

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 26/27690 – External alterations to an existing tourist accommodation building, Belvedere Apartments, 1 Bobuck Lane (Lot 716 DP 1119757), Thredbo Alpine Resort within Kosciuszko National Park
Applicant	Sidecut Pty Ltd
Consent Authority	Minister for Planning and Public Spaces

Decision

The Team Leader Assessments of the Alpine Resorts Team under delegation from the Minister for Planning and Public Spaces 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, 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

1 September 2026

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 relevant sections 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 agencies and 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 support visitation to the NSW alpine region;
- 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 operational requirements;
- matters raised by referral agencies during the assessment of the application have been satisfactorily addressed by the Applicant and by the applying conditions of consent; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Agency and Community Views

The Department's *Community Participation Plan*, September 2025, which was prepared in accordance with Schedule 1 of the EP&A Act, required the application be exhibited for a period of at least fourteen (14) days.

The application was exhibited from 3 June 2026 until 17 June 2026 on the NSW Planning Portal where it was made openly available for information of the community. Nearby neighbouring properties were also notified of the proposed development, consistent with the intent of the CPP to keep the community informed and to facilitate ease of access to planning decisions.

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.

Pursuant to s. 4.14 of the EP&A Act (*Consultation and development consent – certain bushfire prone land*) the application was referred to the NSW Rural Fire Service (RFS) as the works relate to a *Special Fire Protection Purpose* (Tourist Accommodation) in a bush fire prone area. It is noted that s. 4.14 provisions have been amended since lodgement of this application.

Comments in relation to the application were received from the NPWS, and these comments have been considered and addressed in detail in the Department's Assessment Report.

The RFS provided recommended conditions for consideration by the Department.

No public submissions were received during the assessment period in relation to the application, and there were no additional matters that needed to be taken into consideration in making this decision.

The site is suitable for the subject development, subject to conditions of consent, and support for the application was determined to be in the public interest.