



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

06 June 2025

Dear Alpine Resorts Team,

Re: Partial surrender of Development Consent DA 8053

This letter is to provide the Department of Planning, Housing and Infrastructure (DPHI) with a notice that Kosciuszko Thredbo Pty Ltd (KT) is partially surrendering Development Consent DA 8053 which was approved by the Minister for Planning on 22 December 2016. The notice is being given as Condition B.11 of Development Consent for DA 24/15069 (Beginner MTB Trail, Friday Flat) requires the Applicant to submit a partial surrender prior to the commencement of works subject to DA 24/15069.

The following details are provided in accordance with Section 68 of the *Environmental Planning and Assessment Regulation 2021*.

Environmental Planning and Assessment Regulation, Clause 68	Response
(2) (a) the name and address of the person giving the notice;	Chloe Chalk (Planning Coordinator) on behalf of Kosciuszko Thredbo Pty Ltd. 1 Friday Drive, Thredbo NSW 2625
(b) the address and folio identifier of the land to which the development consent relates;	2 Friday Drive, Thredbo NSW 2625 Lot 876/DP1243112
(c) a description of the development consent to be surrendered;	The partial surrender relates to the disc golf course on Friday Flat ski slope. The site location is shown on the As Built Plan provided in the Attachments.
(d) if the person giving the notice is not the owner of the land – a statement signed by the owner of the land that the owner consents to the surrender of the development consent; (note Division 3 Clause 12 (2) of the <i>Environmental Planning and Assessments (Savings, Transitional and Other Provisions) Regulation 2017</i> modifies the regulations in the ski resort areas such that development applications in the ski resorts may be made by the lessee of the land)	The person giving the notice is authorised to apply for the partial surrender on behalf of KT – the lessee of the Land. Authorisation was provided to the Department (Mark Brown) on 1 August 2023 (see letter provided separately with this application).

Environmental Planning and Assessment Regulation, Clause 68	Response
(e) whether any part of the development to which the development consent relates has commenced	All parts of the development have commenced.
(3) If any part of the development to which the development consent relates has commenced (the commenced development), the notice must also set out the circumstances that indicate— (a) the commenced development was carried out in compliance with— (i) each condition of the development consent that is relevant to the commencement development, or (ii) an agreement with the consent authority relating to the development consent that is relevant to the commenced development, and	The commenced development on Friday Flat was carried out in accordance with the development consent. A copy of the construction and occupation certificates are provided in the Attachments.
(b) the surrender of the development consent will not have an adverse impact on a third party or the locality.	The partial surrender of the development consent for the disc golf course on Friday Flat ski slopes will not have an adverse impact on a third party or the locality. The disc golf course has not been in use for several years. The tees/buckets have been removed from site.

Kind regards,



Chloe Chalk

Planning Coordinator

Kosciuszko Thredbo Pty Ltd

06 June 2025

Attachments

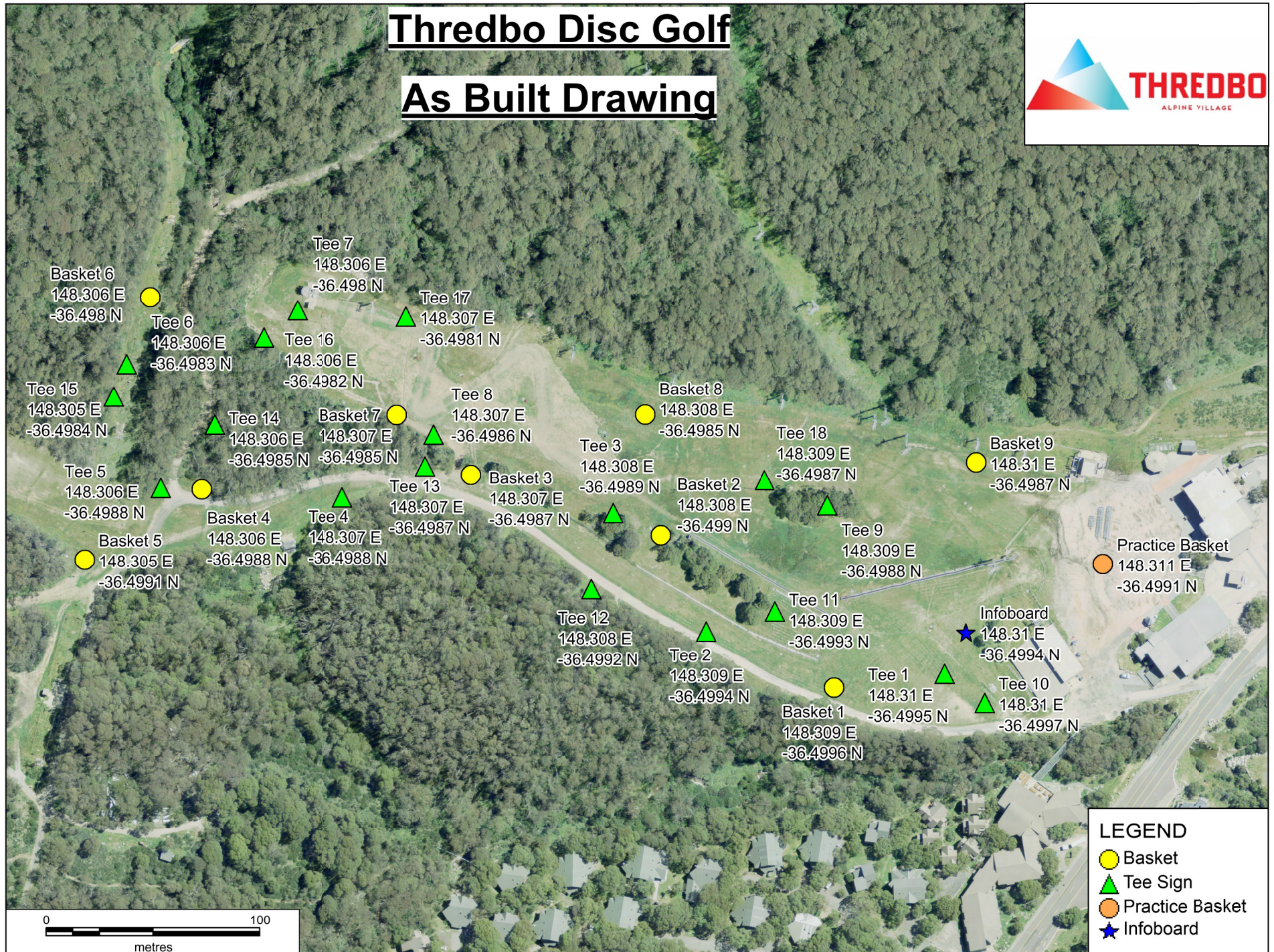
Attachment 1 – As Built Disc Golf Course Friday Flat

Attachment 2 – Construction certificate

Attachment 3 – Occupation certificate

Thredbo Disc Golf

As Built Drawing



Application: 160054

23 December 2016

Andrew Harrigan
Kosciuszko Thredbo Pty Ltd
PO Box 92
Thredbo NSW 2625

Dear Andrew,

Please find attached the following important documents associated with construction works to be carried out at Friday Flay & Thredbo Golf Course, Thredbo.

- Construction Certificate
- Attachment 1 - Notice of Inspections
- Attachment 2 - Documents relied upon
- Attachment 3 – Mandatory and Critical Stage Inspection Report
- Approved Construction Certificate Plans

Please take the time to carefully check these documents to ensure all of the details are correct and that you are aware of your responsibilities in regard to this matter.

Should you require any further information or assistance, please contact the undersigned on 0427 571 420.

Yours sincerely,



JAMES ALEXANDER

**Director
Accredited Certifier**

CONSTRUCTION CERTIFICATE

Construction Certificate No:	160054
DA Number: DA 8053	Date of Issue: 4/11/2016

Development Details:

Street No.:		Street:	Friday Flay & Thredbo Golf Course
Suburb:	Thredbo	Postcode:	2625
Title Particulars:			

Land Use Zoning:	
Description of works:	Disc Golf course and associated works
BCA Classification:	10b

Applicant Details:

Name:	Andrew Harrigan
Contact:	Andrew Harrigan
Postal Address:	Kosciuszko Thredbo Pty Ltd PO Box 92 Thredbo NSW 2625

STATEMENT: *Work completed in accordance with documentation accompanying the application for this certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulations, 2000, as amended and as referred to in Section 81A(5) of the Environmental Planning & Assessment Act, 1979, as amended.*


This certificate issued by:

James Alexander

ACCREDITED CERTIFIER

ACCREDITATION NUMBER: BPB0002

ACCREDITATION BODY: BUILDING PROFESSIONALS BOARD

Signature:	CERTIFICATE DETERMINED ON:
	23 December 2016
	CERTIFICATE LAPSES ON:
	5 years from date of determination

ATTACHMENT 1



NOTICE OF INSPECTIONS CONSTRUCTION CERTIFICATE

Clause 135A

Environmental Planning & Assessment Regulation, 2000 as amended

Applicant:

Andrew Harrigan
Kosciuszko Thredbo Pty Ltd

Pursuant to Section 86(1) (A1) (ii) of the Environmental Planning and Assessment Act, 1979 notice is hereby given of the inspections required by the Principal Certifying Authority relating to the land and development described as follows:

Land:	Friday Flay & Thredbo Golf Course Thredbo 2625
Development:	Disc Golf course and associated works
BCA Class:	10b
Construction Certificate No:	160054

Mandatory Inspections:

1. After the building work has been completed and **prior** to any occupation certificate being issued in relation to the building/development; and

Any additional inspection, that may be required by the PCA throughout the course of construction, in order to issue the Occupation Certificate.

Any additional certificate and/or information required by the PCA, in order to issue the Occupation Certificate.

JAMES ALEXANDER

PRINCIPAL CERTIFYING AUTHORITY

ACCREDITATION NUMBER: BPB0002

Attachment 2



Schedule of Plans relied upon for the issue of the Construction Certificate

Prepared By	Document	Reference	Date
Kosciuszko Thredbo Pty Ltd	Statement of environmental effects		
DiscGolfPark	Installation Instructions		
Kosciuszko Thredbo Pty Ltd	Course layout pictures/plans		
Kosciuszko Thredbo Pty Ltd	Statement from Environmental Officer on final locations of structures	BW16:29	22/12/2016

Attachment 3



MANDATORY AND CRITICAL STAGE INSPECTIONS REPORT

Construction Certificate No:	160054
DA Number: DA 8053	Date of Issue: 4/11/2016

Development Details:

Street No.:		Street:	Friday Flay & Thredbo Golf Course
Suburb:	Thredbo	Postcode:	2625
Title Particulars:			

Land Use Zoning:	
Description of works:	Disc Golf course and associated works
BCA Classification:	10b

Inspection Details:

Principal Certifying Authority:	James Alexander No: BPB0002
Inspector:	James Alexander No: BPB0002
Inspection Date and Time:	20 December 2016 Inspection Time: 10:40 pm

Inspection Results:

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 143B Pre-approval Inspection – Satisfactory

James Alexander
Inspector

Appointment of Principal Certifying Authority & Notice of Intention to Commence Work



JAMES ALEXANDER & ASSOCIATES

Environmental Planning & Assessment Act, 1979 – S81A(2)(b),(ii) or (c), or 4(b)(ii) or (c), 86(1) & (2)

Section A Development Details

Address: Friday Flat + Golf Course, Thredbo.
Description of the building work: Disc Golf course.

Section B Details of person appointing the Principal Certifying Authority (PCA)

Only the person having the benefit of the Development Consent may appoint the PCA

Name(s): Andrew Hawrigan Kosciuszko Thredbo.
Correspondence to be c/-
Postal Address: PO Box 92 Thredbo NSW 2625
Phone:
Email:

As the Applicant and/or the owner/s of the land to which this application relates;

- I/we appoint James Alexander & Associates Pty Ltd (Accreditation No. ABC5) as the Principal Certifying Authority.
- I/we declare that all the information provided is true and correct.
- I/we acknowledge that failure to comply with any of the PCA's requirements may result in the PCA issuing a Notice of Intention to Serve an Order and/or further legal actions being undertaken.

Signature/s: [Signature] Date: 14.12.2016

Signature/s: Date:

Section C Details of Principal Contractor

Home Warranty Insurance (if applicable) to be attached if applicable pursuant to Part 6 of the Home Building Act, 1989

Builder Name: Kosciuszko Thredbo.
Licence No.: N/A.
Phone:
Email:

Section D Notice of Commencement

The building work described above is intended to commence on: 27 December 2016

Office Use Only

CC or CD number: 160054	Date CC/CD issued: 22/12/2016	Name of Certifying Authority: James Alexander
DA number: 8053	Date DA issued: 22/12/2016	Name of Council: Dept of Planning

Issued under part 4A of the
 Environmental Planning and
 Assessment Act 1979
 Approved CC No. 160054
 3/12/16



- Basket
- ▲ Tee sign
- Info board

SYSTEMS PERFORMANCE
 RECEIVED - JINDABYNE

Issued under part 4A of the
Environmental Planning and
Assessment Act 1979

160054

Approved OC No.

Signed *[Signature]* Date 23/12/16

-  Basket
-  Tee sign
-  Info board
-  Practice basket



 Planning & Infrastructure

- 4 NOV 2016

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED - JINDABYNE



Address: PO Box 169
Jindabyne NSW 2627
Tel: 0264561285
Email: info@jamesalexander.com.au
ABN: 23 112 996 942
www.jamesalexander.com.au

Application: 160054

30 December 2016

Andrew Harrigan
Kosciuszko Thredbo Pty Ltd
PO Box 92
Thredbo NSW 2625

Dear Andrew,

Re: Friday Flat & Thredbo Golf Course, Thredbo.
Occupation Certificate No. **160054**

In accordance with Section 109H of the Environmental Planning and Assessment Act 1979, we enclose an Occupation Certificate relating to the construction of the above project.

As required under the legislation copies of the same have been forwarded to Dept. of Planning for their records and the Final Fire Safety Certificate, where appropriate, issued to NSW Fire Brigades. Please note that annual certification of the fire safety measures is a statutory responsibility of the building owner. James Alexander & Associates Pty Ltd would be pleased to offer our assistance.

We would like to take this opportunity to thank you for using our services. Should you need to discuss any issues, please do not hesitate to contact the Accredited Building Surveyor James Alexander on 0427 571 420 or the above number.

Yours sincerely,

JAMES ALEXANDER

**Director
Accredited Certifier**



FINAL OCCUPATION CERTIFICATE

Environmental Planning & Assessment Act 1979, as amended

APPROVED

Complying Development Certificate No: 160054

APPLICANT NAME: Andrew Harrigan
Kosciuszko Thredbo Pty Ltd

POSTAL ADDRESS: PO Box 92
Thredbo NSW 2625

LAND: Friday Flat & Thredbo Golf Course Thredbo

DEVELOPMENT: Disc Golf course and associated works

CERTIFYING AUTHORITY: James Alexander
Accreditation No: BPB0002

BCA CLASS: 10b

I, James Alexander as the certifying authority, certify that:

- I have been appointed as the Principal Certifying Authority under s109E;
- A current Development Consent or Complying Development Certificate is in force with respect to the building;
- A Complying Development Certificate has been issued with respect to the plans and specifications for the building;
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia;
- Where required, a final Fire Safety Certificate has been issued for the building;
- Where required, a report from the Commissioner of Fire Brigades has been considered.

JAMES ALEXANDER PRINCIPAL CERTIFYING AUTHORITY	Certificate Issued On:
	30 December 2016



Schedule of Plans relied upon for the issue of the Occupation Certificate

Prepared By	Document	Reference	Date
Kosciuszko Thredbo Pty Ltd	Rehabilitation sign off		28/12/2016
Kosciuszko Thredbo Pty Ltd	As built plan (with GPS markings) email		29/12/2016



MANDATORY AND CRITICAL STAGE INSPECTIONS REPORT

Construction Certificate No:	160054
DA Number: DA 8053	Date of Issue: 4/11/2016

Development Details:

Street No.:		Street:	Friday Flay & Thredbo Golf Course
Suburb:	Thredbo	Postcode:	2625
Title Particulars:			

Land Use Zoning:	
Description of works:	Disc Golf course and associated works
BCA Classification:	10b

Inspection Details:

Principal Certifying Authority:	James Alexander No: BPB0002
Inspector:	James Alexander No: BPB0002
Inspection Date and Time:	30 December 2016 Inspection Time: 10:40 pm

Inspection Results:

We have attended the above property and completed an inspection. Each area inspection and the inspection result is listed below.

- Inspection area: ✓ 143B Pre-approval Inspection – Satisfactory
- Inspection area: ✓ Final Inspection – Satisfactory

James Alexander
Inspector