



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 Sub-alpine 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 <mark.brown@dpie.nsw.gov.au>


To  Planning Thredbo

Cc  alpineresorts;  Kim Delpit



Thu 10:29 AM

 This sender mark.brown@dpie.nsw.gov.au is from outside your organization.

 Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Chloe

Thank you for the lodgement of the use DA. Could you upload the owner's consent letter, seems to be missed in the package.

There will be matters raised during the assessment – as previously mentioned in a separate email on 26 June 2025 to you and Kim below:

... how and why, this occurred (to ensure it doesn't happen again – noting there was an instance of a difference in interpretation with another trail condition)

Looking to accept the DA though and raise the invoice in the first instance.

Can you work on the explanation and provide prior to fee payment or if not received, the Department will prepare a stop the clock letter shortly after acceptance to capture and if anything else arises as well.

Thanks,

Mark Brown

Team Leader, Assessments

Alpine Resorts Team