

## NOTICE OF PART 4 DEVELOPMENT DETERMINATION

# Valley Terminal and Guest Services

<b>Application No</b>	DA 23/8363
<b>Description</b>	External alterations to an existing commercial premises and staff accommodation buildings, known as the Valley Terminal and Guest Services buildings, as outlined in Condition A.2
<b>Location</b>	Valley Terminal and Guest Services Building (Lot 862 DP 1128686), Friday Drive, Thredbo Village, Thredbo Alpine Resort, Kosciuszko National Park
<b>Applicant</b>	Kosciuszko Thredbo Pty Ltd
<b>Council Area</b>	Snowy Monaro Regional Council
<b>Determination</b>	Approved
<b>Determination Date</b>	27 February 2024
<b>Registration Date</b>	28 February 2024
<b>Consent Authority</b>	Minister for Planning

On 27 February 2024 the delegate of the Minister for Planning granted consent for the development application DA 23/863 (PAN-313916) for external alterations to an existing commercial premises and staff accommodation building as outlined in Condition A.2 in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act).

The development consent is subject to conditions, which are available on the NSW Planning Portal. The reasons for approval and conditions are provided in the assessment report and the Notice of Decision. These documents, including any endorsed plans can be found on the NSW Planning Portal at:  
<https://pp.planningportal.nsw.gov.au/development-assessment/state-significant-applications/projects/state-development-applications>

The consent has effect on and from 28 February 2024.

The consent lapses on 28 February 2029 unless the development has physically commenced before that date (in the case of development consent for the erection of a building, subdivision of land or the carrying out of a work) or if the use of land, building or work has actually commenced before that date.

General Terms of Approval for a Bush Fire Safety Authority under Section 100B of the Rural Fires Act 1997 from NSW Rural Fire Service is incorporated into the conditions of consent.

### **Reviews/Appeals**

Certain appeal and review rights are available to applicants and objectors following determination of a development application.

The applicant has a right to request a review of the determination under section 8.3 of the Act.

If the applicant is dissatisfied with the determination of the application, the applicant has the right, under section 8.7 of the Act, to appeal to the Land and Environment Court within 12 months of the date the determination was notified or registered on the NSW planning portal.