



Waterfront Land Assessment

Enchanted Forest Mountain Bike Trail

2 Friday Drive, Thredbo NSW 2625

Kosciuszko Thredbo Pty Ltd

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Kosciuszko Thredbo Pty Ltd

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1 Introduction

This assessment has been prepared by Kosciuszko Thredbo Pty Ltd (KT) to support the Development Application (DA) for the Enchanted Forest Mountain Bike Trail (hereinafter referred to as the Development).

2 Project Description

The Development is for the construction of a mountain bike trail within Thredbo Alpine Resort. The trail links the Flow Trail, above the Catshed and Snowgums Chairlift Lovers Leap mid station to the top of the Bobshred and Home Run trails. The trail will incorporate a mix of flow and air style trail features. The length of the trail is 1223 m. The trail tread is 1.5 m with a 3-4 m trail corridor to accommodate the style of trail. The construction corridor for the trail is 20 m.

3 Assessment

3.1 Desktop review

The Hydroline spatial data shows a mapped watercourse within the locality of the subject site, refer **Figure 1**. This database incorrectly maps the alignment of this watercourse in several locations.



Figure 1: Hydroline spatial data (NSW Government 2025a)

The map (DoP 2006) in **Figure 2** is provided on the NSW Government Alpine resorts website (NSW Government 2025b) for reference purposes only and is superseded by mapping provided on the Department of Planning, Housing and Infrastructure on the NSW Planning Portal. This map incorrectly identifies the alignment of this watercourse in several locations.



Figure 2: Thredbo superseded map

The Hydroline spatial data and Thredbo superseded map has been overlaid with the proposed trail in **Figure 3** which highlights the inconsistencies in publicly available data.



Figure 3: Hydroline data and Thredbo superseded map overlaid with trail

3.2 Field assessment

A review of elevation contours created by vegetation penetrating LiDAR and ground-truthing confirms part of the 20 m construction corridor is located within 40 m of a defined watercourse (waterfront land). Therefore, an assessment has been carried out in accordance with the *Controlled activities – Guidelines for riparian corridors on waterfront land* (DPE 2022).

Three locations along Merritts Creek were ground-truthed using a roving GPS to inform the assessment, refer **Figure 4** to **Figure 9**. Point 1 was taken in the stream centre, point 2 was taken on the eastern high bank and point 3 was taken on the western high bank.



Figure 4: Reference point 1 facing upstream



Figure 5: Reference point 1 facing downstream



Figure 6: Reference point 2 facing upstream

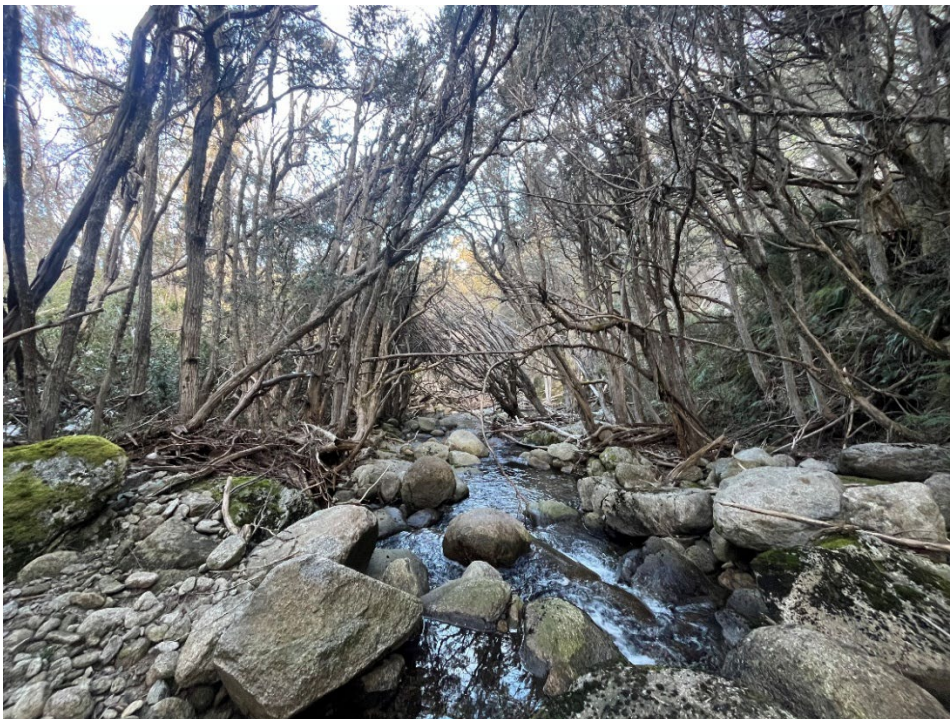


Figure 7: Reference point 2 facing downstream



Figure 8: Reference point 3 facing upstream

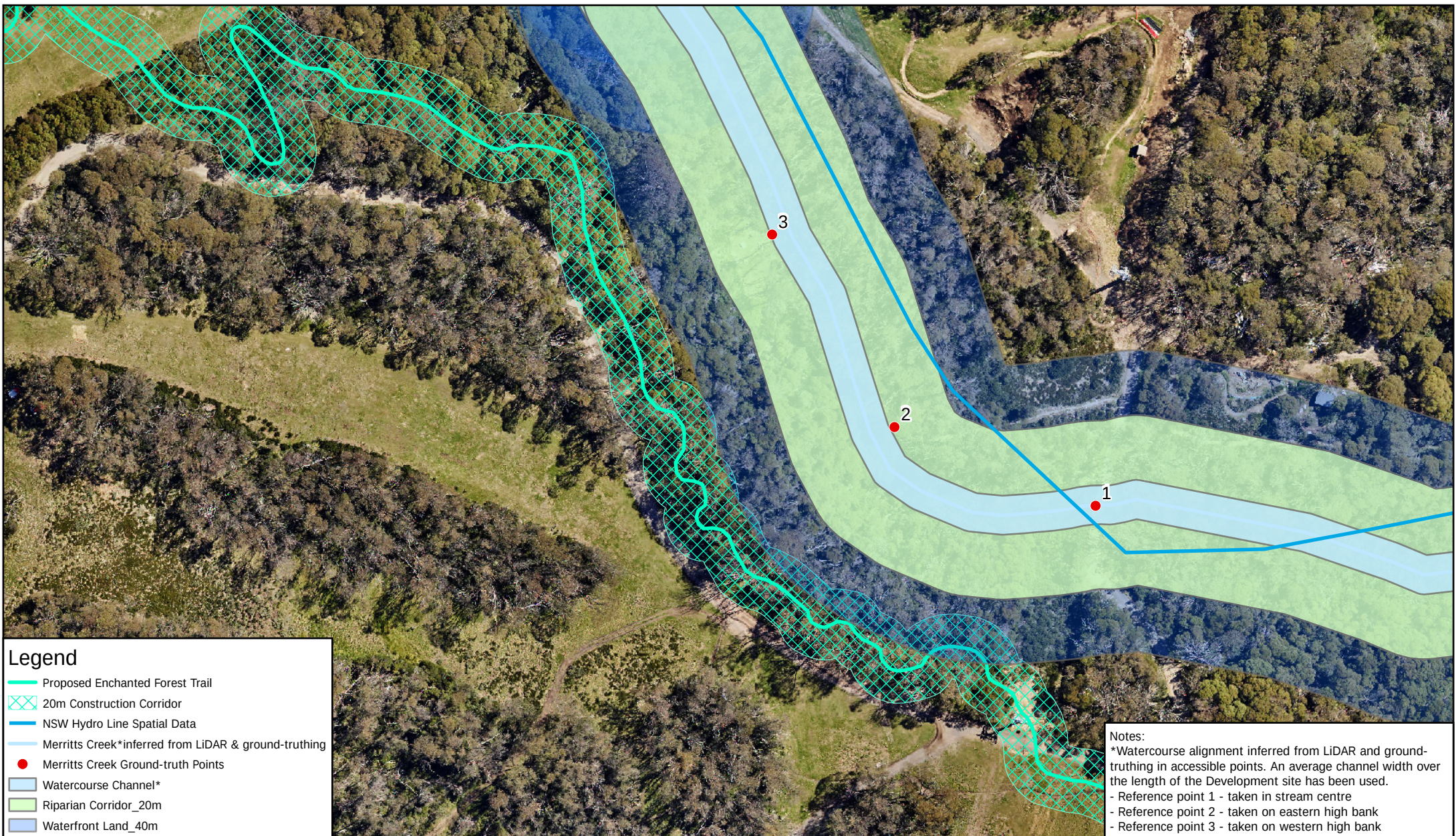


Figure 9: Reference point 3 facing downstream

3.3 Riparian corridor width

The watercourse (Merritts Creek) is classified as a second order watercourse under the Strahler System. Therefore, the Vegetated Riparian Zone (VRZ) is 20 m from either side of the watercourse.

The channel width of the watercourse varies upstream and downstream of the site. For the purposes of this assessment, an average channel width of 12 m has been used. Therefore, the total riparian corridor width is 52 m (40 m + channel width). A plan is provided in **Figure 10**.



Scale: 1:1,558

0 10 20 40 60
Meters

Map Projection: Universal Transverse Mercator
 Horizontal Datum: GDA 2020
 Grid: GDA 2020 MGA Zone 55



Waterfront Land Analysis

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3.4 Objectives for riparian corridor management

The Development will not disturb the riparian corridor of Merritts Creek. Therefore, the proposal is considered consistent with the objectives for riparian corridor management. The trail will be constructed utilising sustainable trail building techniques to manage surface-water runoff leaving the site.

3.5 Conclusion

The proposed construction corridor is located within 40 m of Merritts Creek (waterfront land), but not within the riparian corridor. With the implementation of temporary site controls during construction and utilisation of sustainable trail building techniques, no adverse impacts to Merritts Creek or its associated riparian corridor are proposed.

4 References

Department of Planning (DoP) 2006, State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007, Thredbo Alpine Resort, Sheet 1 of 5.

Department of Planning and Environment (DPE) 2022, Controlled activities – Guidelines for riparian corridors on waterfront land.

NSW Government 2025a, Water Management (General) Regulation 2018 Hydro Line spatial data, viewed 12 August 2025, <https://water.dpie.nsw.gov.au/our-work/licensing-and-approvals/controlled-activity-approvals/waterfront-land-e-tool/hydro-line-spatial-data>

NSW Government 2025b, Alpine resorts, viewed 13 August 2025, <https://www.planning.nsw.gov.au/policy-and-legislation/alpine-resorts>