

# Notice of decision

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

Application type	Development Application
Application number and project name	DA 24/15111 – Installation of Lift (Elevator) - Perisher Centre, Perisher Alpine Resort.
Applicant	Perisher Blue Pty Ltd
Consent Authority	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 and Environment's Assessment Report is available:

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

### Date of decision

5 March 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;
- no issues were raised by the community during the assessment of the proposal; and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Department's Community Participation Plan (CPP), April 2024, prepared in accordance with Schedule 1 of the *Environmental Planning and Assessment Act 1979* (the Act) requires nominated integrated development applications be exhibited for a period of twenty-eight (28) days. As the Department ascertained that application was located within forty (40) metres of a watercourse, the Department exhibited the application between 23 October 2024 to 20 November 2024 on the NSW Planning Portal and notified all lodges in proximity to the works.

The Department referred the application to the Department of Climate Change, Energy the Environment and Water - Water (DCCEEW Water) pursuant to section 4.46 (integrated development) of the EP&A Act, as a Controlled Activity Approval (CAA) under the *Water Management Act 2000* is required for development within forty (40) metres of a watercourse.

DCCEEW Water provided advice confirming that a CAA was not required, as the proposed works are of insufficient size or scale and/or do not involve carrying out a work, removing or depositing material on waterfront land, or carrying out an activity which affects the quantity or flow of water in a water source. However, DCCEEW Water advised that the development should be referred to Water NSW for determination if a work approval was determined to be required for any dewatering for the construction of the lift pit.

The application was referred to the NSW Rural Fire Service (RFS) pursuant to section 4.46 of the EP&A Act (integrated development) as a Bushfire Safety Authority (BFSA) under the Rural Fires Act 1997 is required for the development to be carried out. The RFS provided general conditions requiring that the development be constructed with non-combustible materials and provide for ember protection, and included the requirement for the development of a Bush Fire Emergency Management and Evacuation Plan.

Pursuant to s. 4.27 of the *Precincts - Regional SEPP*, the application was referred to the National Parks and Wildlife Service (NPWS) for land within an alpine resort within KNP. Comments were received from NPWS which have been considered and addressed in detail in the Department's Assessment Report.

There were no community views that needed to be taken into consideration in making this decision as no issues were raised by the community and no public submissions were received during the exhibition period.