

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 10645 - Internal alterations to an existing tourist accommodation building, Apartment B4, Mowamba Apartments, Thredbo Village, Thredbo Alpine Resort
Applicant	Jacqueline Mann and Rowena Pearce
Consent Authority	Minister for Planning and Public Spaces

Decision

The Team Leader 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:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=10645

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

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=10645

Date of decision

28 April 2021

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.
- there would be no impacts on the community and the environment, being internal works only. The consent authority has imposed conditions relating to construction standards, and post construction certification;
- no issues were raised by the community during exhibition 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, November 2019, prepared in accordance with schedule 1 of the Act requires applications of development consent to be exhibited for a period of 14 days. However, applications under the Alpine SEPP are not required to be public exhibited if the proposal relates to works which are wholly internal to a building or where the site is located more than 50 metres away from a tourist accommodation building.

Due to works being wholly internal to a building the Department did not exhibit the application. The Application was made publicly available on the Department's website.

The Department consulted with the NPWS who advised that due to the nature of the works, being internal only, they would not require a formal referral under Clause 17 of the Alpine SEPP. NPWS recommended standard environmental conditions be applied in accordance with internal works applications.

There were no community views that needed to be taken into consideration in making this decision. No issues were raised by the community and no public submissions were received.