

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

Dear Alpine Resorts Team,

This letter has been prepared in response to the email from Mark Brown (Team Leader Assessments, Alpine Resorts Team) received on 03 July 2025 (see Attachment 1).

The justification for this development application is to allow use of the Playground trail that was constructed in summer 2024/25. During construction parts of the trail were constructed outside of the approved construction corridor, including areas mapped on the Biodiversity Values Map (BVM). The trails works that have occurred in areas mapped on the BVM are located within the disturbed Playground ski run, comprising a mix of native and exotic grass and scattered shrubs. No trail works occurred within the Subalpine woodland community adjacent to the ski run.

The reason for works occurring outside of the approved construction corridor is as follows:

- The trail was aligned in areas to go around unavoidable obstacles such as large boulders, and to achieve more appropriate trail grades.
- When overlaying the GPS WAE points with the BVM the discrepancy was identified. It is evident that the Biodiversity Values (BV) mapping is inaccurate in this location. On the ground prior to/during construction, the "no-go" areas were flagged as the edge of the ski run. The trail builders did not consider the disturbed ski run comprising grasses (native and non-native) and shrubs as part of the "no-go" area.

Kosciuszko Thredbo Pty Ltd (KT) are seeking to legitimise the areas of trail that were not part of the original approval.

Kind regards,

Chloe Chalk

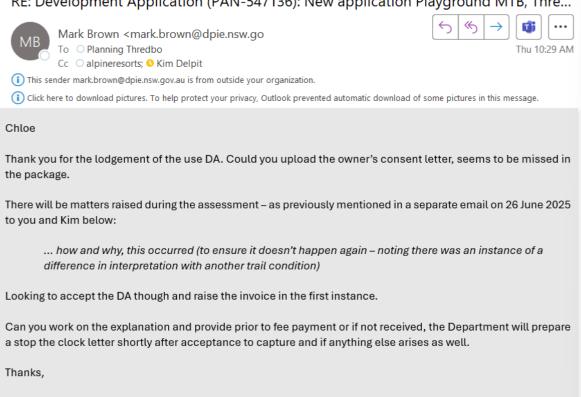
Planning Coordinator Kosciuszko Thredbo Pty Ltd

04 July 2025

Attachments

Attachment 1 - Email

RE: Development Application (PAN-547136): New application Playground MTB, Thre...



Mark Brown

Team Leader, Assessments Alpine Resorts Team