

Applicant response to email DA 25/12062 Enchanted Forest MTB Trail construction, Thredbo - Request for Additional Information

This document has been prepared in response to the email received from Sandria Butler on 26 September 2025 titled *DA 25/12062 Enchanted Forest MTB Trail construction, Thredbo - Request for Additional Information*. The response relates to PAN-546424 lodged by Kosciuszko Thredbo Pty Ltd (KT).

RFI Item 1:

Plans accurately depicting the following:

- a) the width of the proposed MTB trail
- b) the location and nature/width of any mounds, jumps, tabletops features, safety turns or the like,
- c) the construction corridor,
- d) any equipment storage, material dump/s and the stockpile locations. Please note that ground disturbance or the stockpiling of excavated materials should be avoided on waterfront land – the location of which should also be shown on the plan/s. We note that while the SEE advises that stockpile locations are provided in the SEMP, this plan could not be located.
- e) details relating to the interaction of the proposed Enchanted Forest mountain bike (MTB) trail with existing features at the following locations:
 - where crossing the Cannonball Downhill MTB trail,
 - at each location where the proposed MTB trail crosses the vehicle access road.

The relevant plan is to identify the location and nature of measures that will be incorporated into the trail design to provide for the safety of cyclists and road users. Also note that where the SEE comments that a ‘corner’ will be installed on the proposed Enchanted Forest MTB trail prior to crossing the Cannonball Downhill MTB trail, this is to be detailed on the plan.

Applicant Response to a), b), c):

KT have lodged over 30 mountain bike trail development applications with the Department of Planning, Housing and Infrastructure (the Department). The SEE indicates the trail width and flexible construction corridor which is consistent with previous applications that have been approved by the Department's Alpine Resorts team.

The tabletop locations will be determined during construction taking into considerations such as soil type, grade, natural obstacles along the alignment, flow and speed of the trail so we can ensure rider safety and minimal vegetation clearing. A wider than standard trail tread and corridor has already been adopted to accommodate disturbance for trail features. The exact locations of these features along the alignment is not required at the assessment stage. The SEE assesses trail impacts (inclusive of trail features) within the defined corridor.

Application response to d): There is minimal equipment required for trail construction, generally a small excavator and hand tools which are confined to the construction corridor. As per previous development consents for mountain bike trails, there are relevant conditions related to the storage and location of materials and equipment. Sufficient information and controls around material storage and stockpiling have been provided in the SEMP to assess and determine impacts. It is noted the secondary stockpile location plan was missing in the SEMP, this has now been appended to Appendix A of SEMP, Rev 1.

The Site Plan does not need to be updated to show waterfront land. The figure 'Waterfront Land Analysis' contained within the *Waterfront Land Assessment, Enchanted Forest Mountain Bike Trail* shows the construction corridor for context within waterfront land.

The Department cannot request ground disturbance and stockpiling to be avoided on waterfront land. These activities are permitted with a Controlled Activity Approval and an assessment of impacts on waterfront land is provided with the application. Construction methods require temporary stockpiling of excavated material along the alignment as it is constructed. Staff in the Department's Alpine Resorts team have approved numerous applications within waterfront land. Only recently the Department approved the Beginner Trail and Skills Park (DA 24/15069 approved 21 May 2025) and Little Beauty Jumps Park Bypass trails (DA 24/964 approved 8 April 2024) which were located in waterfront land.

Applicant response to e):

The Site Plan shows where the trail crosses the Cannonball Downhill trail above Snowgums mid station and access tracks. As per all existing mountain bike trails in the resort, KT utilises signage and bunting to manage trail crossings and vehicle interactions.

How trails and their safety are managed is not an objective or control under the NSW Alpine Region Development Control Plan 2025 (Alpine DCP). How KT manages risk associated with trails and trail users, including any cross-overs is their responsibility. As per normal operating procedures, KT installs safety controls such as signage and bunting across the trail network before the mountain bike season commences.

Page 14 of the SEE (extract below) describes the controls in relation to the Cannonball Downhill trail crossing. The 'corner' term is used to describe the node point that will turn riders slightly uphill at the approach to the Cannonball Downhill, so that they are looking at the downhill riders before crossing over the existing trail.

The trail commences where it departs the Flow Trail, heading north-east where it crosses the Cannonball Trail. Bunting, signage and installing a corner will be used to slow riders down, before crossing the trail.



Figure 13: Trail crosses the Cannonball Trail

Bunting and signage will be installed in this location once the trail construction is complete, and prior to opening of the trail. Given the nature of trail construction and flexibility required, exact locations of signage and bunting are unknown at the assessment stage.

RFI Item 2:

Clarity in documentation:

Earlier comments from the Department sought clarity relating to the intended width (and related classification) of the proposed MTB trail, whereas the SEMP refers to a trail disturbance corridor of 3 metres, and the SEE refers to 3 to 4 metres. Please ensure there is clarity and consistency across all documentation relating to the location and width of the trail, as well as the extent of any variations that may be necessary to construct trail features (to be shown on the plans referred to above). The flora and fauna study will need to have regard to the full width of the location of potential disturbance.

Applicant response to RFI Item 2: The SEE states the trail width and classification in Section 4.1. The trail corridor is stated as 3-4m in the SEE as it will vary depending on the location. The entire application has taken a conservative approach and assessed impacts of a maximum corridor of 4 m.

The IMBA Guideline predates new 'Air flow' style trails, now found in places such as Whistler, Omeo and Mogo. Therefore, the wider footprint is proposed to accommodate this type of trail and its jumps. The Alpine DCP does not set out how mountain bike trails are to be designed and constructed.

Bullet point 5 in Section 4.1.2 of the SEMP, Rev 1 has been updated to reflect the maximum 4 m disturbance corridor. The Flora and Fauna Assessment does not need to be updated as it already states the maximum disturbance footprint of 4 m, refer screenshot below.

1.1 The proposal

The development is for the construction of the Enchanted Forest mountain bike trail. The proposed trail will connect the Flow trail to the Bobshred trail offering riders a “Air Flow style” alternative to the Flow trail. The trail will be a combination of rolling contours, berms, tabletop jumps and flowing turns which will offer a unique riding experience for individuals interested in both flow-style and jump trails. The trail will branch off the Flow trail above Snowgums lift Lovers Leap Station. It will then continue downhill in the trees adjacent to Sundowner ski run before crossing back across the run into the trees where it will descend gently generally along contour adjacent to the Summer Road eventually connecting into the top of the Bobshred trail.

The proposed trail will result in an expected maximum disturbance footprint width of 4 m and is expected to affect 0.2 ha of native vegetation.

The impacts of the proposed trail can be summarized as follows:

- The clearing of shrubs and groundcovers in a 4 m wide corridor where the trail traverses native vegetation. The disturbance corridor is required to contain the upper and lower batters and the trail surface when the trail is traversing across moderate to steep slopes. On gentler slopes the disturbance corridor will be less than 4 m. The clearing will be undertaken with a mix of hand tools i.e. chainsaws and brush-cutters, and machinery i.e. mini-excavator.
- In general, it is possible to align the trail to avoid tree removal, however there will be some areas where the removal of some saplings is likely to be unavoidable.
- Earthworks (cut and fill) to create the trail form. This will be undertaken with a mini-excavator.
- Importation of some decomposed granite for the track surface.