

2.0 SITE and CONTEXT

2.1 Site and Locality

The subject site is legally identified as being part of Lot 864 in DP 1128686 (The Thredbo headlease area) located at the Cat Shed maintenance workshop, Mid Ski Slope, Thredbo (Latitude: -36.50109°, Longitude: 148.30084°).



Figure 1: Regional Context Map (Source: Google Maps)

The subject site is south east of the Cat Shed maintenance workshop being in a large area of disturbed land, with an appropriate buffer from nearby vegetation. Adjacent to site is a large maintenance workshop housing commercial snow ploughing vehicles and ancillary plant and equipment for servicing. The maintenance workshop area is accessed via the adjacent ski lift, or the 4WD access track from the Thredbo Village.

Refer to Appendix A Site Photos and Surrounds

Thredbo Village, located in the Snowy Mountains, part of the Snowy River Shire, set within the 690,000 hectares of the Kosciuszko National Park, is one of Australia's highest alpine towns. It is perched among Australia's highest mountains between 1365 to 1930 metres above sea level. Thredbo is located approximately 500 kilometres south of Sydney, accessible by the Alpine Way via Cooma, Berridale, and Jindabyne. The village is built in the valley of the Thredbo River, also known as

the Crackenback River, at the foot of the Ramshead Range.

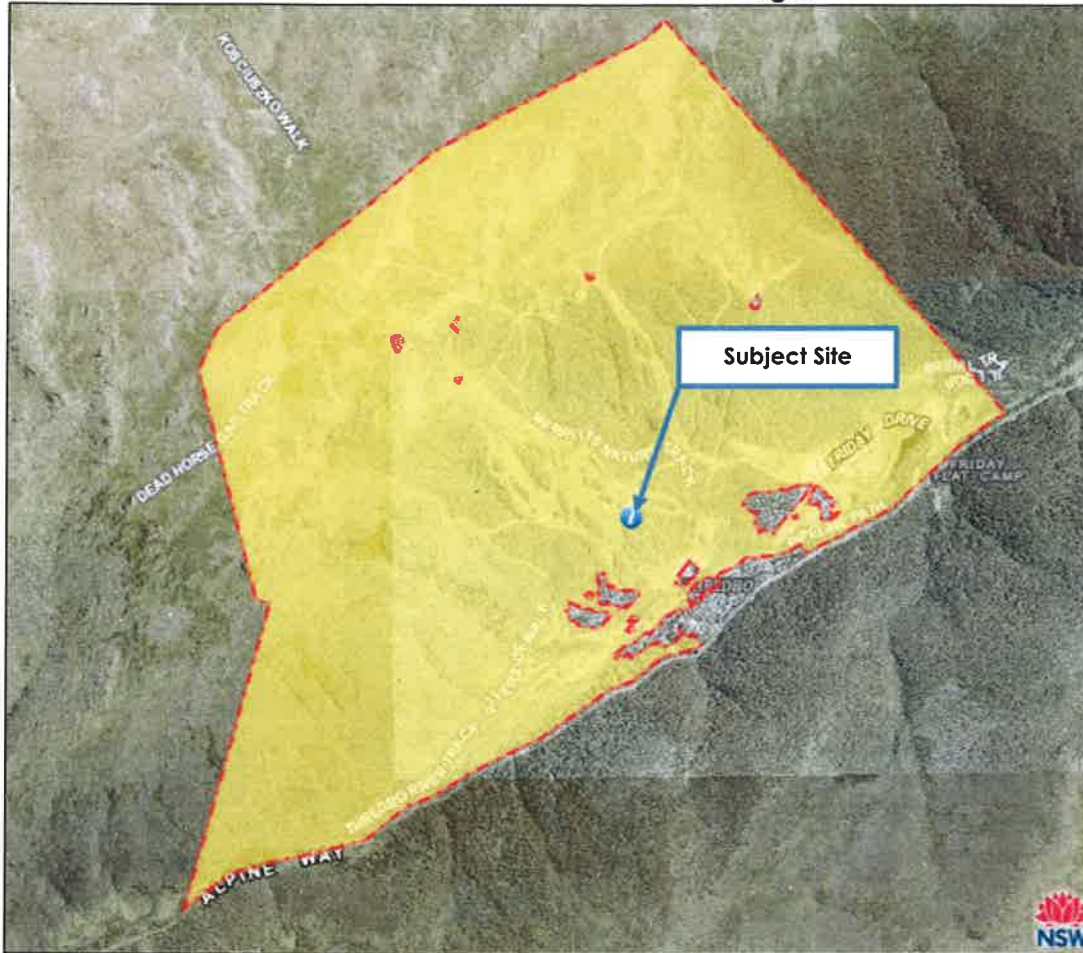


Figure 2: Thredbo Resort 99 Year Lease Map (Source: SIX Maps Viewer)

Established in 1957, the only alpine resort in Australia to celebrate over 50 years of operation, Thredbo is the essence of Alpine Australia. With such history it has created a culture and community unlike any other resort in the country. The village, situated at the base of Australia's highest mountain range, caters to nearly 5000 accommodated guests and up to 6000 mountain goers each day, providing the ultimate alpine experience.

The town has around 4150 beds, but a permanent population of only about 250 people. When the mountain is fully covered by snow, Thredbo has the longest ski runs in Australia, and this attracts around 450,000 winter visitors annually. In summer, Thredbo is a hiking and summer sport destination, including rock climbing and abseiling, fishing and cross-country cycling, and hosts a blues music festival, boasting approximately 250,000 summer visitors.



Figure 3: Subject Site Map (Source: SIX Maps Viewer)

The surrounding area is comprised of a mix of holiday accommodation, cafes, pubs, hotels, residential properties, and commercial buildings. Community sensitive locations are defined as child-care centres, schools, aged care facilities, etc. The closest community sensitive use is the Thredbo Child Care Centre located at the Thredbo Leisure Centre, approximately 835m away.

The previous 35 years has seen the development of self-contained style accommodation, which has replaced the club-lodge and commercial hotel style of accommodation that dominated during the first 20 years. In addition to accommodation, the development of lifts, snowmaking, roads, walking tracks, retail, municipal utilities and other visitor amenities have all contributed to a world-class, year-round resort set in an internationally significant national park.

Thredbo is an important part in visitor experiences to Kosciuszko National Park as well as being an intrinsic part of regional tourism and the regional economy. In addition to opportunities for visitors, Thredbo has developed its own unique community that has been shaped by the seasons, the landscape, the people, the history and a village charm.



Photo 1: Entrance to Thredbo Village from Alpine Way (Source: Google Maps)