

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	Development Application
<b>Application number and project name</b>	DA 24/448-- Demolition of an existing building and site preparation works, Sonnblick Lodge, Thredbo Alpine Resort, Kosciuszko National Park.
<b>Applicant</b>	Kosciuszko Thredbo Pty Ltd
<b>Consent Authority</b>	Minister for Planning

### Decision

The Team Leader of the Alpine Resorts Team, Regional Assessments, under delegation from the Minister for Planning has, under s.4.16 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions and any additional conditions.

A copy of the development consent and conditions is available:

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

A copy of the Department of Planning, Housing and Infrastructure is available:

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

### Date of decision

3 July 2025

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2021*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project is permissible with development consent under the *State Environmental Planning Policy (Precincts - Regional) 2021* and is consistent with NSW Government policies including the draft *South East and Tableland Region Plan 2041* aim to increase visitation to NSW ski resorts;
- the impacts on the community and the environment can be appropriately minimised or managed to an acceptable level, in accordance with applicable NSW Government policies and standards. The consent authority has imposed conditions relating to construction standards, environmental considerations, post construction certification and rehabilitation; and
- weighing all relevant considerations, the project is in the public interest.

## **Attachment 1 – Consideration of Community Views**

The Department's Community Participation Plan, April 2024, prepared in accordance with Schedule 1 of the Act generally requires applications to be exhibited for a period of 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 work / demolition to an existing tourist accommodation building within fifty (50) metres of other tourist accommodation buildings, the Department exhibited the application from 25 January 2024 until 8 February 2024 on the NSW Planning Portal website.

Comments were received from the National Parks and Wildlife Service and are addressed in detail in the Department's Assessment Report.

There was one public submission received from a neighbouring ski lodge during the exhibition of the application. The key issues raised in the submission and considered in the Department's assessment report include:

- potential impacts resulting from the shared retaining wall and stormwater / drainage infrastructure located at the northern boundary of the subject application
- the risk of landslip during and post demolition, and
- consideration of solid site fencing / protection for the rear of the subject site

The Department has addressed these issues in the assessment report and included conditions to address the matters raised.