

NOTICE OF PART 4 DEVELOPMENT DETERMINATION

Alpenhof Lodge

Application No	DA 24/16938
Description	Alterations to existing balconies within an existing tourist accommodation building, outlined in Condition A.2
Location	Lot 53, DP756697, Perisher Valley, Perisher Range Alpine Resort, Kosciuszko National Park
Applicant	Bokor Pty Ltd
Council Area	Snowy Monaro Regional Council
Determination	Approved
Determination Date	28 April 2025
Registration Date	28 April 2025
Consent Authority	Minister for Planning

On 28 April 2025 the delegate of the Minister for Planning granted consent for the development application DA 24/16938 (PAN-483253) for alterations to existing balconies within an existing tourist accommodation building, 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 April 2025.

The consent lapses on 28 April 2030 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.