



Lift Operators Headquarters Building, Smiggin Holes

Development Application Assessment
DA 23/14870

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Cover image: Main Range, Kosciuszko National Park (Source: Alpine Resorts Team)

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Glossary

Abbreviation	Definition
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
BVM	Biodiversity Values Map
Consent	Development Consent
CPP	Community Participation Plan
Department	Department of Planning, Housing and Infrastructure
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
KNP	Kosciuszko National Park
Minister	Minister for Planning
NPWS	National Parks & Wildlife Service
Planning Secretary	Secretary of the Department of Planning, Housing and Infrastructure
RFS	NSW Rural Fire Service
SEPP	State Environmental Planning Policy

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1 Introduction

This report provides an assessment of the Development Application (DA 23/14870) for a single storey extension to the Lift Operator's Headquarters building, located on Lot 256 DP 721845, Smiggin Holes, which is within the Perisher Range Alpine Resort in Kosciuszko National Park (KNP) – **Figure 1**.



Figure 1 | Location of the lift operators building within Smiggin Hole, Perisher (Source: Six Maps 2023)

The site is located within the Smiggins Holes area of Perisher ski resort, adjacent to the Link T-bar and situated to the rear of the Smiggins Hotel. The site is accessed via the Corroboree Road, located off Kosciuszko Road through the Smiggins Hotel carpark.

The Lift Operator's Headquarters building is a single story building clad in timber board, including timber floors and roof trusses. The structure is supported by stone footings and screw piers with steel sheeting used as roof materials. The interior includes a front workshop, storeroom, locker room and bathroom in the centre and a staff lunchroom located towards the rear (**Figure 2**).

This application proposes the following works:

- Site preparation and installation of environmental controls
- Minor excavation for installation of screw piers, strip footings and drainage
- Removal of the existing temporary shed located to south eastern corner of the building (and shown circled in **Figure 2**)
- Onsite construction of a 15sqm, single storey, building extension to the rear, including the partial removal of the existing rear wall and window (**Figure 3, 4 and 5**)
- Site restoration and rehabilitation, as required.



Figure 2 | View of Lift Operators Headquarters building from the eastern elevation (Source: Applicant's documentation)

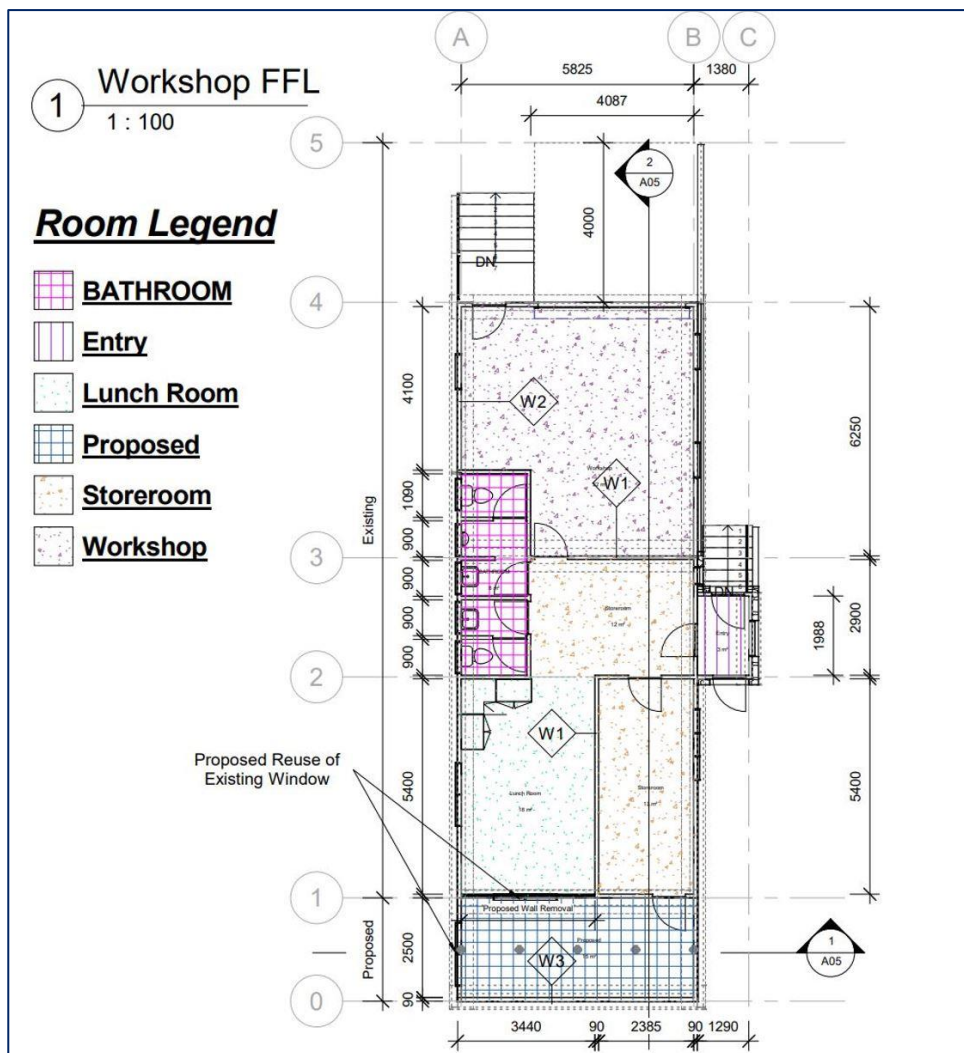


Figure 3 | Proposed site layout to the Lift Operators Headquarters building (Source: Applicant's documentation)

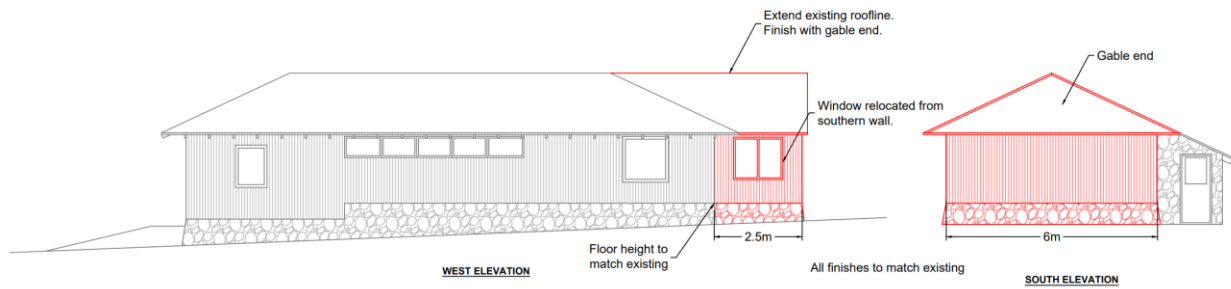


Figure 4 | Proposed western elevation and southern elevation (Source: Applicant's documentation)

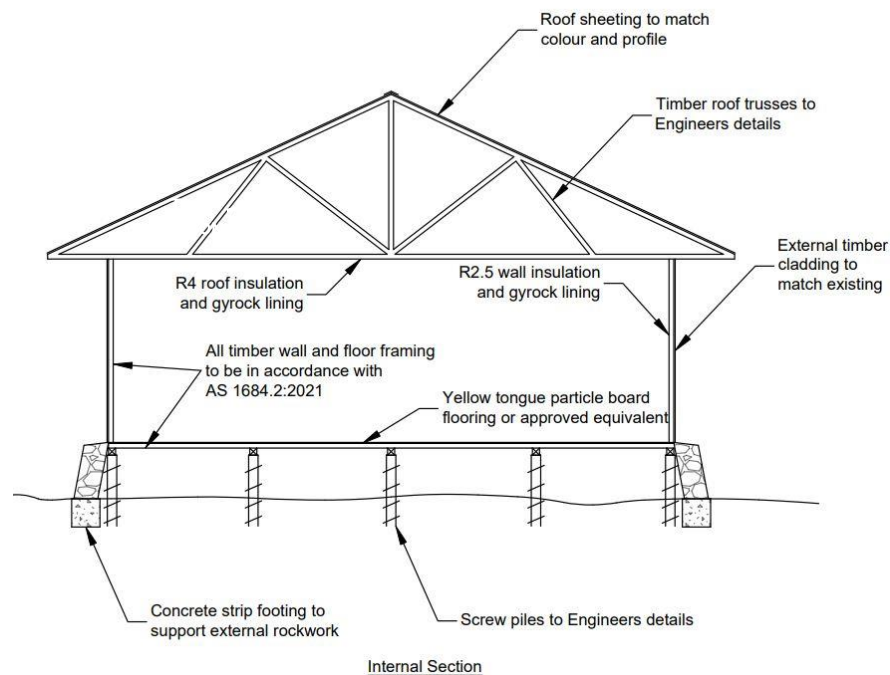


Figure 5 | Cross section of typical works (Source: Applicant's documentation)

Other than the proposed rear extension the footprint of the building will remain unchanged and will not extend beyond the site boundary. Minor groundworks required for ground level strip footing as well as additional screw pairs and drainage are proposed as part of the development. No vegetation identified as having biodiversity value is proposed to be removed as part of the proposal.

A materials storage area and recycling bins and waste receptacles are proposed to be located within the Smiggins Hotel carpark during the works.

The Applicant indicates that the works to extend the Lift Operators Headquarters by 15sqm is necessary due to the currently congested state of the locker room workspace. The extension will improve the amenity of workers who would benefit from the added locker room and lunchroom space.

The proposed cost of works is \$44,32.00

Supporting documents to this assessment report can be found on the NSW Planning Portal website at:

<https://www.planningportal.nsw.gov.au/development-assessment/state-significant-applications/projects/state-development-applications>

2 Matters for Consideration

2.1 Strategic Context

South East and Tablelands Regional Plan 2036

The proposal is consistent with the Regional Plan as the works help promote the regional tourism industry by improving the amenities of workers and ensuring the ongoing maintenance and use of the Perisher Valley as a premier regional tourist attraction.

Snowy Mountains Special Activation Precinct Master Plan

Section 9.1.2 of the Master Plan relates to Perisher Range. The proposal is consistent with the Master Plan as the works help improve Perisher Valley workers on site amenities while also contributing to the ongoing maintenance of the Perisher Valley Ski Resort. The Department notes that the Lift Operators Headquarters building is not associated with the larger workshop located adjacent to Kosciusko Road, recommended for relocation under the Snowy Mountains Special Activation Precinct Master Plan.

Precincts - Regional SEPP

The proposal is consistent with Chapter 4 of the Precincts - Regional SEPP, where the development would not have an adverse impact on the environment or detract from the character of the building, and it will improve the amenities for Perisher Valley workers, supporting regional tourism. Works will be undertaken in a way that has due regard to the alpine environment and the conservation and restoration of ecological processes, natural systems and biodiversity. Disturbance to the be minimised, with measures in place to mitigate adverse impacts on the environment.

Under the provisions of section 4.27 of the SEPP, the National Parks and Wildlife Service (NPWS) have a commenting role as the land manager, which includes administering the Plan of Management framework for KNP that incorporates objectives, principles and policies to guide the long-term management of the KNP. NPWS have recommended conditions to prevent adverse impacts on the natural or cultural environment.

Draft South East and Tableland Regional Plan 2041

The draft plan was publicly exhibited from 8 August 2022 until 23 September 2022. The draft plan underwent extensive consultation with the community and stakeholders with feedback incorporated into an updated version of the draft plan that was re-exhibited from 9 December 2022 to 31 January 2023. The draft plan identifies the alpine areas as providing important biodiversity to the region and acknowledges the alpine area's contribution to the region's tourism economy.

The proposal is consistent with the draft Regional Plan as it will not result in adverse biodiversity impacts and would support the ongoing operation of the Perisher Range Alpine Resort. This supports the maintenance of visitation to the resort, along with the local and regional economy.

2.2 Permissibility

The proposal relates to the extension of the Lift Operators Headquarters, which includes a maintenance workshop, storage and ancillary lift operator's locker room, meeting and lunchroom. The use would fall under the definition of a 'depot':

Depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

Pursuant to section 4.7 of the Precincts - Regional SEPP, 'depots' are permissible with consent within the Perisher Range Alpine Resort.

2.3 Mandatory Matters for Consideration

Objects of the EP&A Act

Table 1 | Objects of the EP&A Act

Objects of the EP&A Act	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The proposal supports the ongoing use of the Perisher Valley as a premier ski resort through the provision of improved staff amenities. The extension of the Lift Operators Building will allow for a larger lunch and locker room space and will help promote regional jobs within the Southeast Tablelands region. Impacts on the environment will be minimised. The proposal is considered to have positive economic and social impacts.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposal will not have an unacceptable impact on the environment, thus being compatible with ecologically sustainable development. Adverse impacts on the natural environment are not expected to occur, whereas the socioeconomic outcomes of the works are generally expected to be positive. Mitigation measures during construction have been included in the recommended conditions of consent.
(c) to promote the orderly and economic use and development of land,	The development seeks approval for works that will contribute to greater amenity for workers in the Perisher Valley and promoting the ongoing economic use of the land.
(d) to promote the delivery and maintenance of affordable housing,	Not applicable to this proposal.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their	Adverse impacts upon the environment are limited due to the contained nature of the works and management of related construction activities within a previously disturbed area. Sensitive areas identified on the Biodiversity Values Map and impacts on any threatened species are avoided.

habitats,

(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The site is not in close proximity to an area or item of built heritage. The development involves limited ground disturbance and is considered to be unlikely to result in any adverse impacts upon an area of Aboriginal cultural heritage.
(g) to promote good design and amenity of the built environment,	The Department considers that the proposed works will not detract from any built form. The extension to the building will incorporate materials that are in keeping with the existing structure and will not result in adverse impacts on the environment.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The Department has recommended conditions of consent to ensure the proposal is undertaken in accordance with legislation, guidelines, policies and procedures to provide for the health and safety of occupants of the structure (refer to Appendix A).
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Department consulted with relevant government agencies and considered their responses (refer to Section 3 and Section 4).
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The proposal was made publicly available in accordance with the Department's Community Participation Plan (refer to Section 3).

Considerations under section 4.15 of the EP&A Act

Table 2 | Section 4.15(1) Matters for Consideration

Section 4.15(1) Evaluation	Consideration
(a)(i) any environmental planning instrument (EPI)	<p>The Precincts - Regional SEPP is the principal EPI which applies to the site for this type of development. An assessment against the requirements of Chapter 4 of the Precincts - Regional SEPP is provided below.</p> <p>The Department is satisfied that the Application is consistent with the requirements of Chapter 4 of the Precincts - Regional SEPP.</p>

(a)(ii) any proposed instrument	Not applicable to the proposal.
(a)(iii) any development control plan	Not applicable to the proposal.
(a)(iiia) any planning agreement	Not applicable to the proposal.
(a)(iv) the regulations	<p>The application satisfactorily meets the relevant requirements of the EP&A Regulation, particularly the procedures relating to development applications (Part 3 and Part 4) and fees (Part 13 and Schedule 4).</p> <p>The Department has undertaken its assessment in accordance with all relevant matters as prescribed by the regulations, the findings of which are contained within this report.</p>
(a)(v) any coastal zone management plan	Not applicable to the proposal.
(b) the likely impacts of that development	The Department considers the likely economic and social impacts of the development to be positive and that the environmental and cultural values of the site and locality will be maintained.
(c) the suitability of the site for the development,	The site is suitable for the development and relates to the existing use of the land for the Lift Operators Headquarters, which supports tourism activities in alpine resorts.
(d) any submissions made in accordance with this Act or the regulations,	Consideration has been given to agency discussions during the assessment of the application. See Section 3 of this report.
(e) the public interest.	<p>The works are consistent with the aim and objectives of Chapter 4 of the Precincts - Regional SEPP. The development seeks to improve workers facilities. Worker amenities support visitation, which underpins the viability of the Alpine Resorts. The works will be undertaken in a way to avoid adverse impacts on the environment.</p> <p>As such, the proposal is in the public interest.</p>

Environmental Planning Instruments

State Environmental Planning Policy (Precincts - Regional) 2021 (Precincts - Regional SEPP) is the principal EPI applicable to the development. Consideration of the relevant provisions to the proposal within Chapter 4 of the Precincts - Regional SEPP is provided in **Table 3**.

Table 3 | Chapter 4 considerations

Chapter 4 - Precincts - Regional SEPP - Kosciusko Alpine Region	
Section 4.9 Demolition	
The demolition of a building or work on land in the Alpine Region	The proposal does not relate to the whole-scale demolition but does include the removal of a temporary shed on site.
Section 4.21 Heritage conservation	
European heritage	The proposal will not impact on any European heritage items.
Aboriginal heritage	No areas of archaeological sensitivity are known to be located near the work site. Given the low potential for ground disturbance associated with the scope of works and lack of vegetation clearing proposed, the possibility of the works having an adverse impact on cultural heritage is considered unlikely.
Section 4.24 Flood planning	
Development on land in the flood planning area	The site is not located in a flood planning area and is not subject to flooding.
Section 4.25 Earthworks	
Impact of earthworks	<p>The minor earthworks required for the installation of strip footings, drainage and screw piers to facilitate the development will have no adverse impacts that cannot be mitigate by the measures that have been included in the conditions of consent.</p> <p>No stockpiling of excavated materials will occur on site. A condition of consent will require appropriate site management measures to be in place in accordance with the NPWS Guidelines.</p>
Section 4.27 Consultation with National Parks and Wildlife Service	
Consult with, and consider submissions from, the NPWS	The proposal was referred to the NPWS and comments were received. Refer to consideration of the NPWS referral comments in Section 3 of this report.

Section 4.28(1) – Consideration of master plans and other documents

(a) the aim and objectives of this policy, as set out in section 4.1	The proposal is consistent with the aim and objectives of Chapter 4 of the Precincts – Regional SEPP in that the development will be managed with regard to the principles of ESD and have a minimal impact on the environment while providing improved staff amenity.
(c) a conservation agreement under the <i>Environment Protection and Biodiversity Act 1999</i> of the Commonwealth that applies to the land,	Not applicable to the development.
(d) the <i>Geotechnical Policy - Kosciuszko Alpine Resorts</i> published by the Department in November 2003,	<p>The site is not within the G zone identified on the Department's Geotechnical Policy – Kosciuszko Alpine Resorts Perisher Map.</p> <p>The Applicant provided further information and the proposal is supported by a Form 4 prepared by Mark Bartel, which included commentary that the current load bearing capacity of the existing building will not be exceeded or adversely impacts by the proposed development.</p> <p>The Department is satisfied that no further geotechnical assessment is required prior to determination.</p>
(e) for development in the Perisher Range Alpine Resort— (i) the Perisher Range Resorts Master Plan, published by the National Parks and Wildlife Service in November 2001 and (ii) the Perisher Blue Ski Resort Ski Slope Master Plan adopted by the National Parks and Wildlife Service in May 2002.	The proposal has been considered against the relevant criteria of the PRRMP. The Department considers the proposal is not inconsistent with the Master Plan as the works relate to improving staff facilities. This will ensure the ongoing maintenance of the Alpine Resort, strengthening the resort services and economic viability, while limiting the environmental impact of the works.

Section 4.29 Consideration of environmental, geotechnical and other matters

Under section 4.29(1) - In deciding whether to grant development consent to development in the Alpine Region, the consent authority must consider the following -

(a) measures proposed to address geotechnical issues relating to the development,	The applicant has included a Form 4 - Minimal Impact Certification that provides an assessment of relevant geotechnical issues associated with the development. The Certification concludes that the current load-bearing capacity of the existing building will not be exceeded or
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adversely impacted by the proposed development. No further geotechnical investigation is considered necessary.

- (b) the extent to which the development will achieve an appropriate balance between -
- (i) the conservation of the natural environment, and
 - (ii) taking measures to mitigate environmental hazards, including geotechnical hazards, bush fires and flooding,

The proposed works have been designed to avoid and mitigate impacts on the natural environment. The land is not subject to flooding. Measures to protect against bushfire are required in accordance with the Bush Fire Safety Authority that relates to the site. The land is identified as being in an area of geotechnical sensitivity, and the works have been assessed as minor.

Natural hazards have been adequately addressed.

- (c) the visual impact of the proposed development, particularly when viewed from the land identified as the Main Range Management Unit in the Kosciuszko National Park Plan of Management,

The extension to the Lift Operator Headquarters building is considered minor and will incorporate the same materials and fixtures present in the existing building. The visual impact of the development is considered to be negligible.

- (d) the cumulative impacts of development and resource use on the environment of the Alpine Subregion in which the development is carried out,

No adverse cumulative impacts are anticipated in relation to the proposal. The development will not result in any changes to resource use or impact the service and waste systems and facilities in place to support development and visitor patronage of facilities in the Alpine resorts.

- (e) the capacity of existing infrastructure and services for transport to and within the Alpine Region to deal with additional usage generated by the development, including in peak periods,

No additional usage of the infrastructure and service network is predicted as a result of the project.

- (f) the capacity of existing waste or resource management facilities to deal with additional waste generated by the development, including in peak periods.

The project will involve the generation of construction waste. The proponent has made an agreement with the Smiggins Hotel to utilise their carpark for the temporary storage of construction waste and materials. The agreement with Smiggins Hotel for the management of waste with any waste from the project is considered adequate.

Under section 4.29(2) - For development involving earthworks or stormwater draining works, the consent authority must also consider -

Measures to mitigate adverse impacts

Onsite stormwater drainage and earthworks are proposed as part of the application. These works are considered

associated with the works

minor and no negative impacts to stormwater are anticipated due to the nature and location of the proposed works.

Under section 4.29(3) - For development the consent authority considers will significantly alter the character of an Alpine Subregion, the consent authority must also consider -

- | | |
|--|---|
| (a) the existing character of the site and immediate surroundings, and | The development will not significantly alter the character of an Alpine Subregion, or the character of the site and immediate surroundings. |
| (b) how the development will relate to the Alpine Subregion. | As above. |

Section 4.30 Kosciuszko National Park Plan of Management

Consistency between the development and the Kosciuszko National Park Plan of Management

The Department is satisfied that approval of the proposal would not be inconsistent with the KNP PoM.

Ecologically Sustainable Development (ESD)

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. ESD initiatives and sustainability have been adequately considered by the Applicant and mitigation measures are proposed to be incorporated into the design.

The proposal is consistent with ESD principles, and the Department is satisfied the proposal works have been developed having regard to ESD principles.

Biodiversity Conservation Act 2016

Section 1.7 of the EP&A Act requires the application of the *Biodiversity Conservation Act 2016* (BC Act) in connection with the terrestrial environment. The BC Act introduced a Biodiversity Offsets Scheme (BOS) that applies when:

- the amount of native vegetation being cleared exceeds a certain threshold area; or
- the impacts occur within an area mapped on the Biodiversity Values Map (BVM) published by the Minister for Environment; or
- the 'test of significance', in section 7.3 of the BC Act, identifies that the development or activity is likely to significantly affect threatened species or ecological communities, or their habitats; or
- the works are carried out in a declared area of outstanding biodiversity value.

The information supporting the Application indicates that the proposal is not located within an area mapped on the BVM and would not have a significant effect on threatened species, populations, ecological communities, or their habitats. Comments received from the NPWS during the assessment of the application concur that the development, as proposed, will result in minimal environmental impact, subject to appropriate environmental protection measures and conditions of consent. NPWS have

provided advise on the management of drainage patterns and the mitigation of soil impacts which has been included as part of the conditions of consent for approval.

The Department notes that there is currently no declared area of outstanding biodiversity value within KNP.

The Department is therefore satisfied that there is no adverse impact on threatened species or ecological communities or their habitats.

3 Engagement

3.1 Department's engagement

The Department's Community Participation Plan, November 2019, prepared in accordance with Schedule 1 of the EP&A Act generally requires applications to be exhibited for a period of fourteen (14) days. However, applications under Chapter 4 of the Precincts - Regional SEPP are not required to be publicly exhibited if the proposal relates to works which are wholly internal to a building or where the site is located more than fifty (50) metres away from a tourist accommodation building.

As the works include external alterations to an existing tourist accommodation building within fifty (50) metres of other tourist accommodation buildings, the Department exhibited the application from 07 November 2023 until 20 November 2023 on the NSW Planning Portal website.

The application was sent to NPWS for comments, pursuant to section 4.27 of Chapter 4 of the Precincts – Regional SEPP.

3.2 Summary of submissions

The Department received comments from the NPWS. No public submissions were received.

NPWS provided the following comments on the application on 25 January 2024:

- NPWS agreed that if conducted in accordance with the documentation provided, the works proposed minimal environmental impact;
- Recommended conditions requiring that remnant bog or wet heath immediately adjoining the subject site is designated as a 'no go zone' with mapping indicative in the SEMP, and fencing included on site
- Included amendments to the general environmental management measures as part of the consent conditions

Note: Comments from NPWS were received following the Applicant's response to the Department's Request for Additional Information as detailed below.

3.3 Request for Additional Information

On 3 November 2023, the Department issued a Request for Additional Information to the Applicant based on the following concerns:

- Information is required on the use and capacity of the building; and
- The SEE should include its intention to retain or remove the 'side shed' structure that is shown within the site survey plans
- Further clarification needed for the Site Environmental Management Plan (SEMP) including the scope and direction of the drainage works
- A site plan is required as part of the attached documentation that clearly outlines the drainage works, trenching works and the lease boundary.

The Department required the Applicant provide a response to the above concerns with the submission of updated SEE, SEMP and supporting documentation, submitted to the satisfaction of the Department via the NSW Planning Portal.

3.4 Submissions and government agency advice to Amended Application

The Amended Application and accompanying appended documentation were referred to NPWS comments.

The NPWS reviewed the amended application and made no further comment beyond what was provided in their original response. The NPWS did not object to the proposal and provided comments and recommended conditions on the protection of native vegetation and the environment during the construction period.

In order to address NPWS requirements, a condition will be placed to ensure that land identified as remnant bog or wet heath is appropriately managed and is designated as a 'no go' zone, with mapping indicating the 'no go' zone included in the SEMP and flagging or fencing of the area onsite to prevent any impacts.

The Department has considered the comments received from the NPWS in **Section 4** and included conditions in the instrument of consent at **Appendix A**.

4 Assessment

The Department has considered the relevant matters for consideration under section 4.15 of the EP&A Act, the SEE and supporting information in its assessment of the proposal. The key issues in the Department's assessment are:

- Built form and impacts
- Compliance with the Building Code of Australia (BCA), and
- Managing construction impacts.

These issues are discussed below.

4.1 Built form and impacts

The proposal comprises works to the existing Lift Operators Headquarters building in order to provide an improved lunch area and locker room space for workers at the site. These works are visible from the public domain and neighbouring properties.

The proposed external works to the building are considered to be acceptable and provide improvements to the existing building and workshop.

The extended building is close to the western boundary, when reviewing the submitted site plan and survey plan. The Applicant has indicated that a survey set out be undertaken prior to commencement of works to determine the location of the boundary and ensure the works are wholly within the site. The Department supports this arrangement and has recommended a condition to address this prior to commencement of works.

Conditions of consent are also recommended to ensure works are undertaken in a way that do not negatively impact the built form of the building or cause adverse impacts on nearby buildings or the surrounding environment.

4.2 Compliance with the Building Code of Australia

The proposed new works, when constructed, are to comply with the Building Code of Australia (BCA) and relevant engineering design standards and Australian Standards. Section 64 of the EP&A Regulation also requires a consent authority to review a building and consider whether upgrades are warranted to bring the existing building into total or partial compliance with the BCA. The Department notes that compliance with relevant requirements is to be determined at the construction certificate stage by the Certifier and in accordance with conditions of consent, including:

- All new work (or work as part of the DA) must comply with the BCA. The Department considers that compliance with the BCA is achievable, with documentation confirming compliance required to be provided at the construction certificate stage.
- Section 64 of the EP&A Regulations require a consent authority to review a building and consider whether upgrades are warranted to bring the existing building into total or partial compliance with the BCA. The building was assessed by the Department's Principal Building Surveyor and identified some minor BCA and fire upgrades to be undertaken as part of the subject application, including

installation of a manually operated fire alarm system, exit signs, handrails and balustrades to external stairs, fire hose reel and portable fire extinguishers.

- Ensuring the proposal meets snow and wind loading requirements is a key consideration of the Department's assessment in the NSW Alpine environment. With adverse weather conditions at times, the fixing of the new structures to the existing building needs to be constructed appropriately. The Department has recommended that structural certification be provided prior to the issue of an occupation certificate for the works.
- In relation to bushfire prevention measures, the BCA requires the Applicant must submit documentation to be Principal Certifier to demonstrate that the works have been undertaken in accordance with Planning for Bushfire Protection 2019.

The Department concludes that subject to compliance with the conditions of consent, including references to the BCA which is to be addressed by the Certifier at the construction certificate stage, the proposal is satisfactory and would improve the amenity for workers using the Lift Operators Headquarters building.

4.3 Managing construction impacts

The associated ground and drainage work involved in the construction of the Lift Operators Headquarters building is considered minor and located on land that is heavily disturbed, with no impacts to any threatened species, populations, or ecological communities.

The Department notes NPWS comments regarding the presence of remnant bog or wet health located to the south of the proposed structure. Conditions will be placed to ensure that this land is appropriately managed and is designated as a 'no go' zone, with mapping indicating the 'no go' zone included in the SEMP and flagging or fencing of the area onsite to prevent any impacts. Mitigation and management measures in accordance with an amended Site Environmental Management Plan (SEMP) will be supported by the implementation of conditions of consent to protect the natural environment.

The Department has recommended standard construction conditions applied in the Alpine area, along with recommended conditions from NPWS. Subject to compliance with these conditions, the Department is satisfied that the proposed works would not impact upon nearby infrastructure or the environment.

5 Recommendation

The Department has assessed the merits of the proposal in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposal is acceptable as:

- there will not be a significant impact on any threatened species, populations, or ecological community
- construction impacts on the surrounding environment will be minimised given the nature of the proposal and recommended conditions of consent requiring effective site management during construction
- the works are acceptable to enhance workers on site amenities, supporting the ongoing economic maintenance and visitation of the resort.

Overall, the Department is satisfied that the proposal is suitable for the site and in the public interest.

The Department therefore recommends that the application be approved, subject to recommended conditions. In accordance with the Minister's delegation of 9 March 2022, the Team Leader, Alpine Resorts Team, Regional Assessments, may determine the application as:

- no reportable political donation has been disclosed
- there are less than fifteen (15) public submissions in which objection to the proposal has been raised
- the application is in relation to land to which Chapter 4 of the Precincts - Regional SEPP applies.

It is recommended that the Team Leader Officer, Alpine Resorts Team, Regional Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **accepts** and adopts the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **agrees** with the key reasons for approval listed in the notice of decision
- **grants** consent for the application in respect of DA 23/14870, subject to the recommended conditions
- **signs** the attached Development Consent (**Appendix A**).

Recommended by:



Hugh Clark
Planning Officer
Regional Assessments

Adopted by:



Erin Murphy
Team Leader
Alpine Resorts Team, Regional Assessments
as delegate of the Minister for Planning

Appendices

Appendix A – Recommended Instrument of Consent