

# Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, I hereby modify the development consent referred to in Schedule 1, in the manner outlined in Schedule 2.



Mark Brown  
**Team Leader – Assessments**  
**Alpine Resorts Team**  
**Department of Planning, Housing and Infrastructure**

Jindabyne

4 November 2025

---

## SCHEDULE 1

|                              |  |
|------------------------------|--|
| <b>Application No.:</b>      | MOD 24/19241 (DA 6571 MOD 3)   |
| <b>Applicant:</b>            | Kosciuszko Thredbo Pty Ltd   |
| <b>Consent Authority:</b>    | Minister for Planning  |
| <b>Land:</b>                 | Stage 1B Mountain Bike Trails, Lot 876 DP 1243112, Thredbo Alpine Resort, Kosciuszko National Park |
| <b>Type of Development:</b>  | Advertised Development / Integrated Development  |
| <b>Integrated Bodies:</b>    | Department of Primary Industries – Office of Water   |
| <b>Approved Development:</b> | Construction of Mountain Bike Trails – Stage 1B  |
| <b>Modification</b>          | Modification to the approved offset plan   |

Schedule 1 of Development Application No. 6571 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words as follows

## DEFINITIONS

|   |  |  |
|---|--|--|
| Act   |  | means the <i>Environmental Planning and Assessment Act, 1979</i> (as amended).   |
| Advisory Notes                                  |  | means advisory information relating to the consent but do not form a part of this consent.   |
| Applicant                                       |  | means Kosciuszko Thredbo Pty Ltd.  |
| Approval Body                                   |  | has the same meaning as within Division 5 of Part 4 of the Act.  |
| BCA   |  | means the edition of the Building Code of Australia in force at the time of lodgement of an application for a Construction Certificate.  |
| Certifying Authority                            |  | has the same meaning as Part 4A of the Act.  |
| DA No 6571                                      |  | means the development application and supporting documentation submitted by the Applicant on 13 June 2014.   |
| Department                                      |  | means the Department of Planning and Environment, or its successors.   |
| Director  |  | means the Director of Key Sites Assessments or a delegate of the Director of Key Sites Assessments within the Department.  |
| Minister  |  | means the Minister for Planning, or nominee.   |
| <b><u>MOD 7493 (DA No. 6571 MOD 1)</u></b>      |  | <b><u>means the modification application lodged by the Applicant on 3 February 2016.</u></b>   |
| <b><u>MOD 7675 (DA No. 6571 MOD 2)</u></b>      |  | <b><u>means the modification application lodged by the Applicant on 17 May 2016.</u></b>   |
| <b><u>MOD 24/19241 (DA No. 6571 MOD 3)</u></b>  |  | <b><u>means the modification application lodged by the Applicant on 9 January 2025.</u></b>  |
| NOW   |  | means the NSW Office of Water, or its successors.  |
| OEH   |  | means the NSW Office of Environment and Heritage, or its successors.   |
| PCA   |  | means the Principal Certifying Authority and has the same meaning as Part 4A of the Act.   |
| Regulation                                      |  | means the <i>Environmental Planning and Assessment Regulations, 2000</i> (as amended).   |
| Secretary                                       |  | means the Secretary of the Department, or nominee/delegate.  |
| Secretary's approval, agreement or satisfaction |  | means a written approval from the Secretary or nominee/delegate.   |
| Subject site                                    |  | has the same meaning as the land identified in Part A of this schedule.  |
| Team Leader                                     |  | means the Team Leader of the Alpine Resorts Team within the Key Sites Assessment division (or its successors) or a delegate of the Team Leader of the Alpine Resorts Team within the Department. |

Schedule 2 of Development Application No. 6571 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words as follows

## SCHEDULE 2

### PART A – ADMINISTRATIVE CONDITIONS

#### A.1 Obligation to minimise harm to environment

In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the development.

#### A.2 Development in accordance with approved documentation and plans

The development shall be in accordance with the Development Application No. DA 6571 submitted by Kosciuszko Thredbo Pty Ltd on 13 June 2014 and additional information dated 9 September 2014 prepared by Kosciuszko Thredbo Pty Ltd and 8 December 2014 prepared by Dabyne Planning, as amended by the Section 96(1A) application submitted by Kosciuszko Thredbo Pty Ltd on 3 February 2016, as amended by the Section 96(1A) application submitted by Kosciuszko Thredbo Pty Ltd on 17 May 2016, **as amended by the Section 4.55(1A) application submitted by Kosciuszko Thredbo Pty Ltd on 09 January 2025** and in accordance with the supporting documentation submitted with that application including, but not limited to, the following:

| Ref No. | Document                                 | Title/Description  | Author/Prepared by                   | Date           | Document Reference         |
|---------|--|--|--------------------------------------|----------------|----------------------------|
| 1       | Statement of Environmental Effects (SEE) | Stage 1B – Thredbo Mountain Bike Trails<br>Trail 12 & Section 1 of Trail 13              | Dabyne Planning                      | 13 June 2014   | 18-13                      |
| 2       | Appendix A of SEE                        | Attachment 1<br>Proposed Plan Stage 1B Trail   | World Trail                          | 12 July 2013   | -                          |
| 3       | Appendix A of SEE                        | Attachment 4<br>Background Reference Site Analysis Plan                                  | World Trail                          | 5 April 2013   | -                          |
| 4       | Appendix A of SEE                        | Attachment 5<br>Standard Signage & Platform Modular Plans                                | Dabyne Planning                      | June 2014      | -                          |
| 5       | Appendix A of SEE                        | Attachment 5<br>Standard Signage & Platform Modular Plans                                | G.O. Engineering Consultants Pty Ltd | 7 January 2014 | 20131211-SKC-001<br>Rev. 1 |
| 6       | Appendix F of SEE                        | Stage 1 – Thredbo Mountain Bike Trails<br>Geotechnical Assessment                        | Asset Geotechnical                   | 23 May 2013    | 2146-A                     |
| 7       | Appendix F of SEE                        | Geotechnical Policy - Kosciuszko Alpine Resorts<br>Form 4 - Minimal Impact Certification | Signed by Mark Bartel                | 23 May 2013    | -                          |

|           |                           |  |   |                        |  |
|-----------|---------------------------|--|---|------------------------|--|
| 8         | General Terms of Approval | General Terms of Approval for work requiring a controlled activity approval under s91 of the Water Management Act 2000 | Department of Primary Industries – Office of water    | 8 September 2014       | 10 ERM 2014/0715                         |
| 9         | Plan                      | Section 96(1A) Application   | Eco Logical Australia                                 | 18 January 2016        |  |
| 10        | Plan                      | Section 96(1A) Application   | Eco Logical Australia                                 | 13 May 2016            | -  |
| <u>11</u> | <u>Report</u>             | <u>DA 6571 Stage 1B – Thredbo Mountain Bike Trails</u><br><u>Section 4.55 (1A) Modification Supporting Report</u>      | <u>Kosciuszko Thredbo Pty Ltd</u>                     | <u>07 January 2025</u> | <u>24021MO</u><br><u>Rev. 1</u>          |
| <u>12</u> | <u>Letter</u>             | <u>IDAS-2025-10018 (IDAS-2024-10149) - Section 4.55 Modification Referral – General Terms of Approval</u>              | <u>Department of Planning and Environment – Water</u> | <u>14 January 2025</u> | <u>IDAS-2025-10018 (IDAS-2024-10149)</u> |
| <u>13</u> | <u>Plan</u>               | <u>Site Overview</u>   | <u>Kosciuszko Thredbo Pty Ltd</u>                     | <u>06 January 2025</u> | <u>Rev. A</u>                            |