

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 24/17507 -- Hi Noon Ski Club (Lot 721 DP 1119757) and adjoining Diggings Terrace and Banjo Drive (Lot 876 DP 1119757) – internal and external alterations and additions to an existing ski lodge, and change of use of an existing store room to a bedroom, Thredbo Alpine Resort, Kosciuszko National Park
Applicant	Hi Noon Ski Club 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 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's Assessment Report is available:

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

Date of decision

26 February 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 *South East and Tableland Region Plan 2036* and draft *South East and Tableland Region Plan 2041* aim to increase visitation to the 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, April 2024, prepared in accordance with Schedule 1 of the Act requires applications for development consent to be exhibited for a period of 14 days. The Department exhibited the application on the NSW Planning Portal website between 05 December 2024 to 10 January 2025.

Pursuant to s.4.46 of the EP&A Act (integrated development) the application was referred to the New South Wales Rural Fire Service (RFS) as a Bush Fire Safety Authority (BFSa) is required for the development to be carried out.

Pursuant to s.4.27 of the Precincts - Regional SEPP the application was also referred to the National Parks and Wildlife Service (NPWS) for land within an alpine resort within KNP.

The Department also notified lodges within Thredbo Village of the development proposal.

Comments were received from RFS and the 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. One (1) submission in support of the application was received.