MOD 24/14675 (DA 6877 MOD 2) – Request for Additional Information Response, Village Green Enhancement Project

Introduction

This document has been prepared in response to the Request for Additional Information, MOD 24/14675 (DA 6877 MOD 2) – Village Green Enhancement Project, Thredbo Village issued by the Department of Planning, Housing and Infrastructure (DPHI) on 20 December 2024.

RFI Items

Item 1: Proposed Fill

The reference to 'filling of up to about 1.3 m depth' in the Geotechnical Assessment is referring to the bermed features on the pump-track. Section 5 of the Geotechnical Assessment (Assetgeoenviro, 2025) has been updated to clarify this.

Item 2: Street furniture

The existing street furniture includes six (6) benches and two (2) portable picnic tables. All street furniture will be removed from the playground.

Item 3: Design details for new playground fence

The playground fence will be a like for like replacement. Black powder coated, flat top tubular metal fence as per kidsafe NSW specifications. Height will change from existing 1200 mm to 1500mm, and footprint extended 1 m south to avoid tree encroachment. Fence posts specifications include: 65 mm x 65 mm with footings 300 mm diameter x 600 mm deep at 2400 mm intervals.

Item 4: Design details for Accessible Play Tower

The estimated maximum height of the logs is 5.2 m, refer Accessible Play Tower Documentation, Version 3.

Item 5: Design details for emergency access track and boulder gravity retaining wall

a) Refer to the updated Geotechnical Assessment (Assetgeoenviro 2025) for detail details.

b) The track disturbance is detailed in the MOD report (approx. 4m). The Site Plan has marked a slightly larger footprint to allow for construction. No updates to the Site Plan are required. The new access road will operate similar to the existing. No gates or bollards required.

c) Refer to the update Geotechnical Assessment for details. Boulders will be placed along the edge of the track, similar to those lining/defining the edge of Thyne Reid Drive, see example in Figure 1.

Figure 1: Example of boulders lining Thyne Reid Drive

Item 6: Concept Plan for Playground Design

A pathway will be constructed between the playground gate and the equipment area. A rubber path will then run to a selection of play equipment to improve accessibility for needs such as prams. Refer to 5- Thredbo nature play space plan.

Item 7: Plaza paving

a-c) Refer Pavement Plan, Rev B for details.

d) An arborist was contracted to investigate the impact of the project on the existing trees at the site. The trees in proximity to the paved area have been labelled in the Pavement Plan, Rev B. Trees 3-6 were determined as having no encroachment to the Tree Protection Zone.

The assessment confirmed due to the permeability of the selected paving and the shallow levelling works required for the installation, there would be no adverse effect on the bordering trees. Refer Arborist Site Inspection Impact Assessment Village Green, Rev B for details.

Item 8: Protection of existing tree/s

Refer Arborist Site Inspection Impact Assessment Village Green, Rev B.

Item 9: Geotechnical Assessment

The Geotechnical Assessment (Assetgeoenviro, 2025) has been updated to address relevant components of the proposal.

Supporting Documentation

The application is supported by the documentation listed in **Table 1**.

Table 1: Supporting documentation

Document	Title	Prepared By	Date	Reference	Comment
Plan	Accessible Play Tower Documentation	Edible Kids Gardens	06/2024	Version 3, Sheets 1-3	Supersede Version 2
Plan	Playground Fence Footing	Kosciuszko Thredbo Pty Ltd, ZM	16/01/2025	Rev 0	-
Plan	Pavement Plan	Kosciuszko Thredbo Pty Ltd, KOS	18/02/2025	Rev B	-
Report	Geotechnical Assessment	Assetgeoenviro	13/02/2025	7471-R1 Rev 3	Supersede Version 2
Geotechnical Policy Form 4	Form 4 – Minimal Impact Certification	Assetgeoenviro	13/02/2025	-	-
Report	Arborist Site Inspection Impact Assessment	Jindabyne Landscaping	28/01/2025	Rev B	Supersede original