

In relation to point 4 of the Department's RFI of 18 July the change in the estimated development cost has only been reduced and we provided an updated cost of works on 28 July 2022.

If there is anything missing from this application, please call me on 1300 008 138, as we can often resolve issues on the same day. We hope that any further minor revisions required to this proposal can be addressed through conditions to be imposed on any consent.

All future communication should be made through our office, on behalf of the applicant. We look forward to hearing from you.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Shayne Watson', is written over a light blue rectangular background.

Shayne Watson
Town Planner