

NOTICE OF PART 4 DEVELOPMENT DETERMINATION

Merritts Mountain Bike Trail

Application No	DA 25817
Description	Construction of an adaptive mountain bike trail, installation of a camera and trenching and associated works, as outlined in Condition A.2
Location	Merritts Mountain Bike Trail, Lot 876 DP 1243112, Thredbo Alpine Resort, Kosciuszko National Park
Applicant	Kosciuszko Thredbo Pty Ltd
Council Area	Snowy Monaro Regional Council
Determination	Approved
Determination Date	4 November 2025
Registration Date	4 November 2025
Consent Authority	Minister for Planning

On 4 November 2025 the delegate of the Minister for Planning granted consent for the development application DA 25/817 (PAN-496242) for construction of an adaptive mountain bike trail, installation of a camera and trenching and associated works 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 4 November 2025.

The consent lapses on 4 November 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 part of the proposed development requiring a Controlled Activity approval under the Water Management Act 2000 from the Department of Climate Change, Energy, the Environment and Water (DCCEEW) 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.