

## NOTICE OF PART 4 DEVELOPMENT DETERMINATION

# Lower Playground Mountain Bike Trail

---

<b>Application No</b>	DA 24/19228
<b>Description</b>	Construction of a Mountain Bike Trail node
<b>Location</b>	Lower Playground Mountain Bike Trail, Thredbo Alpine Resort, Kosciuszko National Park
<b>Applicant</b>	As per determination
<b>Council Area</b>	Snowy Monaro Regional Council
<b>Determination</b>	Approved
<b>Determination Date</b>	27 May 2025
<b>Registration Date</b>	27 May 2025
<b>Consent Authority</b>	Minister for Planning

---

On 27 May 2025 the delegate of the Minister for Planning granted consent for the development application DA 24/19228 (PAN-499440) for construction of a Mountain Bike Trail node 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 27 May 2025.

The consent lapses on 27 May 2040 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.

### **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.