

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 24/14728 Upgrade sewer and water services within the road reserve and adjoining lodges (Lot 792, 793, 794, 795, 818, 843 and 846 in Deposited Plan 1119757) in Thredbo Alpine Resort within Kosciuszko National Park (KNP)
Applicant	Kosciuszko Thredbo Pty Ltd
Consent Authority	Minister for Planning

Decision

The Team Leader – Assessments of the Alpine Resorts Team 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.

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

11 March 2025

Reasons for decision

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

- the relevant matters listed in section 4.55(1A) and 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 with the development application and during the assessment and 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 *South East and Tableland Regional Plan 2036* and draft *South East and Tableland Regional Plan 2041* which aim to sustain and increase visitation to the NSW ski resorts.
- the impacts on the community and the environment can be appropriately minimised, managed or offset 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, vegetation management and post construction certification;
- the issues raised by the community in submissions received during the exhibition period have been considered and adequately addressed by the Applicant and in the Department's Assessment Report; 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, required the application to be exhibited for fourteen (14) days as the works are located within fifty (50) metres of a tourist accommodation building.

The Department placed the application on exhibition on the NSW Planning Portal website between 23 October 2024 and 5 November 2024 and also notified lodges in Thredbo Village within fifty metres of the site of the development application.

Comments were received from the National Parks and Wildlife Service pursuant to Section 4.27 of the Precincts - Regional SEPP.

The matters raised by the National Parks and Wildlife Service were considered and are addressed in detail in the Department's Assessment Report.

Two (2) public submissions were received during the notification period objecting to the proposal. The objections both related to the removal of two (2) silver birch trees and three (3) cotoneaster bushes located near the western boundary of Sashas Apartments (Lot 793). The Applicant amended the design of the works to avoid the need to remove the subject vegetation.

A further two (2) submissions were later received during the assessment of the application (outside of the exhibition period) in relation to this amended design due to the proposed location of a sewer inspection opening point in an allocated car space at Squatters Run (Lot 792). The Applicant redesigned the connection at this point to be below the car parking level within the void (rather than needing to drill through the car parking space), which addressed the objections that were received.

All submissions were considered to have been adequately addressed.