

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 9841 – Construction of an on-grade car park above Friday Drive, Thredbo, Thredbo Alpine Resort |
| Applicant | Event Hospitality and Entertainment Ltd |
| Consent Authority | Minister for Planning and Public Spaces |

Decision

The Team Leader of the Alpine Resorts Team under delegation from the Minister 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://majorprojects.affinitylive.com/attachments/3343038E-EE19-11E9-AD38-724A9ECAC170/Determination%20and%20Schedules.pdf>

A copy of the Department of Planning, Industry and Environment's Assessment Report is available:

<https://majorprojects.affinitylive.com/attachments/5EB9C6A6-EE19-11E9-9202-724A9ECAC170/Development%20Application%20Assessment.pdf>

Date of decision

11 October 2019

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 2000*;
- 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 (Kosciuszko Nation Park – Alpine Resorts) 2007 and is consistent with NSW Government policies including the *South East and Tableland Regional Plan 2036* aim to 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, and post construction certification;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed 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 exhibited the Development Application for the project, including the Statement of Environmental Effects from 24 January 2019 to 22 February 2019 (30 days) and received comments from the National Parks and Wildlife Service and the Roads and Maritime Services. One public submission was received on another application (DA 9930 for CP3) that was intended for the CP2 car park proposal.

The issues raised by the National Parks and Wildlife Service and the public are addressed in detail in the Department's Assessment Report.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include the loss of greenspace and the proposal's impact on the Thredbo Valley Track. Other issues are addressed in detail in the Department's Assessment Report.

| <i>Issue</i> | <i>Consideration</i> |
|--|---|
| <p><i>Vegetation</i></p> <ul style="list-style-type: none"> • loss of greenspace • use of existing hardstand areas | <p><i>Assessment</i></p> <ul style="list-style-type: none"> • The National Parks and Wildlife Service reviewed the application and raised no concerns with the removal of the existing vegetation. • The Department notes the proposal includes the rehabilitation of the site and also additional landscape planting to compensate for the removal of the existing vegetation. • The consent authority is satisfied that the proposed works are acceptable. <p><i>Conditions</i></p> <ul style="list-style-type: none"> • No conditions |
| <p><i>Thredbo Valley Track</i></p> <ul style="list-style-type: none"> • impact on the Thredbo Valley Track (TVT) | <p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Applicant commented that the trail head and commencement of TVT can be further considered in consultation with the National Parks and Wildlife Service. • The National Parks and Wildlife Service supports a condition be included requiring further consultation prior to the commencement of works. • The Department notes the acceptance of a condition requiring further consultation between the Applicant and the National Parks and Wildlife Service in relation to the trail head and commencement of TVT. • The consent authority is satisfied that the proposed works are acceptable. <p><i>Conditions</i></p> <ul style="list-style-type: none"> • A condition has been included requiring further consultation between the Applicant and the National Park and Wildlife Service prior to commencement of works to resolve the design of the trail head and commencement of the trail |