Black Bear Inn – Lot 794, Diggings Terrace – Thredbo Alpine Resort – Kosciusko National Park – Temporary Anchors

Statement of Environmental Effects – March 2022

CONTENTS

INTRODUCTION

1. Overview

This Statement of Environmental Effects has been prepared by Mod Urban Pty Ltd to support a development application on behalf of Hidali Pty Ltd. The application relates to a property known as 'Black Bear Inn', located at Lot 794, Diggings Terrace, Thredbo within the Kosciuszko National Park. The legal description of the property is Lot 794 DP 1119757.

The proposal relates to the proposed new temporary ground anchors to support the construction of DA 10064 for '*Demolition of existing building and erection of a 7-storey building comprising four dual key apartments (or eight self contained apartments); four traditional two-bedroom apartments; car parking; all to be used as tourist accommodation at 30 Diggings Terrace, Thredbo Village'*.

The existing built structure (Black Bear Inn) was demolished under DA No. 10064.

It is noted that the works are temporary in nature (Temporary Ground Anchors). The Temporary Ground Anchors are destressed, made redundant, and provide no long term support to the structural adequacy of the site. The Temporary Ground Anchors will pass 'underneath' Diggings Terrace (road).

The site is located within a National Park and is zoned *E1 – National Park* under the Snowy River Local Environmental Plan, 2013 (SRLEP, 2013).

This SEE provides an assessment of the proposal against the relevant matters for consideration under Section 4.55 of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2000 (as amended).

SITE ANALYSIS

2. The Subject Site

The site is known as 'Black Bear Inn', located at Lot 794, Diggings Terrace, Thredbo within the Kosciuszko National Park. The legal description of the property is Lot 794 DP 1119757.

2.1 Site Details

- The subject site is located within the Thredbo Alpine Resort, approximately 30kms from Jindabyne.
- The subject site is located within the central core of Thredbo Village and is accessed by Diggings Terrace.
- The site is mostly regular in shape and is 687.5m^2 in area with a front (south-east) boundary of 19.385m plus 5.19m, side (south-western) boundary of 27.875m, side (north-eastern) boundary of 26.745m and a rear (north-western) boundary of 24.275m.
- The site is considerably steep with a fall from the rear to the front of approximately 12m.
- The site is located within a National Park and is zoned E1 – National Park under the Snowy River Local Environmental Plan, 2013.
- The site is not Heritage listed, it is not located within a Conservation Area. DA No. 10064 condition (D.29); noted the significance of the existing Black Bear Inn to the development of the skiing industry and the development of the ski resorts was recorded, and a subsequent heritage report has been previously prepared.

The site is identified in **Figure 1** of this SEE.

Figure 1: The site outlined in red (Source: Six Maps)

2.2 Site Surrounds

The site is located adjacent to Candlelight Lodge and Sashas Apartments (either side), above Mowamba Apartments and directly opposite and below High Noon Ski Club located to the south-east.

The DP plans references of the surrounding properties are included in the easement drawing attached at Appendix D.

2.3 Planning Background

2003
In 2003, the redevelopment of the Black Bear Inn was first approved comprising of a seven (7) storey lodge with fifty (50) Beds under DA-375-08-2003. The 2003 has been surrendered.

2008
In July 2008, a Development Application (DA 33-07-2007) was lodged with the then Planning NSW (now Department of Planning, Industry and Environment) for the redevelopment of the site, including the demolition of the existing lodge and construction of a new building incorporating eight (18) self-contained apartments, plus caretaker's residence over six (6) levels. This Development Application was granted approval on 23 July 2008, and has now been surrendered.

The approved development (DA 33-07-2007) also included off street parking for six (6) vehicles at the street level accessible from Diggings Terrace, a drop off parking space and one (1) of the apartments being accessible for disabled persons.

2021

DA 10064 was approved by the NSW Land and Environment Court on 17 May 2021 for '*Demolition of existing building and erection of a 7-storey building comprising four dual key apartments (or eight self contained apartments); four traditional two-bedroom apartments; car parking; all to be used as tourist accommodation at 30 Diggings Terrace, Thredbo Village*'.

These works have substantially commenced.

PROPOSED DEVELOPMENT

3. Overview

The proposal relates to the provision of temporary ground anchors to support the construction of DA 10064 as part of the site retention scheme. The proposal is outlined in the plans provided at Appendix B.

The proposal does not alter the previously approved development on site.

3.1 Cost of Works

The proposed cost of works is $96,800.00.

LEGISLATIVE FRAMEWORK

4. Overview

This Part of the SEE assesses and responds to the legislative and policy requirements for the project in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act).

The following current and draft State, Regional and Local planning controls and policies have been considered in the preparation of this application:

State Planning Context

- Environmental Planning and Assessment Act 1979
- Biodiversity Conservation Act 2016
- Local Land Services Amendment Act 2016
- State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts)

This planning framework is considered in detail in the following sections.

4.1 Environmental Planning and Assessment Act 1979

Section 4.15 of the Environmental Planning and Assessment Act 1979, requires that in determining a development application, a consent authority is to take into consideration the following matters as are of relevance to the development:

Section 4.15 Matters for Consideration	**Comment**
(a) the provisions of: *(i) any environmental planning instrument, and*	See relevant sections of this report.
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Nil
(iii) any development control plan, and	There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Section 4.15 Matters for Consideration	Comment
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	Not applicable
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	The relevant clauses of the Regulations have been satisfied.
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The environmental impacts of the proposed development on the natural and built environment have been addressed in this report. The proposal will not result in detrimental social or economic impacts on the locality.
(c) the suitability of the site for the development,	The proposed development is suitable for the site.
(d) any submissions made in accordance with this Act or the regulations,	No submissions have been raised at this stage, and the applicant has notified each adjoining neighbor of this proposal.
(e) the public interest.	The proposal is in the public interest as it provides upgrades to existing tourist accommodation and ensure public health and safety concerns are addressed, and will not impact upon the streetscape character and not result in detrimental amenity impacts to neighbours.

4.2 Biodiversity Conservation Act 2016 & Local Land Services Amendment Act 2016

The Biodiversity Conservation Act 2016 and Local Land Services Amendment Act 2016 together with the Biodiversity Conservation Regulations 2017 were enacted on the 25 August 2017 and came into effect on the 25 February 2018.
A review of the subject site in relation to the Biodiversity Values Map shows that the site is not mapped as comprising high biodiversity value.

All vegetation on site that has previously been cleared, was cleared under previous consents when enacted. The proposed provision of temporary ground anchors does not result in any additional clearing of vegetation.

4.3 State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007

The only applicable Environmental Planning Instrument for the proposed development is the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 (SEPP Alpine Resorts).

The relevant clauses contained within State Environmental Planning Policy - SEPP (Kosciuszko National Park - Alpine Resorts) 2007 are addressed below:

Clause 11 - Land Use Table:

The land use table for Thredbo Alpine Resort specifies 'Tourist accommodation' is permitted with consent. The proposed temporary ground anchors are to support the construction of DA 10064, which approved the tourist accommodation.

Clause14 - Matters to be considered by consent authority

Legislation	Comment/Compliance
(1) In determining a development application which relates to land to which this Policy applies, the consent authority must take into consideration any of the following matters that are of relevance to the proposed development:	
(a) the aim and objectives of this Policy, as set out in clause 2,	The proposed development approved under DA 10064 offers an improved sustainable development outcome which does not result in adverse environmental, social, or economic impacts on the natural or cultural environment of the site and surrounds. The provision of temporary ground anchors to facilitate the construction of DA 10064 will not impact this outcome.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bush fires and flooding),	The proposed development does not require any measures to mitigate environmental hazards.
c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following: (i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine	The provision of temporary ground anchors to facilitate the construction of DA 10064 will not impact this outcome. The cumulative impacts of the development on various infrastructure was previously considered to be acceptable in relation to the tourist accommodation proposed for the site, and the new

Legislation	Comment/Compliance
resorts to accommodate the development, (ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development, (iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development, (iv) the capacity of any existing water supply to cater for peak loads generated by the development,	ground anchors will not place any additional burden on infrastructure.
(d) any statement of environmental effects required to accompany the development application for the development,	This Statement of Environmental Effects satisfies this sub-clause.
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort—an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,	The proposed development has been designed to respond to the site (and its constraints), the streetscape and surrounding built environment. The development will not alter the character of the resort or the Village core area.
(f) the Geotechnical Policy—Kosciuszko Alpine Resorts (2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development	The subject site is located within the 'G' line. A Geotechnical Investigation Report prepared by Alliance Geotechnical Pty Ltd is included at **Appendix C** and is also addressed in more details at Section 5.2 of this report.
(g) if earthworks or excavation works are proposed— any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	The proposed development will require substantial earthworks and excavations for the creation of the building foundation and ground level works. These earthworks and excavations will be appropriately controlled through the measures identified in the Geotechnical Investigation Report and approved Site Environmental Management Plan under DA 10064.
(h) if stormwater drainage works are proposed— any measures proposed to mitigate any adverse impacts associated with those works,	The proposed development will connect into the existing village stormwater system as per the concept Stormwater Management Plan approved under DA 10064.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	The temporary ground anchors are not likely to result in a visual impact. Noting they are only temporary to enable construction.

Legislation	Comment/Compliance
(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,	The proposed development will result in the replacement of an existing lodge with apartments and a restaurant with no change in activities outside of the ski season.
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort: (i) the capacity of existing infrastructure facilities, and (ii) any adverse impact of the development on access to, from or in the alpine resort,	Not applicable.
(l) if the development is proposed to be carried out in Perisher Range Alpine Resort: (i) the document entitled Perisher Range Resorts Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department, and (ii) the document entitled Perisher Blue Ski Resort Ski Slope Master Plan, as current at the commencement of this Policy, that is deposited in the head office of the Department,	Not applicable.
(m) if the development is proposed to be carried out on land in a riparian corridor: (i) the long term management goals for riparian land, and (ii) whether measures should be adopted in the carrying out of the development to assist in meeting those goals.	Not applicable.
(2) The long term management goals for riparian land are as follows:	
(a) to maximise the protection of terrestrial and aquatic habitats of native flora and native fauna and ensure the provision of linkages, where possible, between such habitats on that land.	Not applicable.
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained.	Not applicable.

Legislation	Comment/Compliance
(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.	Not applicable.
A reference in this clause to land in a riparian corridor is a reference to land identified as being in such a corridor on a map referred to in clause 5.	

Clause 15 – Additional matters to be considered for buildings

Matter for Consideration	Comment/Compliance
(1) Building height: In determining a development application for the erection of a building on land, the consent authority must take into consideration the proposed height of the building (where relevant) and the extent to which that height:	
(a) has an impact on the privacy of occupiers and users of other land, and	No privacy impacts will result from the temporary ground anchors.
(b) limits solar access to places in the public domain where members of the public gather or to adjoining or nearby land, and	No solar access impacts will result from the temporary ground anchors.
(c) has an impact on views from other land, and	No view loss will result from the temporary ground anchors.
(d) if the building is proposed to be erected in Thredbo Alpine Resort—has a visual impact when viewed from the Alpine Way, and	No view impacts when the site is viewed from Alpine Way will result from the temporary ground anchors.
(e) if the building is proposed to be erected in Perisher Range Alpine Resort—needs to be limited so as to assist in maintaining the skyline when viewed from Kosciuszko Road and any other public roads, and	Not applicable.
(f) if the building is proposed to be erected in an alpine resort other than Thredbo Alpine Resort or Perisher Range Alpine Resort—is similar to existing buildings in the resort where it is	Not applicable.

Matter for Consideration	Comment/Compliance
proposed to be erected, and	
(g) if the building is proposed to be erected in Bullocks Flat Terminal—relates to the topography of its site.	Not applicable.
(2) Building setback: In determining a development application for the erection of a building on the land, consent authority must take into consideration the proposed setback of the building (where relevant) and the extent to which that setback:	
(a) assists in providing adequate open space to complement any commercial use in the alpine resort concerned, and	The ground anchors are temporary to enable construction of DA 10064 and no changes are proposed to the approved building setbacks.
(b) assists in achieving high quality landscaping between the building and other buildings, and	The ground anchors are temporary to enable construction of DA 10064 and no changes are proposed to the approved landscaping.
(c) has an impact on amenity, particularly on view corridors at places in the public domain where members of the public gather, and	No amenity impacts in relation to views, visual impacts or impact to the public domain will result for the temporary ground anchors.
(d) is adequate for the purposes of fire safety,	The ground anchors are temporary to enable construction of DA 10064 and no changes are proposed to the approved fire safety measure. The ground anchors to not pose a fire risk.
(e) will enable site access for pedestrians, services (including stormwater drainage and sewerage services) and the carrying out of building maintenance,	The ground anchors are temporary to enable construction of DA 10064, and therefore no pedestrian access to the site other than construction workers is proposed. No impacts are proposed to the surrounding pedestrian network as a result from the proposal.
(f) will facilitate the management of accumulated snow.	No impacts in relation to accumulated snow are anticipated.
(3) **Landscaped area** In determining a development application for the erection of a building on land, the consent authority must take into consideration (where relevant) the extent to which landscaping should be used—	
(a) as a means of assisting in the protection of the unique alpine environment of the alpine resort concerned, and to maximise its natural visual	DA 10064 includes an approved Landscape Plan. The proposed temporary ground anchors will not impact the future landscaping of the site.

Matter for Consideration	Comment/Compliance
amenity, for the benefit of visitors and natural ecosystems,	
(b) to assist in the provision of adequate open space to complement any commercial use in the alpine resort concerned,	DA 10064 includes an approved Landscape Plan. The proposed temporary ground anchors will not impact the future landscaping of the site.
(c) to limit the apparent mass and bulk of the building,	DA 10064 includes an approved Landscape Plan. The proposed temporary ground anchors will not impact the future landscaping of the site.
(d) as an amenity protection buffer between the proposed building and other buildings.	DA 10064 includes an approved Landscape Plan. The proposed temporary ground anchors will not impact the future landscaping of the site.
(e) as a means of reducing run-off,	DA 10064 includes an approved Landscape Plan. The proposed temporary ground anchors will not impact the future landscaping of the site.
(f) to protect significant existing site features and limit the area of any site disturbed during and after the carrying out of development.	DA 10064 includes an approved Landscape Plan. The proposed temporary ground anchors will not impact the future landscaping of the site.

4.4 Draft Environmental Planning Instruments

No draft Environmental Planning Instruments apply to the subject site.

4.5 Development Control Plans

There are no Development Control Plans applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.6 Planning Agreements

There are no Planning Agreements applicable to the Kosciuszko Alpine Resorts under State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

4.7 Regulations

The development application has been made in accordance with the requirements contained in Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000.

LIKELY IMPACTS OF DEVELOPMENT

5. Overview

The likely environmental impacts of the proposed development that have been assessed include:

- Context, Design and Setting;
- Geotechnical Impacts
- Natural Environment
- Arboricultural Impacts
- Amenity;
- Social, Environmental and Economic Impacts; and

5.1 Context, Design and Setting

The proposed new temporary ground anchors are appropriate within the locality, and is considered suitable for the site and local context. The proposed design ensures the visual impact of the anchors is nil owing to the proposed siting and location of the anchors being subterranean in nature. It is also noted the anchors are temporary and necessary to facilitate construction of DA 10064.

The proposed works do not impact on the character or integrity of the surrounding area.

The proposal will not impact upon the character and appearance of the streetscape or the neighbouring properties. No additional building bulk or scale will result from the proposal.

5.2 Geotechnical Impacts

The provision of the ground anchors will contribute to site stability and safety, and will essentially result in the approved DA10064 to get out of the ground.

A review of DA10064 undertaken by Alliance Geotechnical Pty Ltd at **Appendix C** recommends the following in relation to the proposed temporary ground anchors

Temporary ground anchors are recommended to control wall deflections. Retaining Wall RW2, being in less weathered granodiorite can be permitted to have wider spaced piles. To avoid later complications in removing walings, it is suggested a "one temporary anchor per pile" approach to avoid a need for walings is considered. Use of a capping beam may still be prudent. The lower basement/cellar cut is anticipated to be feasible by unsupported steeply battered rock cut. This must be verified by further deep geotechnical investigation post-demolition prior to further construction.

Any anchoring system should be designed to provide temporary support with long-term lateral support being later transformed on to the permanent structure. Anchors will need to be installed progressively as the excavation proceeds and will require the permission of the adjacent landowners for anchors to be extended into their land. In addition, the adjacent neighbouring footing levels and underground service levels in the road reserve must be confirmed prior to finalising anchor design. If anchors are not permitted, cantilever piles system will require piles to be sized to minimise lateral deflections.

Temporary anchors in highly weathered granodiorite may be designed using an ultimate bond stress of 100kPa. Greater bond stresses may be available at depth subject to further investigation.

Periodic lift-off checks of installed anchors should be carried out during anchor installation to ensure lock offload is maintained. It is recommended that the anchors be installed and proof-tested in accordance with the requirements of AS4678-2002 and RMS QA Specification B114. It is recommended that an experienced geotechnical engineer be engaged to check the design of the excavation support system.

5.3 Natural Environment

Demolition clearance of the subject site (existing)

- Following demolition works of the existing building; Asbestos Clearance certificates were done at the subject site

Groundworks clearance of the subject site (existing)

- Following demolition works of the existing building but prior to retaining walls. Revalidation of soils were done at the subject site as noted in the JK-Environments Report dated 19 November 2021.

Temporary Ground Anchors (proposed)

JK-Environments undertook a review of their previous report as noted above, and reviewed the additional proposed development details and found that the amended structural design and no new impacts and no environmental impacts.

5.4 Arboricultural and Horticultural Impacts

An arboricultural review was undertaken by Martin Peacock Tree Care (Appendix E), which found that the Temporary ground anchors will be installed below the trees' root zones. Therefore, no impact is to occur from the temporary ground anchors installation.

A horticultural review of the proposal was undertaken by Alpine Flora (Appendix F), which concluded that there will not be any adverse impacts to any existing flora and fauna on and around this site.

5.5 Amenity

In summary, the proposal will not exhibit any significant environmental impacts and will not adversely impact on the amenity of any adjoining sites. The proposal will preserve neighbouring amenity including with respect to privacy and visual impact and noise. No loss of views will occur as a result of the proposal.

The proposed structural design will result in an improved outcome for the surrounding built environment for this site at Diggings Terrace, ensuring surrounding development is made safe during the construction process of DA 10064.

All amenity considerations under DA 10064 will remain unaffected by the proposal.

5.6 Social, Environmental and Economic

The proposal will enable the use an under utilised part of the site for tourist accommodation, and adding to the diversity accommodation within the area. The proposed development is expected to have minimal social impacts with respect to the amenity enjoyed by the public and adjoining occupiers.

The proposal will not have any adverse economic or environmental impacts. The proposed development of the site will inject a large capital investment to the Thredbo Alpine Resort. The quality development will offer significant economic benefits, both short term and long term with employment opportunities in construction and hospitality.

5.7 The Suitability of the Site for Development

DA 10064 was approved by the NSW Land and Environment Court on 17 May 2021 for '*Demolition of existing building and erection of a 7-storey building comprising four dual key apartments (or eight self contained apartments); four traditional two-bedroom apartments; car parking; all to be used as tourist accommodation at 30 Diggings Terrace, Thredbo Village'*. The proposed temporary ground anchors are necessary for the future construction of DA 10064, and therefore the proposal is consistent with the previous approval for the site which assessed and accepted the sites suitability for tourist accommodation on site.

The proposal is therefore of a nature in keeping with the overall function of the site, and DA 10064.

The proposed development is also compatible with surrounding land uses and will achieve a good level of amenity for adjoining land owners and operators.

Accordingly, the site is considered to be suitable for the development.

5.8 Any Submissions Made in Accordance with the Act

No submissions are apparent at the time of writing.

5.9 The Public Interest

The proposed development will have no adverse impact on the public interest. Approval of the temporary ground anchors will ensure the proposed development design can an improved tourist experience and architectural built form outcome for Thredbo Alpine Resort.

CONCLUSION

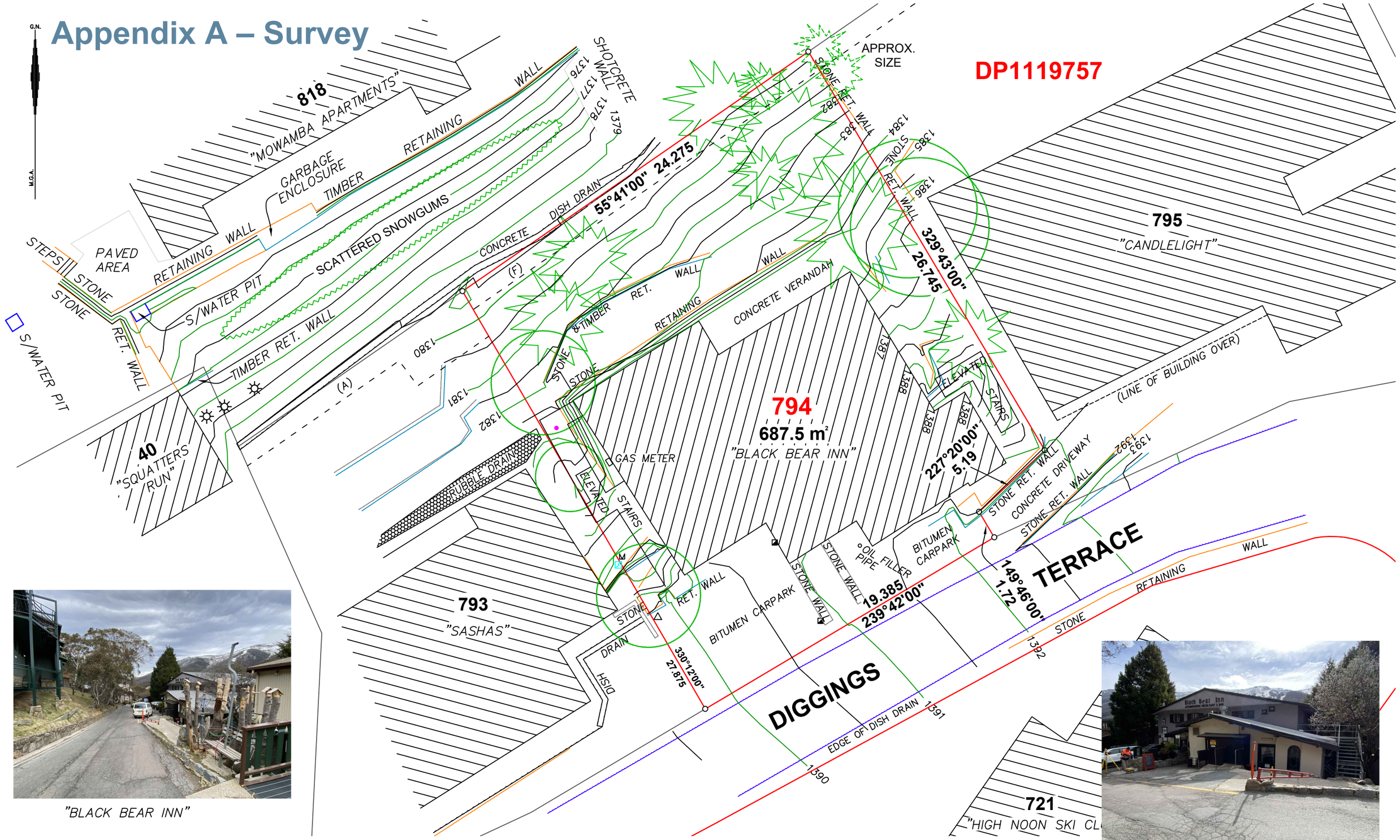
The proposed development has been considered in regard Section 4.15 of the EP&A Act, 1979 and State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts)2007.

The proposal has been found to be consistent with the above legislation and Environmental Planning Instrument, as detailed in the above report.. No adverse environmental, economic or social impacts have been identified as resulting from the proposed development.

No additional significant adverse impacts have been identified as likely to arise from the proposed development.

It is therefore considered that the proposal responds to site constraints and provides a suitable outcome. Accordingly, it is requested that the Department of Planning, Industry & Environment grant consent to the proposal.

Appendix A – Survey



"BLACK BEAR INN"

"BLACK BEAR INN"

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE ORIGINAL SURVEY 2003 - UPDATED 2007 AND 2020	PB	09.09.20

PETER W. BURNS PTY LIMITED
REGISTERED LAND & ENGINEERING SURVEYORS
GPS*REMOTE SENSING*FARMPLANS*CADASTRAL*GIS*PRECISE MEASUREMENT*ENGINEERING
PO BOX 737 COOMA NSW 2630
Ph (02) 6452 3221 Fax (02) 6452 4220
Email: survey@pburns.com.au
ABN 64 002 953 291

Surveyed	Drafted	Checked
PB	AS	PB

REGISTERED SURVEYOR

Scale @A1: N/A @A3: 1:200 — Paper Size: A3

DO NOT SCALE

Client: "BLACK BEAR INN"

Title: CONTOUR AND DETAIL SURVEY
LOT 794 DP1119757
DIGGINGS TERRACE THREDBO

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/08/2003

HEIGHT DATUM:	AHD
AZIMUTH:	MGA
CONTOUR INTERVAL:	0.5 m
DA #:	
LGA:	SNOWY MONARO REGIONAL
Parish:	KOSCIUSZKO
County:	WALLACE

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Revision	Sheet No.
D	01/11

G.N.

M.G.A.

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(F)

40
"SQUATTERS RUN"

1381

1382

STONE

RUBBLE DRAIN

GAS METER

ELEVATED

STAIRS

794
687.5 m²
"BLACK BEAR INN"

1388

ELEVA...

STAIRS

(LINE OF BUI...

227°20'00"
5.19

STONE RET. WALL

CONCRETE DRIVEWAY

STONE RET. WALL

1392

1393

TERRACE

WALL

RETAINING

STONE

1392

149°46'00"
1.72

793
"SASHAS"

STONE

RET. WALL

BITUMEN CARPARK

STONE WALL

STONE WALL

OIL PIPE FILLER

BITUMEN CARPARK

19.385
239°42'00"

DRAIN

DISH

330°12'00"
27.875

DIGGINGS

EDGE OF DISH DRAIN

1391

1390

721
"HIGH NOON SKI CLUB"

722
"GOLDEN EAGLE" LODGE

GROUND FLOOR

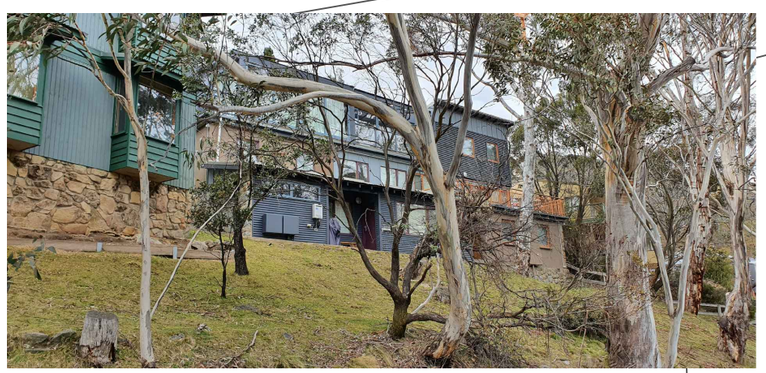
RIDGE LINE

SECOND FLOOR BALCONY

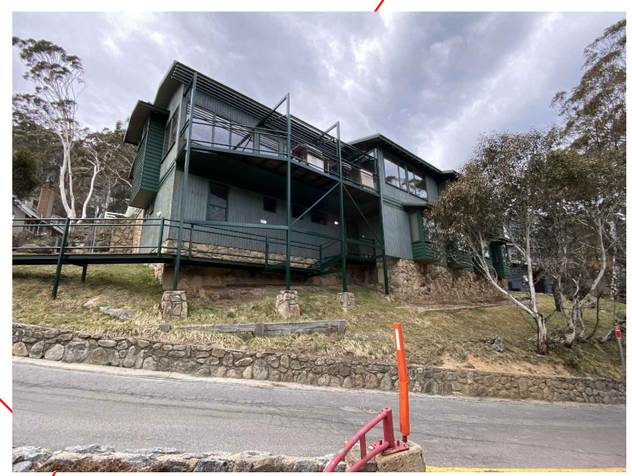
FIRST FLOOR BALCONY

RIDGE LINE

SECOND FLOOR BALCONY



"GOLDEN EAGLE" LODGE



"HIGH NOON" LODGE

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Email: survey@pburns.com.au
ABN 64 002 953 291

Surveyed	Drafted	Checked
PB	AS	PB

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Scale @A1: N/A @A3: 1:200 — Paper Size A3

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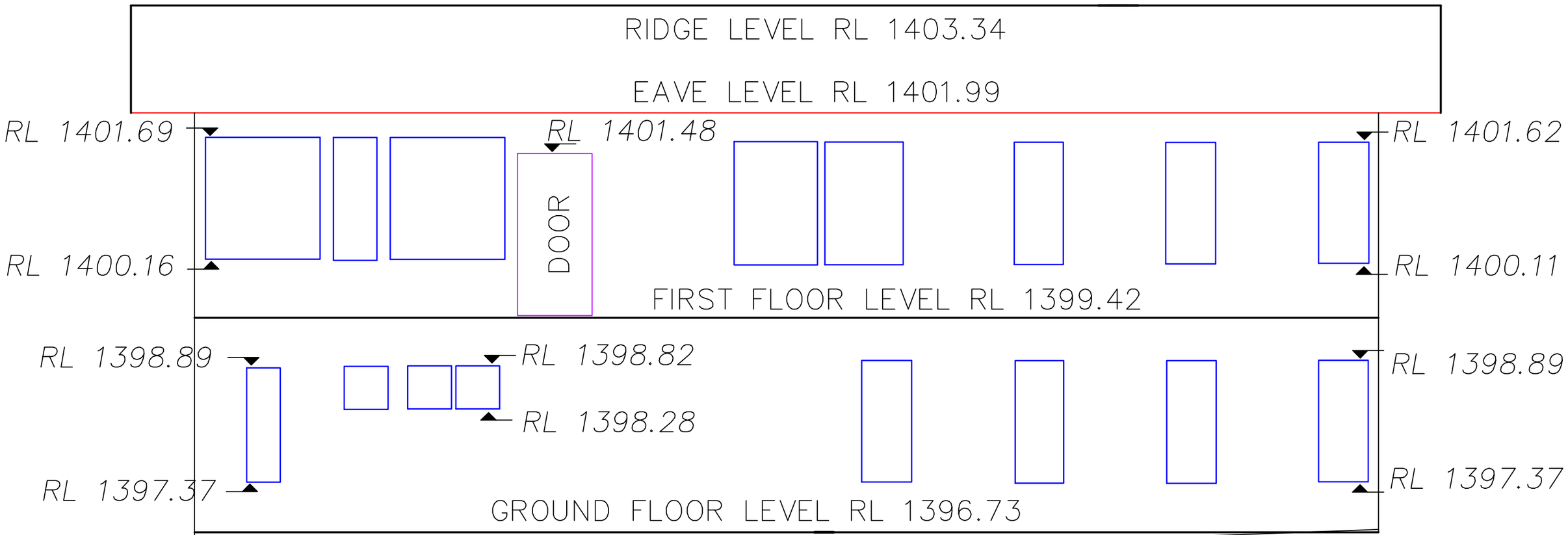
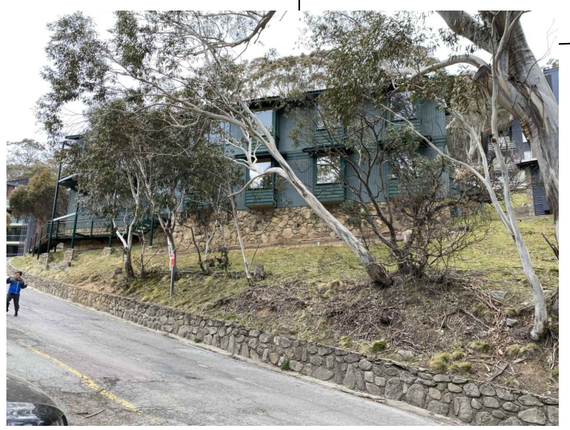
Revision: D

Sheet No.: 02/11





"HIGH NOON"

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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PB	AS	PB

REGISTERED SURVEYOR

Scale @A1: N/A @A3: 1:50

Paper Size: A3

DO NOT SCALE

Client: "BLACK BEAR INN"

Title: NORTHERN ELEVATION
HIGH NOON LODGE
THREDBO ALPINE VILLAGE

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/08/2003

HEIGHT DATUM: AHD
AZIMUTH: -
CONTOUR INTERVAL: -
DA #:

LGA: SNOWY MONARO REGIONAL
Parish: KOSCIUSZKO
County: WALLACE

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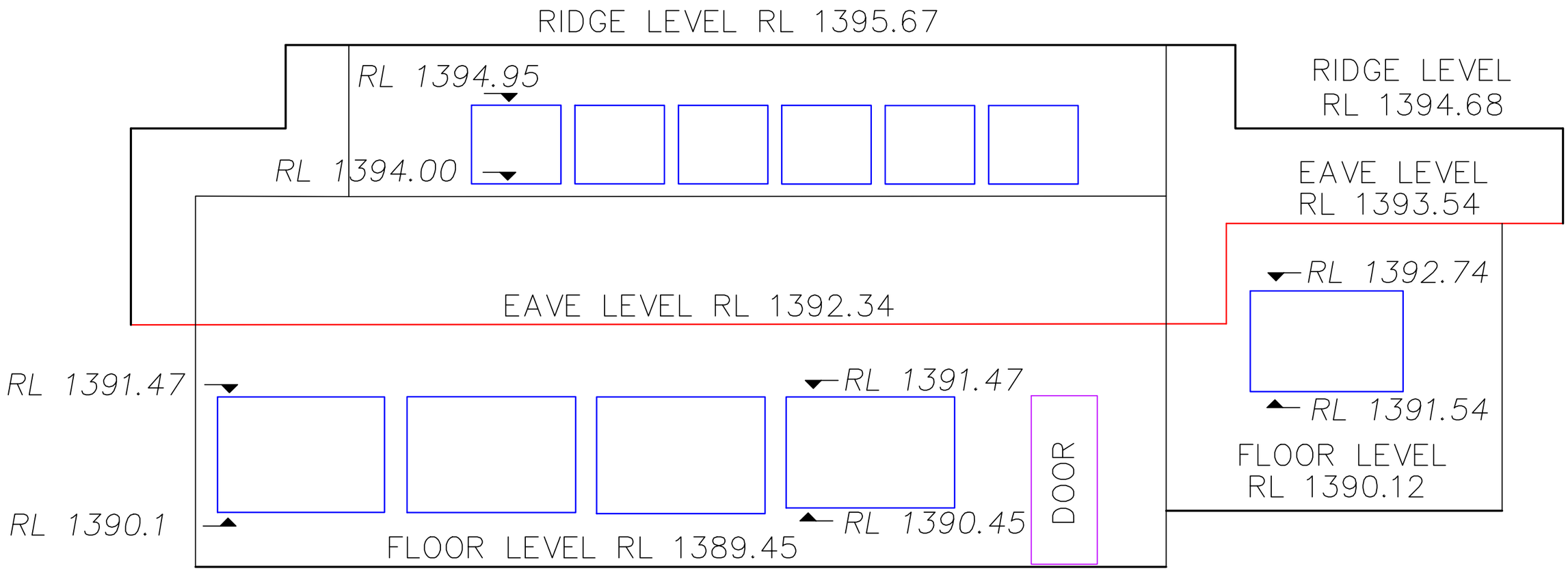
Revision: D

Sheet No.: 03/11



"SASHA'S"

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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PB	AS	PB

REGISTERED SURVEYOR

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DO NOT SCALE

Client: "BLACK BEAR INN"

Title: SOUTHERN ELEVATION
SASHA'S LODGE
THREDBO ALPINE VILLAGE

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/09/2006

HEIGHT DATUM: AHD
AZIMUTH: -
CONTOUR INTERVAL: -
DA #:

LGA: SNOWY MONARO REGIONAL
Parish: KOSCIUSZKO
County: WALLACE

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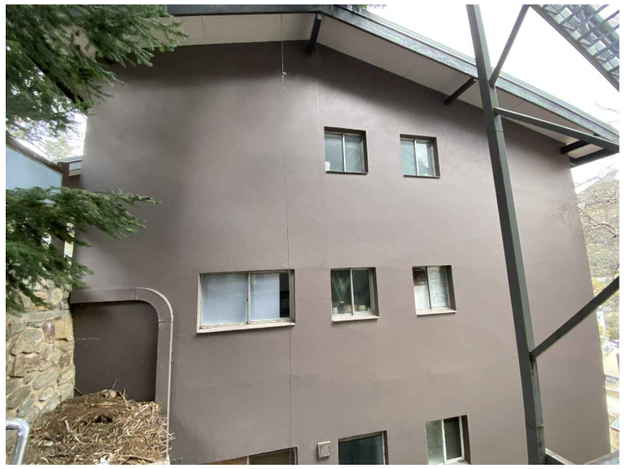
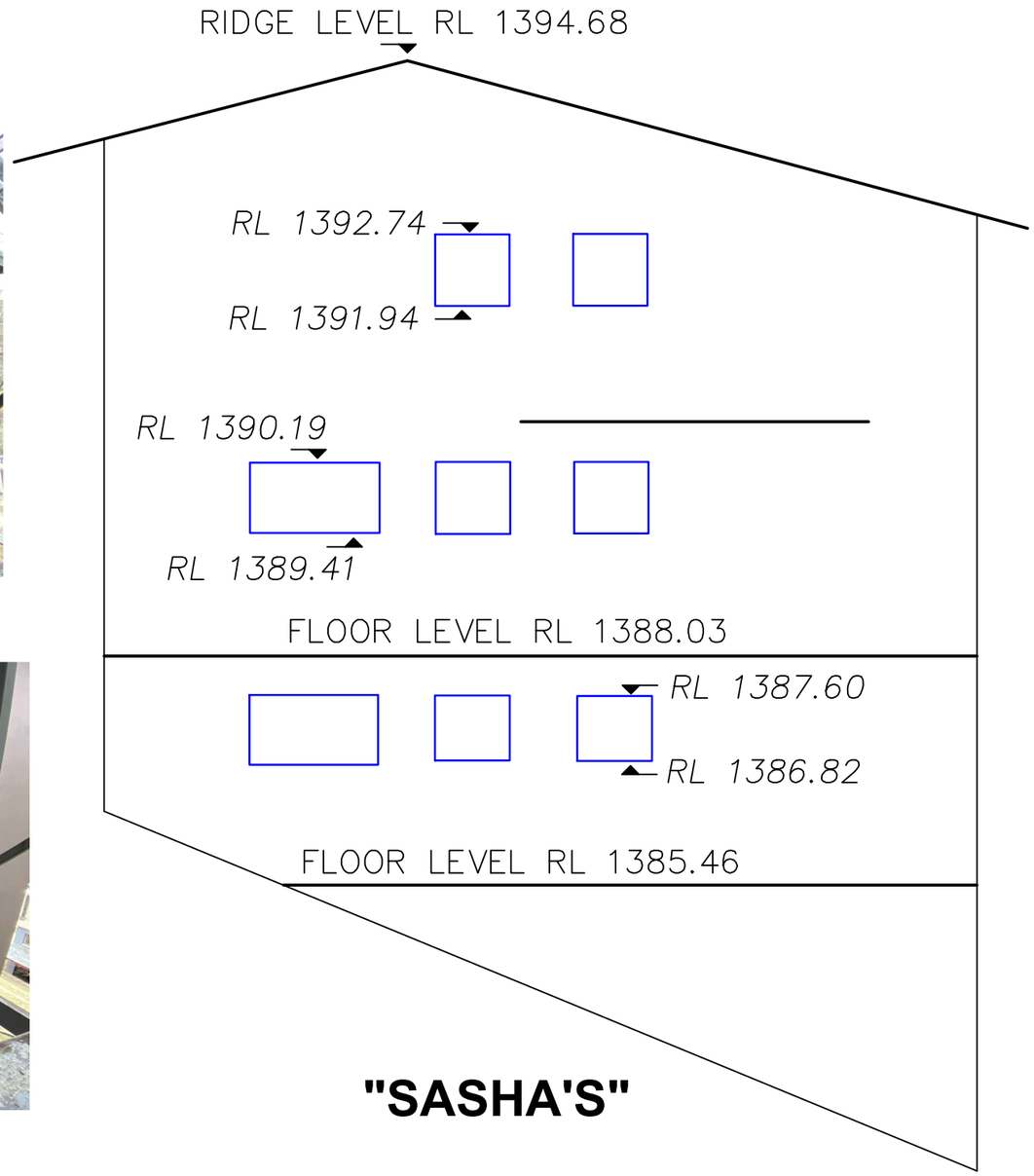
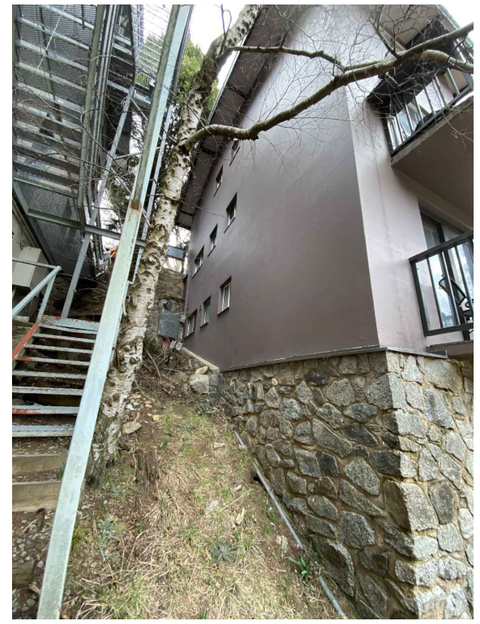
Revision	Sheet No.
D	04/11







No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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REGISTERED SURVEYOR

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DO NOT SCALE

Paper Size: A3

Client: "BLACK BEAR INN"

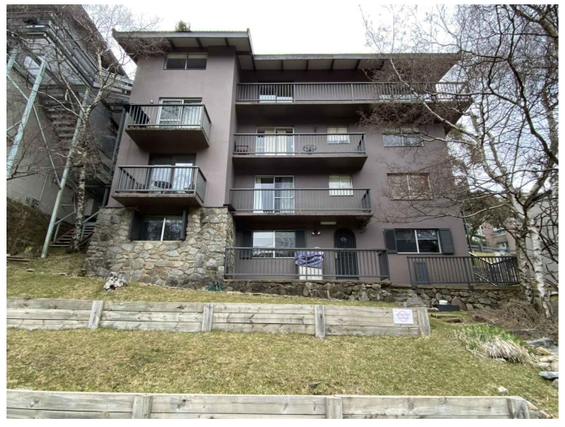
Title: EASTERN ELEVATION
SASHA'S LODGE
THREDBO ALPINE VILLAGE

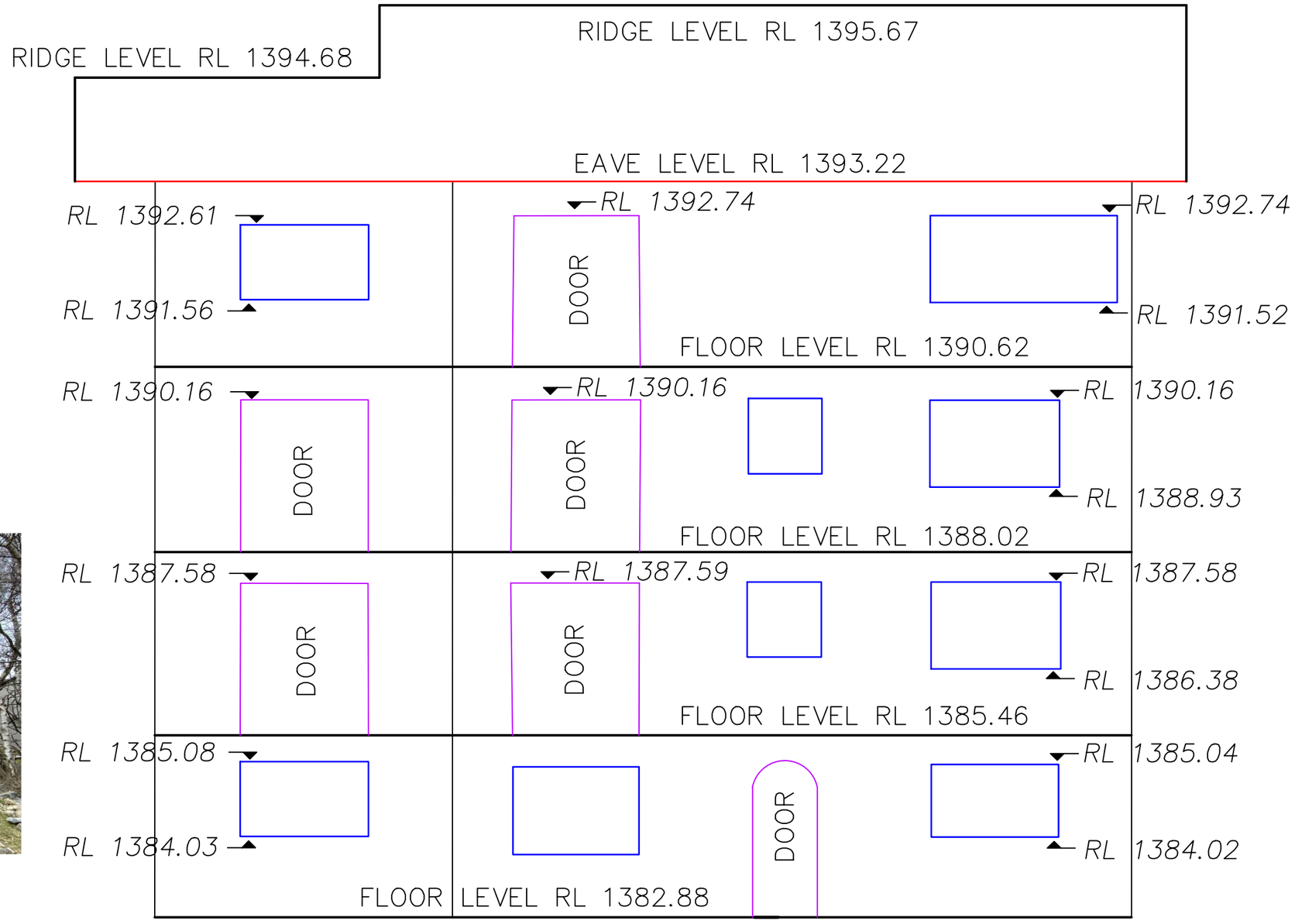
CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/09/2006

HEIGHT DATUM: AHD
AZIMUTH: -
CONTOUR INTERVAL: -
DA #:

LGA: SNOWY MONARO REGIONAL
Parish: KOSCIUSZKO
County: WALLACE

Revision: D
Sheet No.: 05/11





"SASHA'S"

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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REGISTERED SURVEYOR

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DO NOT SCALE

Client: "BLACK BEAR INN"

Title: NORTHERN ELEVATION
SASHA'S LODGE
THREDBO ALPINE VILLAGE

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/09/2006

HEIGHT DATUM: AHD
AZIMUTH: -
CONTOUR INTERVAL: -
DA #:

LGA: SNOWY MONARO REGIONAL
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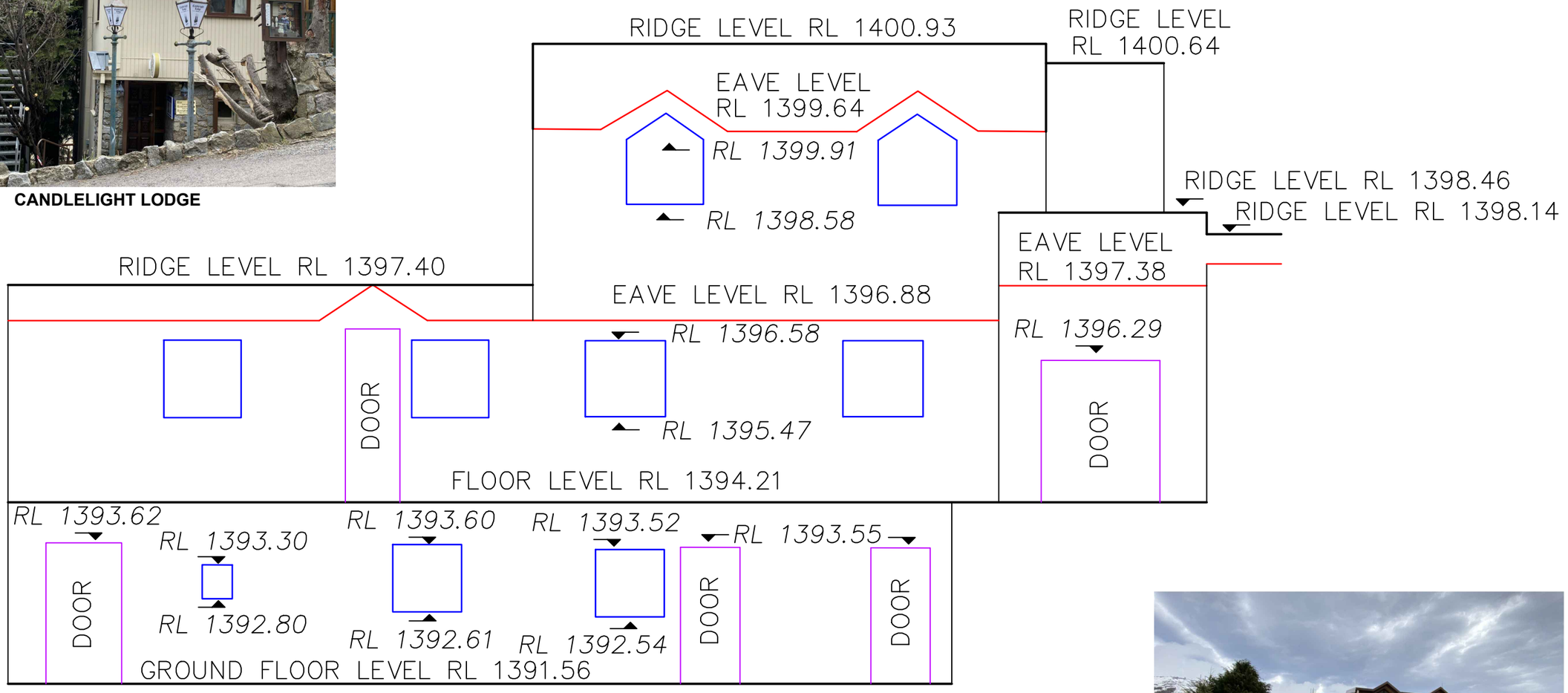
D	06/11

CANDLELIGHT LODGE



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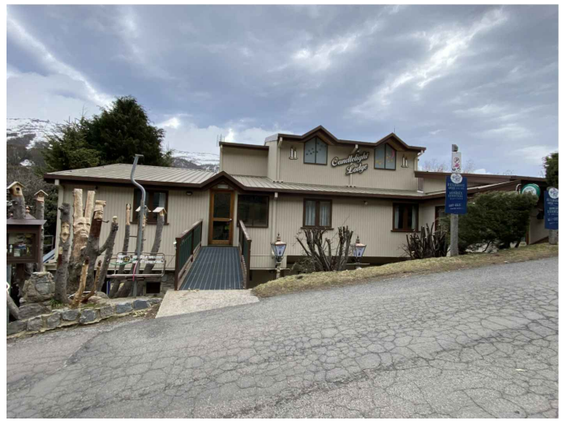

CANDLELIGHT LODGE

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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REGISTERED SURVEYOR

Scale @A1: N/A @A3: 3:200 — Paper Size: A3

DO NOT SCALE

Client: "BLACK BEAR INN"

Title: SOUTHERN ELEVATION
CANDLELIGHT LODGE
THREDBO ALPINE VILLAGE

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/09/2006

HEIGHT DATUM:	AHD
AZIMUTH:	-
CONTOUR INTERVAL:	-
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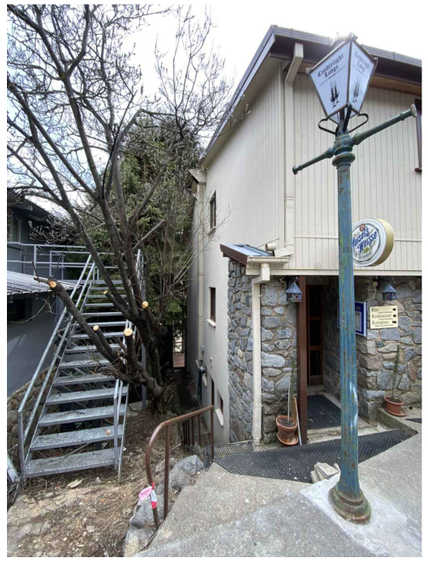
LGA:	SNOWY MONARO REGIONAL
Parish:	KOSCIUSZKO
County:	WALLACE

Revision: D

Sheet No.: 07/11



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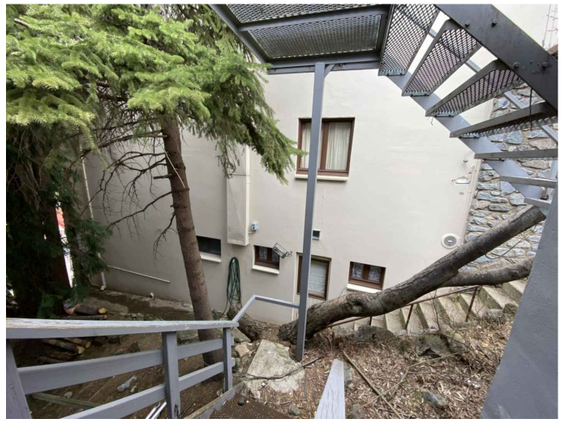

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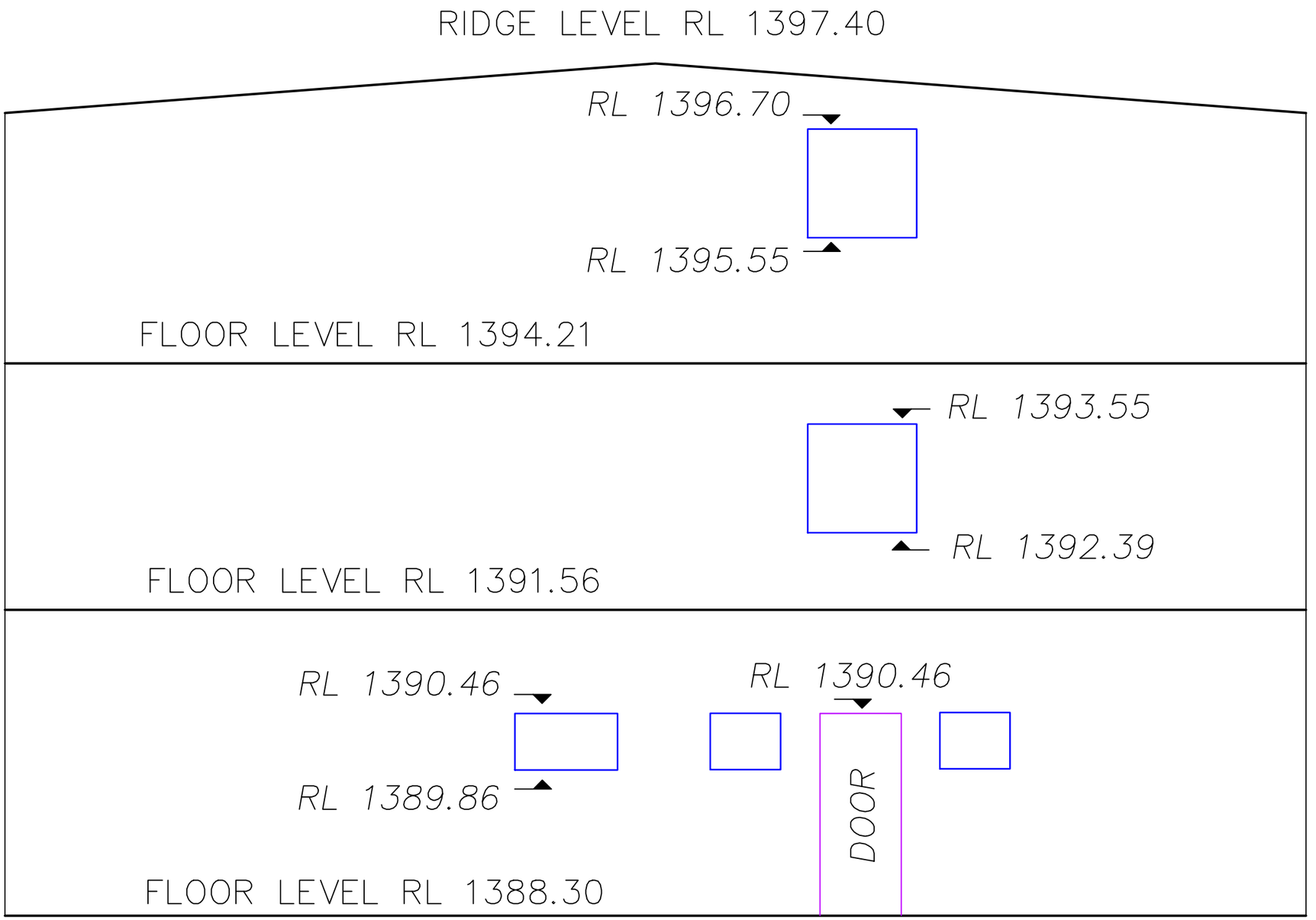

"CANDLELIGHT"

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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Paper Size: A3

Client: "BLACK BEAR INN"

Title: WESTERN ELEVATION
CANDLELIGHT LODGE
THREDBO ALPINE VILLAGE

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/09/2006

HEIGHT DATUM: AHD
AZIMUTH: -
CONTOUR INTERVAL: -
DA #:

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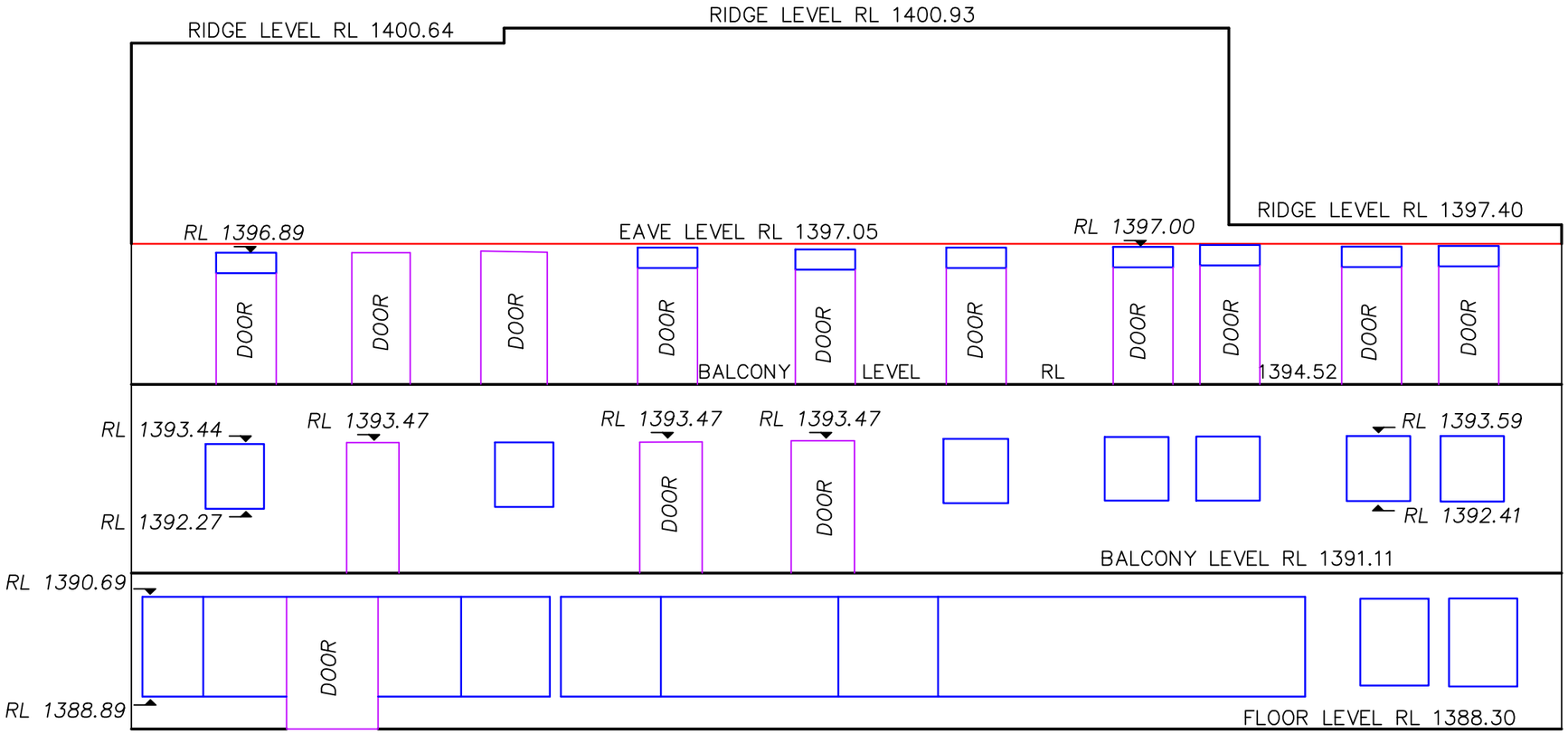
LGA: SNOWY MONARO REGIONAL
Parish: KOSCIUSZKO
County: WALLACE

Revision: D
Sheet No.: 08/11

CANDLELIGHT LODGE

CANDLELIGHT LODGE



"CANDLELIGHT"

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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REGISTERED SURVEYOR

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DO NOT SCALE

Client: "BLACK BEAR INN"

Title: NORTHERN ELEVATION
CANDLELIGHT LODGE
THREDBO ALPINE VILLAGE

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/09/2006

HEIGHT DATUM: AHD
AZIMUTH: -
CONTOUR INTERVAL: -
DA #:

LGA: SNOWY MONARO REGIONAL
Parish: KOSCIUSZKO
County: WALLACE

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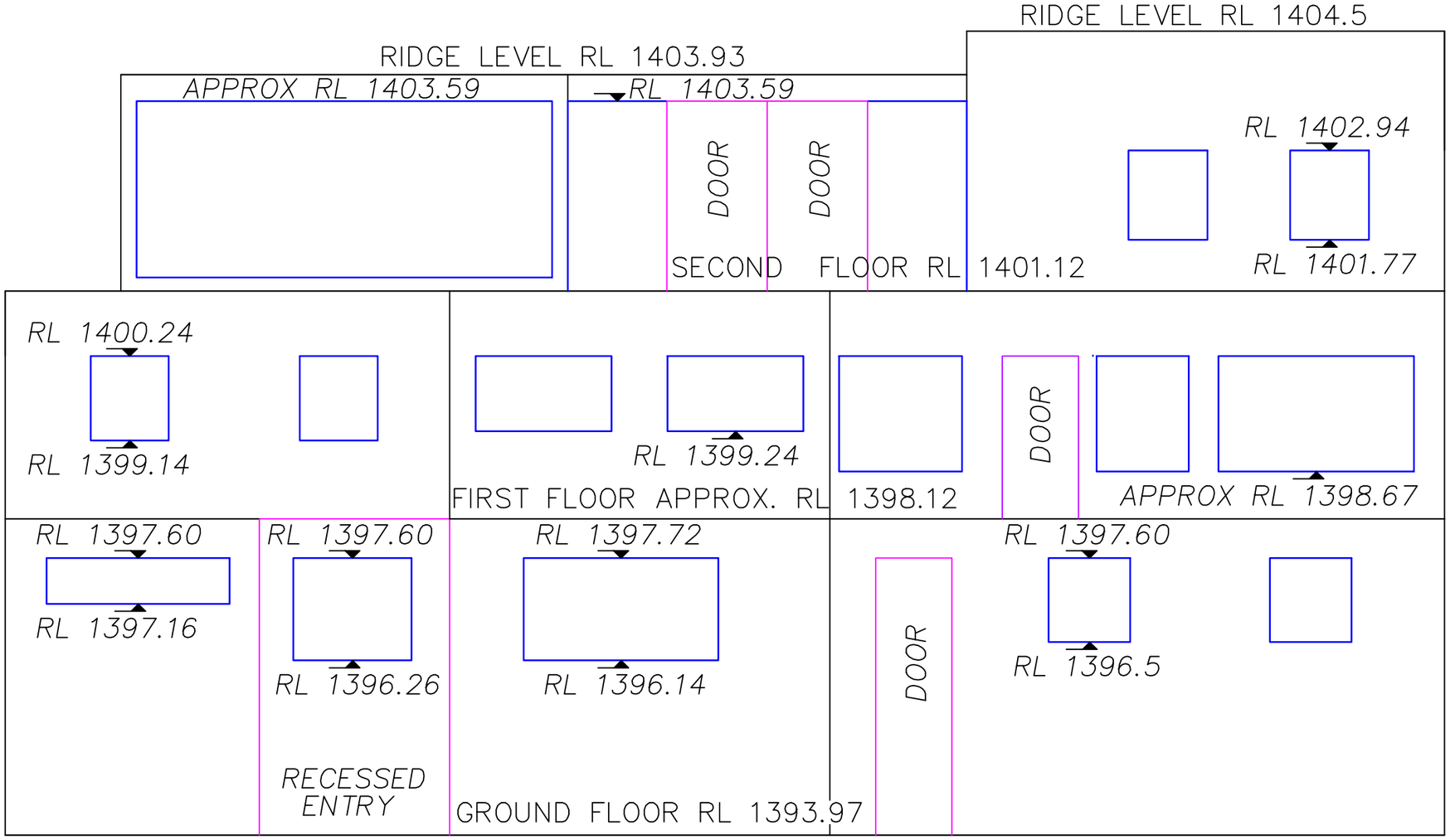
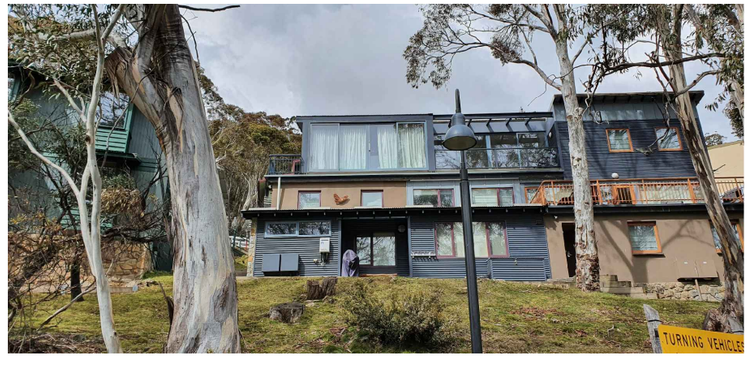
Revision: D
Sheet No.: 09/11



GOLDEN EAGLE LODGE

"GOLDEN EAGLE"



GOLDEN EAGLE LODGE

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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DO NOT SCALE

Client: "BLACK BEAR INN"

Title: NORTHERN ELEVATION
GOLDEN EAGLE LODGE
THREDBO ALPINE VILLAGE

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/09/2006

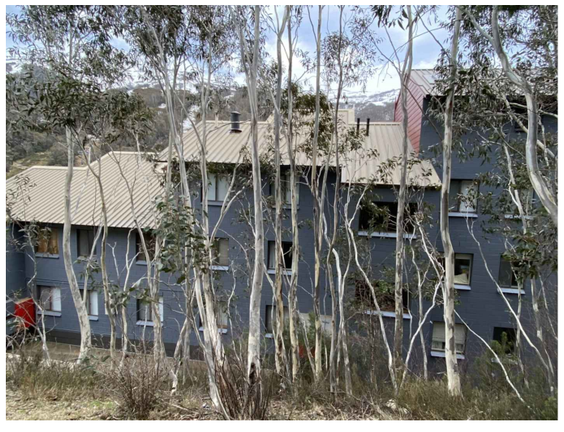
HEIGHT DATUM: AHD
AZIMUTH: -
CONTOUR INTERVAL: -
DA #:

LGA: SNOWY MONARO REGIONAL
Parish: KOSCIUSZKO
County: WALLACE

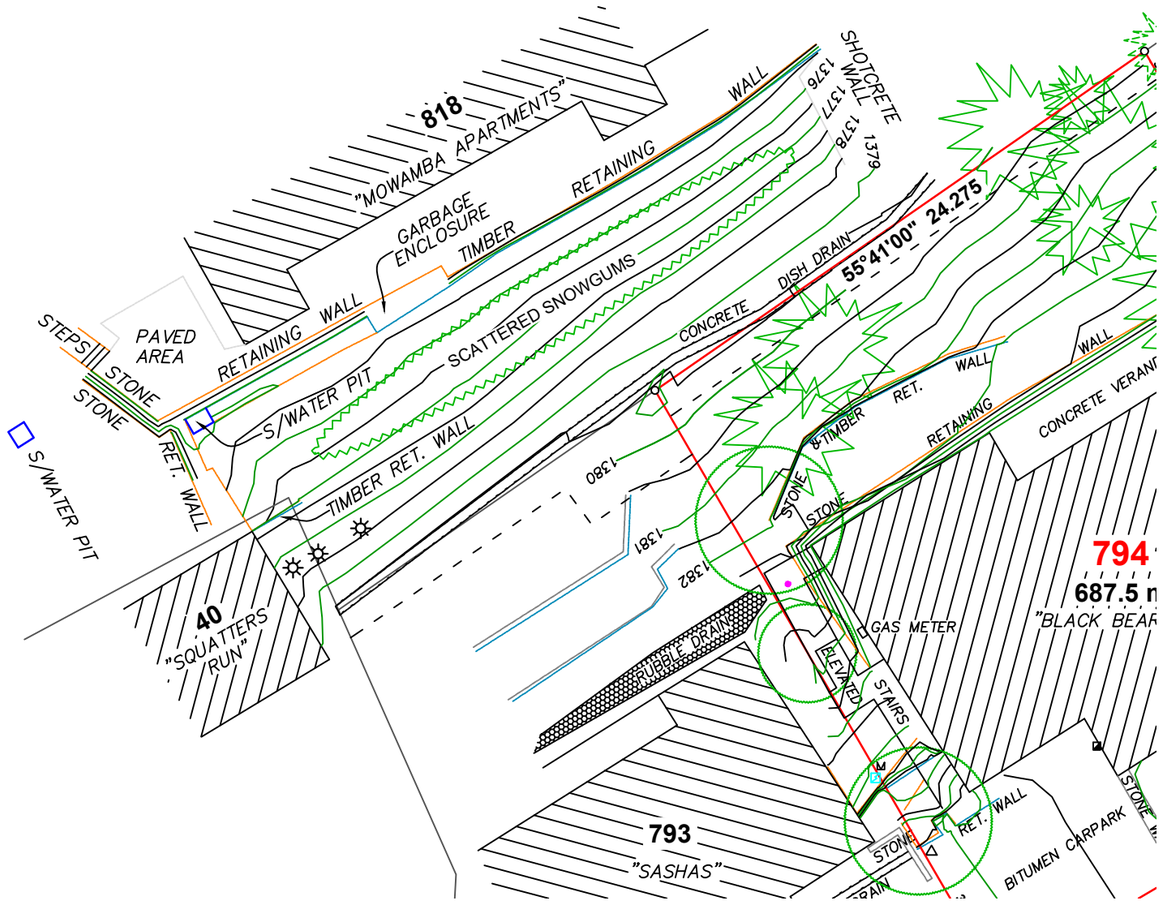
Revision: D
Sheet No.: 10/11

MOWAMBA APARTMENTS

MOWAMBA APARTMENTS



MOWAMBA APARTMENTS



"MOWAMBA APARTMENTS"

No.	DESCRIPTION	CHK	DATE
D	CLIENT ISSUE	PB	09.09.20

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Scale @A1: N/A @A3: 1:250 — Paper Size: A3

DO NOT SCALE

Client: "BLACK BEAR INN"

Title: -

MOWAMBA APARTMENTS
THREDBO ALPINE VILLAGE

CAD file: 3576_CD_01_D | JOB REF. No: 3576 | Survey Date: 27/09/2006

HEIGHT DATUM:	AHD
AZIMUTH:	-
CONTOUR INTERVAL:	-
DA #:	
LGA:	SNOWY MONARO REGIONAL
Parish:	KOSCIUSZKO
County:	WALLACE

Revision: D

Sheet No.: 11/11

REGULATED DESIGN RECORD	
PROJECT ADDRESS:	30 DIGGINGS TERRACE, THREDBO
PROJECT TITLE:	BLACK BEAR INN
CONSENT NUMBER:	

REV	DATE	DESCRIPTION	DP FULL NAME	REG NO
1	29.11.2021	ISSUED FOR CC2	THOMAS WILLIAMS	PRE0001122

DRAWING TITLE: STRUCTURAL NOTES
JOB NUMBER: PMI-2021-053
DRAWING NUMBER: S02-A
REVISION: 1
SCALE AT B1: 1 : 10

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ISSUE:

CLIENT: HIDALI PTY LTD

ARCHITECT: PopovBass
PO Box 334
Surry Hills NSW 2010
T 02 9665 5604
E info@popovbass.com.au
W popovbass.com.au

ALL SETOUT TO ARCHITECT'S DRAWINGS. DIMENSIONS TO BE VERIFIED WITH ARCHITECT AND BUILDER BEFORE COMMENCING SHOP DRAWINGS OR SITE WORK. ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.

Appendix B – Structural Plans

STRUCTURAL NOTES BLACK BEAR INN

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND OTHER CONSULTANT'S DRAWINGS.

G2. THE WEATHER PROOFING OF THE BUILDING IS THE ARCHITECT'S/BUILDER'S RESPONSIBILITY. THIS INCLUDES (BUT IS NOT LIMITED TO) THE SPECIFICATION AND FIXING DETAILS OF CLADDINGS, SHEETING, FLASHING, MEMBRANES, STEPS, SETDOWNS & RECESSES.

G3. ALL DISCREPANCIES SHALL BE REFERRED TO THE (PROJECT MANAGER) AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

G4. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. THESE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. THE RL's SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE FOR THE SOLE PURPOSE OF ASSISTING THE STRUCTURAL DOCUMENTATION. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. REFER TO ARCHITECTURAL DRAWINGS FOR CONFIRMATION OF ALL RL's, ALL LEVELS ARE IN METRES (m) AND DIMENSIONS ARE IN MILLIMETRES (mm)

G5. ALL WORKMANSHIP, TESTING, MATERIALS AND SUPERVISION ARE TO BE IN ACCORDANCE WITH THESE SPECIFICATIONS, THE WORK HEALTH AND SAFETY ACT 2011. ENFORCED BY THE WORKCOVER AUTHORITY AND CURRENT RELEVANT AUSTRALIAN STANDARDS.

G6. PROPRIETARY ITEMS SPECIFIED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT VARY SPECIFIED PROPRIETARY PRODUCTS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

G7. THESE DRAWINGS AND ISSUED WRITTEN INSTRUCTIONS DURING THE COURSE OF THE CONTRACT DEPICT THE COMPLETE STRUCTURE. THEY DO NOT DESCRIBE A WORK METHOD. THE ARRANGEMENT, DESIGN AND INSTALLATION OF TEMPORARY WORKS REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.

G8. THE DETERMINATION OF A SAFE WORK METHOD REMAINS THE RESPONSIBILITY OF THE CONTRACTOR. ANY ELEMENT WHICH POSES AN UNACCEPTABLE LEVEL OF SAFETY RISK TO CONSTRUCT SHALL BE REFERRED TO THE STRUCTURAL ENGINEER. TEMPORARY BRACING AND SUPPORT OF STRUCTURE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED DURING ALL STAGES OF CONSTRUCTION.

G9. NOTES ON ANY DRAWING APPLY TO ALL DRAWINGS IN THE SET UNLESS NOTED OTHERWISE.

G10. ALL ARCHITECTURAL FITMENTS SUCH AS GLAZING, PARTITIONS, CEILINGS ETC. SHOULD ALLOW FOR THE SHORT AND LONG TERM MOVEMENT OF STRUCTURAL ELEMENTS. FOR BEAMS AND SLABS SPANNING LESS THAN 8m AN ALLOWANCE OF AT LEAST 20mm SHOULD BE MADE (CONSULT ENGINEER WHERE SPANS EXCEED 8m).

G11. THE BUILDER SHALL PROVIDE CERTIFICATION ON ANY DESIGN AND CONSTRUCT COMPONENT BY A CHARTERED PROFESSIONAL ENGINEER (NPER).

G12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL SERVICES IN THE VICINITY OF THE WORKS. ANY SERVICES SHOWN ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO COMMENCING AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO SERVICES, AS WELL AS ANY LOSS INCURRED AS A RESULT OF THE DAMAGE TO ANY SERVICE.

G13. THE STRUCTURAL COMPONENTS DETAILED ON THESE STRUCTURAL DRAWINGS ARE JOB SPECIFIC AND HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA FOR THE FOLLOWING FIRE RATINGS, WIND LOADS, FLOOR USAGE AND EARTHQUAKE LOADS.

WIND LOADS:
- REGION = A
- ANNUAL PROBABILITY OF EXCEEDANCE = 0.02
- TERRAIN CATEGORY = 2.5
- SITE WIND SPEED = 45 m/s

FLOOR LIVE LOADS:
- GENERAL = 1.5 kPa
- STORES = 5.0 kPa
- GARAGE = 2.5 kPa
- STAIRS = 2.0 kPa
- BALCONY = 2.0 kPa

ROOF LIVE LOADS:
- ROOF = 0.25 kPa

SNOW LOADS:
- ROOF = [4.40] kPa
- GROUND = [2.30] kPa
- PROBABILITY FACTOR = 1 (SERV) 1.5 (STR)

BUSHFIRES : = DESIGN STRUCTURE TO COMPLY WITH THE REQUIREMENTS OF AS3959-2009.

G14. THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE BUILDER. IF ANY STRUCTURAL ELEMENT PRESENTS DIFFICULTY IN RESPECT TO SAFETY THE MATTER SHALL BE REFERRED TO PMI ENGINEERS FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

G15. NO CHANGES IN ANY STRUCTURAL ELEMENT SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM PMI ENGINEERS. IF THERE IS A DISCREPANCY THEN FOR TENDER PURPOSES ALLOW FOR THE MOST EXPENSIVE OPTION. PMI ENGINEERS SHALL BE CONTACTED TO CONFIRM PRIOR TO CONSTRUCTION.

G16. CONSTRUCTION USING THESE DRAWINGS SHALL NOT COMMENCE UNTIL A CONSTRUCTION CERTIFICATE HAS BEEN ISSUED AND ONLY IF THE DRAWINGS ARE DESIGNATED "ISSUED FOR CONSTRUCTION".

G17. PMI ENGINEERS ACCEPTS NO RESPONSIBILITY FOR ANY WORK NOT INSPECTED OR NOT APPROVED BY PMI ENGINEERS DURING CONSTRUCTION.

FOUNDATIONS

F1. ASSUMED ALLOWABLE BEARING CAPACITY:
- PAD FOOTINGS = [500] kPa
- STRIP FOOTINGS = [500] kPa
- SLABS ON GROUND = [500] kPa
- BORED PIERS = [1500]kPa END BEARING [150] kPa SKIN FRICTION

F2. A GEOTECHNICAL REPORT HAS BEEN CARRIED OUT REFER TO ALLIANCE REPORT 13526-GR-1-1 REV A DATED 15th SEPTEMBER,

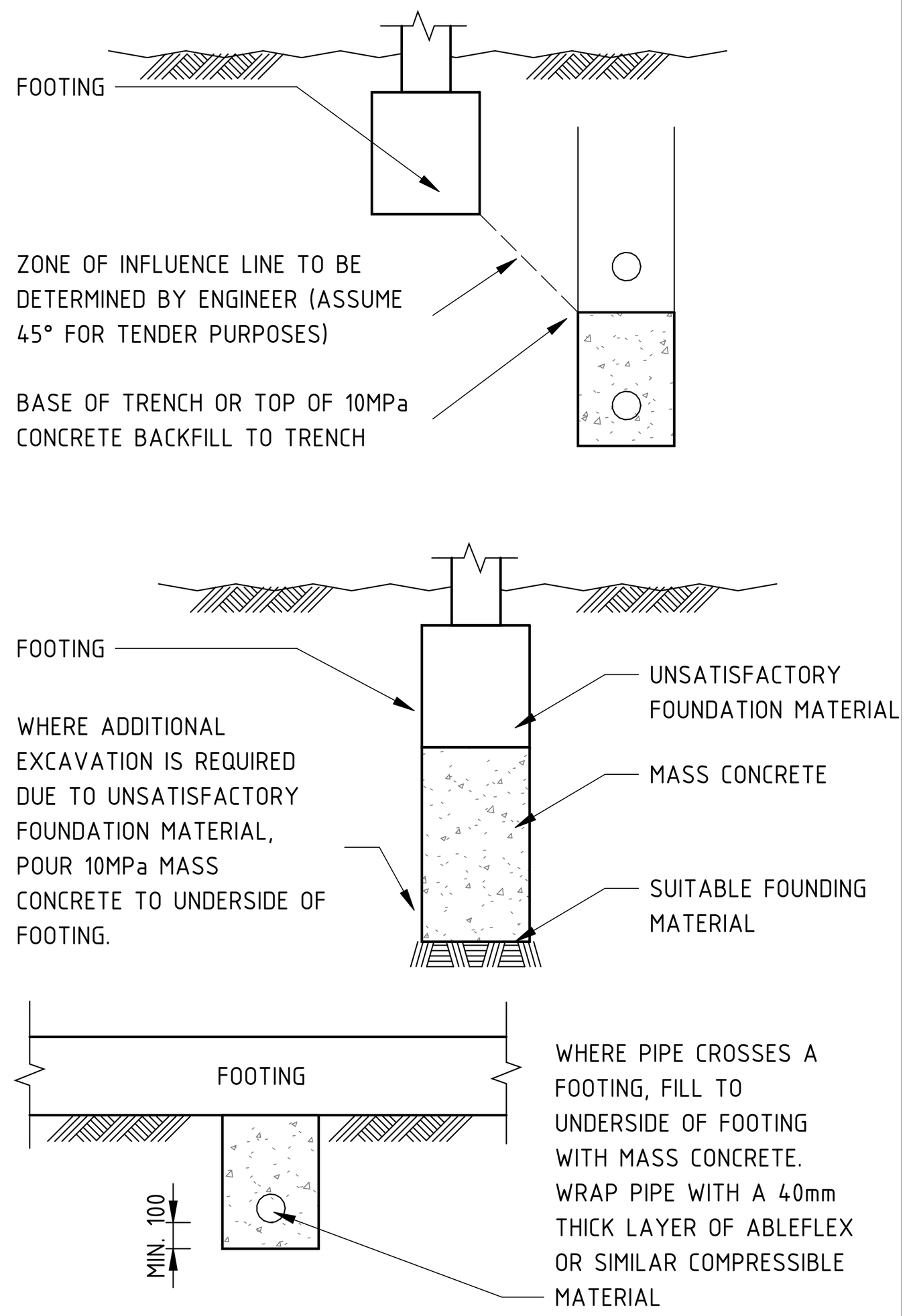
F3. THE SLAB AND FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH AS2870-2011 FOR CLASS [A] SITE. A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER TO BE CONTACTED DURING EXCAVATION TO CONFIRM THE SITE CLASSIFICATION.

F4. THE CONTRACTOR SHALL ALLOW TO ENGAGE A QUALIFIED (NPER) GEOTECHNICAL ENGINEER TO APPROVE THE FOUNDATION MATERIAL. OBTAIN GEOTECHNICAL ENGINEERS APPROVAL AND SUBMIT CERTIFICATE IN WRITING TO PMI ENGINEERS PRIOR TO CONCRETING FOUNDATIONS.

F5. ENSURE STABILITY OF ADJACENT BUILDINGS AND PATHS IS MAINTAINED DURING ALL STAGES OF CONSTRUCTION.

F6. DO NOT ALLOW EXCAVATED MATERIAL TO BE STOCKPILED WITHIN 1500mm OF FOOTING TRENCHES OR PITS. NO EARTH OR DETRITUS IS TO FALL INTO THE FOOTING TRENCHES BEFORE OR DURING CONCRETE PLACEMENT.

F7. THE UNDERSIDE OF FOUNDATIONS SHALL CONFORM TO THE FOLLOWING REGARDLESS OF NOMINATED LEVELS:



F8. FOOTINGS SHALL BE CENTRALLY LOCATED UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

F9. FOOTINGS SHALL BE EXCAVATED TO THE DETAILED DEPTH AND WIDTH. FOOTINGS SHALL BE INSPECTED AND FILLED WITH CONCRETE AS SOON AS POSSIBLE TO AVOID EITHER SOFTENING OF THE FOUNDATION MATERIAL OR DRYING OUT BY EXPOSURE.

F10. THE BASE OF ALL PIER HOLES SHALL BE FREE OF WATER AND CLEANED OF LOOSE MATERIAL OR DEBRIS PRIOR TO PLACEMENT OF CONCRETE. ALLOW TO PROVIDE TEMPORARY LINERS AS DEEMED NECESSARY.

CONSTRUCTION PHASE SERVICES - WITNESS POINTS

WP1. OBTAIN PMI ENGINEERS WRITTEN INSTRUCTION AT THE FOLLOWING HOLD POINTS:
- PREPARATION OF FOUNDING MATERIAL, INCLUDING PIER BORE HOLES.
- REINFORCEMENT PRIOR TO PLACEMENT OF CONCRETE or COREFILLING OF BLOCKWORK.
- STEEL AND TIMBER FRAME INSPECTION PRIOR TO SHEETING.

WP2. PROVIDE MINIMUM 48 HOURS NOTICE FOR ANY REQUIRED INSPECTIONS.

TEMPORARY WORKS

TW1. THESE DRAWINGS DEPICT THE "PERMANENT" STRUCTURE, TEMPORARY WORKS REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

TW2. BUILDER MUST ENGAGE (NPER) QUALIFIED STRUCTURAL ENGINEER FOR THE DESIGN OF ALL TEMPORARY WORKS NECESSARY TO SAFELY ERECT THIS STRUCTURE. AS A MINIMUM THE FOLLOWING WORKS REQUIRE ATTENTION;
- FORMWORK / TEMPORARY PROPPING / NEEDLE BEAMS / SCAFFOLDING / UNDERPINNING

TW3. BUILDER SHALL CONTACT PMI ENGINEERS IF THEY CONSIDER ANY PART OF THIS STRUCTURE IS UNSAFE TO ERECT

STEELWORK

S1. FABRICATE AND ERECT STRUCTURAL STEELWORK IN ACCORDANCE WITH AS4100-1998.

S2. PROVIDE HOLES, CLEATS AND FIXING FOR LIGHT STEEL/TIMBER FRAMING, FINISHES, ETC. SHOWN ON ARCHITECTURAL DRAWINGS.

S3. THESE DRAWINGS HAVE BEEN PREPARED TO INDICATE THE STRUCTURAL INTENT. THE SHOP DETAILER IS TO USE THESE DRAWINGS AS A BASIS FOR DIMENSIONAL COORDINATION WITH OTHER CONSULTANT'S DRAWINGS AND IS TO PREPARE DETAILED SHOP DRAWINGS. WHERE NECESSARY, THE SHOP DETAILER IS TO MAKE ASSUMPTIONS AND SUBMIT TO PMI ENGINEERS FOR RESOLUTION. SHOP DETAILER IS TO ALLOW TO RE- WORK SHOP DRAWINGS AS NECESSARY. FABRICATOR SHALL PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE BUILDER FOR THEIR APPROVAL. BUILDER SHALL LODGE TWO HARD COPIES OF APPROVED DRAWINGS TO PMI ENGINEERS FOR REVIEW PRIOR TO FABRICATION, (ALLOW 5 WORKING DAYS FOR REVIEW).

S4. TYPICAL STEELWORK CONNECTIONS (UNLESS NOTED OTHERWISE)
- COLUMN BASE PLATES: 10 BASE PLATE, 4/M16 HILTI HIT-HY 150 MAX CHEMICAL INJECTION ANCHORS
- BEAM TO TOP OF COLUMN: CAP PLATE, 2 BOLTS TO CHANNELS, 4 BOLTS TO RHS/CHS/SHS/UB/UC
- BEAM TO SIDE OF COLUMN: FIN PLATE, 2 BOLTS
- BEAM TO SIDE OF BEAM: END OR FIN PLATE, 2 BOLTS
- COLUMNS TO TOP OF BEAM: BASE PLATE, 2 BOLTS TO CHANNELS, 4 BOLTS TO UB/UC SECTIONS
- ALL ROOF & WALL BRACING: CLEAT PLATES, 2 BOLTS
- PURLINS/WALL GIRTS: 8 CLEAT PLATES, 2 PURLIN BOLTS

UNLESS NOTED OTHERWISE, USE:
- 10mm BASE, CAP, GUSSET, FIN AND END PLATES.
- M20 8.8/S BOLTS. (4.6/S GRADE TO BE USED FOR HOLD DOWN BOLTS)
- 6mm CONTINUOUS FILLET WELDS MADE WITH E4818 MILD STEEL ELECTRODES.
- ALL WELDS SP CATEGORY

S5. NO PAINT ON MATING SURFACES WITH TF OR TB BOLTING UNLESS APPROVED BY PMI ENGINEERS.

S6. TF or TB BOLTS TO BE INSTALLED WITH ONE HARDENED WASHER UNDER THE TURNED PART.

S7. TF AND TB BOLTING BY "PART TURN" METHOD WITH LOAD INDICATING WASHERS.

S8. ALL BOLTS, SCREWS, HOLD DOWN BOLTS, MASONRY ANCHORS SHALL BE HOT DIP GALVANISED TO AS1214-2016, AS/NZS 4534-2006, AS/NZS 4680-2006 & AS/NZS 4792-2006. NO CONNECTION SHALL HAVE LESS THAN 2 BOLTS. ALL BOLTS AND WASHERS SHALL BE GALVANISED. ALL HOLES SHALL BE 2mm LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE.

S9. MINIMUM YIELD STRESS:
- HOT ROLLED SECTIONS 300MPa
- SQUARE HOLLOW SECTIONS 350MPa
- RECTANGULAR HOLLOW SECTIONS 350MPa
- CIRCULAR HOLLOW SECTION 250MPa
- HOT ROLLED PLATE 250MPa

S10. COLD FORMED SECTIONS TO CONFORM WITH:
- AS/NZS 1594-2002, AS/NZS 1595-1998, AS/NZS 4600-2018 AND AS 1397-2011, AS1397, AS/NZS1594 AND AS/NZS1595.
- MINIMUM YIELD STRESSES SECTION 450MPa.

S11. SURFACE TREATMENT UNLESS NOTED OTHERWISE:
- PROTECTED FROM WEATHER = AS/NZS 2312-IZS2
- EXPOSED TO WEATHER = AS/NZS 2312-HDG600P3
- BUILT INTO THE INTERNAL SKIN OF EXTERNAL WALLS = AS/NZS 2312-HDG600P3

REFER TO PURLIN & GIRTS NOTES FOR SURFACE TREATMENT OF THESE ITEMS

S12. FIX CROSS BRACING TO PURLINS AT 3000 MAXIMUM CTS WITH M10 BOLTS OR M6 HOOKS.

S13. STEELWORK TO BE CONCRETE ENCASED SHALL BE FREE FROM ALL LOOSE RUST, LOOSE MILL SCALE, DIRT, OIL, GREASE, ETC. AND REINFORCED WITH SL41 FABRIC OR EQUIVALENT BLACK IRON WIRE, 3mm DIA.

S13.a ALL BURIED STEELWORK TO BE PAINTED FIRST USING 'EXPOSED TO WEATHER' TREATMENT SYSTEM FOLLOWED BY THE APPLICATION OF A TWO PART EPOXY SUCH AS 'SIKAGUARD-63N' OR APPROVED EQUIVALENT. ALTERNATIVELY, ENCASE BURIED STEELWORK IN CONCRETE WITH A MINIMUM COVER OF 75mm TO STEELWORK.

S14. BOLT SYMBOLS:
- 4.6/S = GRADE 4.6 BOLT / SNUG TIGHTENED.
- 8.8/S = GRADE 8.8 BOLT / SNUG TIGHTENED.
- 8.8/TF = GRADE 8.8 BOLT / FULLY TENSIONED FRICTION TYPE (USE LOAD INDICATOR WASHERS)
- 8.8/TB = GRADE 8.8 BOLT / FULLY TENSIONED BEARING TYPE (USE LOAD INDICATOR WASHERS)

S15. THE CONTRACTOR SHALL SUPPLY WRITTEN CERTIFICATION TO THE STRUCTURAL ENGINEER PRIOR TO THE ERECTION OF ANY STRUCTURAL STEEL STATING THAT THE BOLTS PROPOSED TO BE USED COMPLY WITH AS/NZS 1252.1-1996. HIGH STRENGTH BOLTS (8.8) ARE NOT TO BE WELDED.

S16. THE FABRICATION AND ERECTION OF THE STRUCTURAL STEEL WORK SHALL BE SUPERVISED BY A QUALIFIED PERSON EXPERIENCED IN SUCH SUPERVISION, IN ORDER TO ENSURE THAT ALL REQUIREMENTS OF THE DESIGN ARE MET.

S17. ALL MEMBERS SHALL BE SUPPLIED IN SINGLE LENGTHS. SPLICES SHALL ONLY BE PERMITTED IN LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS.

STEELWORK CONT.

S18. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION BUTT WELDS CATEGORY SP TO AS1554.1-2004 U.N.O THE EXTENT ON NON-DESTRUCTIVE WELD EXAMINATION SHALL BE AS NOTED BELOW:
- RADIOGRAPHIC OR ULTRASONIC EXAMINATION SHALL BE TO AS/NZS 1554.1-2014, AS 2177-2006 AND AS2207-2007 AS APPROPRIATE.

S19. GROUT ALL STEEL BASES BY DRY PACKING USING GROUT WHICH IS NON-SHRINK AND HAS A MINIMUM COMPRESSIVE STRENGTH AT 7 DAYS OF 40MPa

S20. PROVIDE SEAL PLATES TO THE ENDS OF ALL HOLLOW SECTIONS, WITH 'BREATHER' HOLES IF MEMBERS ARE TO BE HOT DIP GALVANISED.

S21. THESE DRAWINGS MAY NOT IDENTIFY ALL SECONDARY STEELWORK ELEMENTS THAT ARE REQUIRED FOR SUPPORT, FIXING AND FINISHING OF GLAZING, CLADDING AND LINING. THE TENDERER IS RESPONSIBLE FOR THE INCLUSION OF SUCH STEELWORK ELEMENTS TO THE EXTENT REQUIRED ON THE ARCHITECT'S DRAWINGS.

S22. IMPORTED STRUCTURAL STEEL MATERIAL
ALL STRUCTURAL STEELWORK USED ON THIS PROJECT SHALL BE COMPLIANT WITH AS4100, AND IN PARTICULAR:
- CERTIFIED MILL TEST REPORTS, OR TEST CERTIFICATES SHALL BE PROVIDED AS EVIDENCE OF COMPLIANCE WITH THE STANDARDS REFERRED TO IN AS4100. THESE CERTIFICATES SHALL BE SUBMITTED TO PMI ENGINEERS FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
- PROVIDE TEST CERTIFICATED FOR COMPLIANCE FOR ALL FASTENERS. THESE CERTIFICATES SHALL BE SUBMITTED TO PMI ENGINEERS FOR APPROVAL PRIOR TO FABRICATION.
- FOR COLD FORMED SECTIONS A "CERTIFICATE OF CONFORMITY TO AS163-1991" SHALL BE SUBMITTED TO PMI ENGINEERS FOR APPROVAL PRIOR TO FABRICATION.
- CERTIFICATES SHALL ONLY BE ACCEPTED FROM TESTING COMPANIES ACCREDITED BY A TESTING AUTHORITY RECOGNISED IN AUSTRALIA, EG NATA or JAS-ANZ CERTIFIED.
- UNIDENTIFIED STEEL ie. ANY STEEL THAT IS NOT ACCOMPANIED WITH EVIDENCE STATING COMPLIANCE WITH THE REQUIREMENT OF AS4100 SHALL ONLY BE USED STRICTLY IN ACCORDANCE WITH CLAUSE 2.2.3 OF AS4100.

IF MATERIALS SUPPLIED AND INSTALLED ARE SUBSEQUENTLY PROVEN TO BE NON COMPLIANT WITH THE SPECIFIED AUSTRALIAN STANDARDS IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND COST TO UNDERTAKE NATA OR EQUIVALENT CERTIFIED TESTING TO PROVE CONFORMANCE TO THE AUSTRALIAN STANDARDS AND DESIGN SPECIFICATIONS. SIMILARLY ANY RECTIFICATION WORKS THAT MAY SUBSEQUENTLY BE REQUIRED TO SATISFY AUSTRALIAN CODE REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

FIRE PROTECTION OF STEELWORK

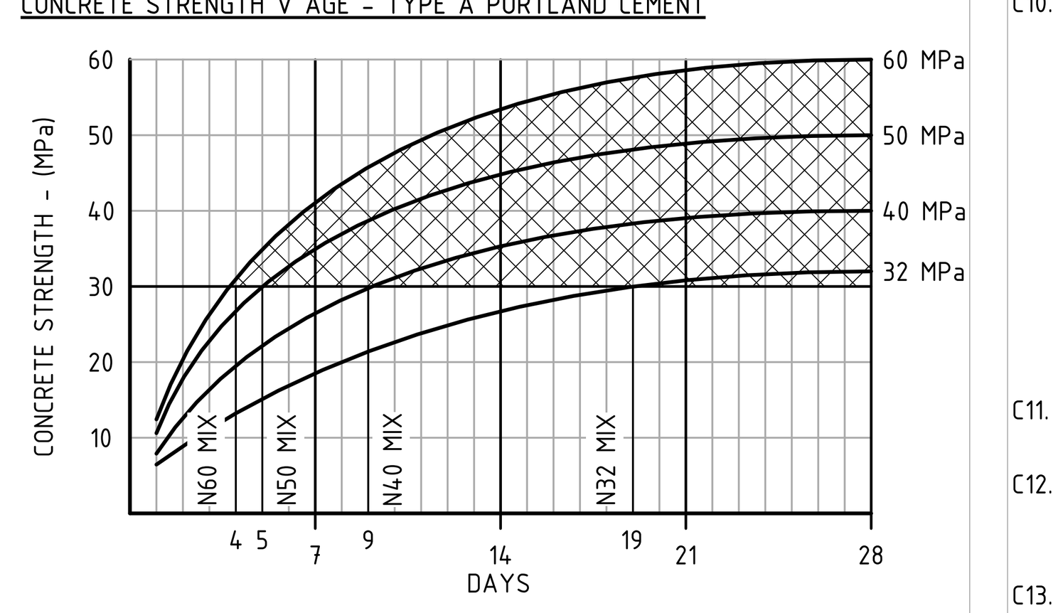
FP1. PROVIDE 120/120/120 FIRE PROTECTION TO ALL PERMANENT STRUCTURAL STEEL MEMBERS AND CONNECTIONS.

FP2. REINSTATE ANY FIRE PROTECTION REMOVED FROM EXISTING STRUCTURAL STEELWORK.

FP3. INSTALL FIRE PROTECTION MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS.

FP4. PROVIDE CERTIFICATION OF FIRE PROTECTION ON COMPLETION.

CONCRETE STRENGTH V AGE - TYPE A PORTLAND CEMENT



CS1. CONCRETE TO BE SAMPLED AND TESTED IN ACCORDANCE WITH AS1012.2

CS2. CHART TO BE USED AS A GUIDE ONLY AND SHOULD BE CONFIRMED WITH SUPPLIER

CS3. BUILDER TO OBTAIN WRITTEN CONFIRMATION OF CONCRETE STRENGTH FROM SUPPLIER

CONCRETE

C1. CARRY OUT ALL CONCRETE WORK IN ACCORDANCE WITH AS3600-2018 AND NATSPEC CONCRETE STANDARDS.

C2. CONCRETE PROPERTIES AND COVER TO REINFORCING :

COVER TO REINFORCEMENT

ELEMENT		CONCRETE STRENGTH f'c (MPa)	MAXIMUM 56 DAY DRY SHRINKAGE	COVER (mm)	
BORED PIERS		40	650 um	45	
SLABS ON GROUND	EXPOSED	40	650 um	TOP 30	BTM 20
	COVERED	40		TOP 20	BTM 20
STRIP FOOTING		40	650 um	45	
PAD FOOTING		40	650 um	45	
SUSPENDED SLABS	EXPOSED	40	650 um	TOP 30	BTM 30
	COVERED	40		20	
BEAMS	EXPOSED	40	650 um	TOP 30	BTM 30
	COVERED	40		20	
COLUMNS	EXPOSED	40	650 um	30	
	COVERED	40		20	
WALLS	EXPOSED	40	650 um	30	
	COVERED	40		20	

MAXIMUM AGGREGATE SIZE = 20mm U.N.O.
SLUMP DURING PLACING = 75mm ±10mm
EXPOSURE CLASSIFICATION = A2 (INTERNAL CONCRETE ELEMENTS)
= A2 (EXTERNAL CONCRETE ELEMENTS)

NO ADMIXTURES SHALL BE USED IN THE CONCRETE MIX UNLESS APPROVED BY PMI ENGINEERS IN WRITING.

C3. CONCRETE PROPERTIES FOR SLABS AND BEAMS SHALL BE VARIED FROM NORMAL CLASS AS FOLLOWS :
- MINIMUM CEMENT CONTENT 250kg/m3/
- MAXIMUM 56 DAY SHRINKAGE STRAIN = AS NOMINATED ABOVE
- PRIOR TO COMMENCEMENT CONCRETE SUPPLIER TO PROVIDE DRYING SHRINKAGE TEST RESULTS FROM PRODUCTION ASSESSMENT AS EVIDENCE THAT SPECIFIED DRYING SHRINKAGE LIMITS CAN BE ACHIEVED USING NORMAL MIX DESIGN.

C4. SUBMIT FOR APPROVAL THE FOLLOWING TO THE ENGINEER :
- CURING PROCEDURE (PVA MEMBRANES NOT PERMITTED)
- STRIPPING AND BACK PROPPING PROCEDURE
- DETAILS AND LOCATION OF CONDUITS AND PENETRATIONS
- CONSTRUCTION JOINT LOCATIONS

C5. FOR TENDER PURPOSES ASSUME MINIMUM STRIPPING TIMES AND EXTENT OF BACK PROPPING AS PER AS3610-1995 SECTION 5.0 AND AS PER GENERAL NOTES FOR FORMWORK AND PROPPING.

C6. FORMWORK FINISH CLASSIFICATION TO AS3610.1-2010 :

ELEMENT	CLASS
INGROUND FOOTINGS	5
RETAINING WALLS	5 EARTH FACE
RETAINING WALLS	2 EXPOSED FACE
COLUMNS	2
LIFT WALLS	2
BEAMS & SLABS	2
STAIRS	2
GRAND TREATED SURFACES	2

(UNLESS NOTED OTHERWISE BY ARCHITECTURAL DOCUMENTATION)

C7. SURFACE FINISHES :
- COLUMNS & WALLS — OFF FORM
- FLOOR SLABS (U.N.O.) — MACHINE FLOAT
- SLABS TO BE TILED — WOOD FLOAT
- STAIRS STEEL TROWEL

(UNLESS NOTED OTHERWISE BY ARCHITECTURAL DOCUMENTATION)

C8. COMPACT ALL CONCRETE, INCLUDING FOOTINGS AND SLABS USING MECHANICAL VIBRATORS.

C9. PLACE CONCRETE CONTINUOUSLY BETWEEN CONSTRUCTION JOINTS SHOWN ON PLAN. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS SUCH THAT COLD JOINTS OCCUR. ANY REVISIONS OR ADDITIONS TO CONSTRUCTION JOINTS SHOWN ON PLAN REQUIRE APPROVAL FROM PMI ENGINEERS.

C10. CONCRETE PROFILES :
- BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE THE SLAB THICKNESS.
- SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN SHOWN IN THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF PMI ENGINEERS.
- PROVIDE DRIP GROOVES AT ALL EXPOSED EDGES. CHAMFERS, DRIP GROOVES, REGLETS ETC TO ARCHITECT'S DETAILS.

C11. ALL PENETRATIONS TO HAVE 2/N16 TRIMMER BARS TOP AND BOTTOM TO EACH FACE. U.N.O. EXTEND TRIMMERS 600 BEYOND PENETRATION.

C12. SETDOWNS OR FALLS IN FLOOR SURFACES ARE NOT PERMITTED UNLESS SHOWN ON DRAWINGS. MAINTAIN MINIMUM SLAB THICKNESS SHOWN ON PLAN WHERE FALLS OCCUR.

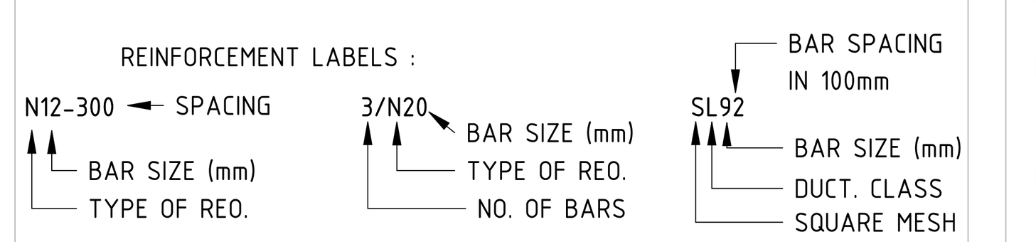
C13. CONCRETE IS INCLINED TO CRACK, AND SURFACE FINISH QUALITY IS LARGELY DEPENDENT UPON FINISHING AND PLACEMENT METHODOLOGY. AS SUCH PMI ENGINEERS TAKES NO RESPONSIBILITY FOR THE QUALITY OF CONCRETE FINISH.

C14. REINFORCEMENT QUALITY AND NOTATION :
ALL REINFORCING BAR SHALL BE GRADE D500N TO AS/NZS 4671-2001 AND ALL MESH SHALL BE GRADE 500L TO AS/NZS 4671-2001 UNLESS NOTED OTHERWISE CLASS L REINFORCEMENT SHALL NOT BE USED.

REINFORCEMENT NOTATION

SYMBOL	BAR TYPE	STRENGTH GRADE (MPa)	DUCTILITY CLASS	TO COMPLY WITH AUSTRALIAN STANDARD
S	STRUCTURAL GRADE DEFORMED RIB BAR	250	NORMAL	AS/NZS 4671-2001
N	STRUCTURAL GRADE DEFORMED RIB BAR	500	NORMAL	AS/NZS 4671-2001
R	PLAIN ROUND BAR	250	NORMAL	AS/NZS 4671-2001
RL	RECTANGULAR MESH DEFORMED RIB BAR	500	LOW	AS/NZS 4671-2001
SL	SQUARE MESH DEFORMED RIB BAR	500	LOW	AS/NZS 4671-2001
L-TM	TRENCH MESH	500	LOW	AS/NZS 4671-2001

REINFORCEMENT LABELS :



C15. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, AND NOT NECESSARILY IN TRUE PROJECTION. BARS SHOWN ARE INDICATIVE ONLY AND LENGTHS MAY VARY. BEAM ELEVATIONS TAKE PRECEDENCE OVER SECTIONS. SLAB PLANS TAKE PRECEDENCE OVER SECTIONS. REFER TO SECTIONS FOR EXTRA BARS THAT MAY BE REQUIRED.

C16. USE ONLY PLASTIC OR CONCRETE CHAIRS AT EXTERNAL SURFACES.

C17. SITE BENDING OF REINFORCEMENT BARS SHALL BE DONE WITHOUT HEATING USING A RE-BENDING TOOL. THE BARS SHALL BE RE-BENT AGAINST A FLAT SURFACE OR A PIN WITH A DIAMETER NOT LESS THAN THE MINIMUM PIN SIZE PRESCRIBED IN AS3600-2009.

C18. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN ON THE STRUCTURAL DRAWINGS OR IN POSITIONS OTHERWISE APPROVED IN WRITING BY PMI ENGINEERS. LAPS SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR AND IN ACCORDANCE WITH AS3600-2018 SECTION 13.

C19. LAPS IN MESH IN ACCORDANCE WITH AS3600-2018 SECTION 13.

C20. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY PMI ENGINEERS.

C21. AT EXTERNALLY EXPOSED SURFACES NO METALLIC ITEMS INCLUDING FORM BOLTS, FORM SPACERS, METALLIC BAR CHAIRS AND TIE-WIRE ARE TO BE PLACED IN THE COVER ZONE.

C22. ALL REINFORCEMENT, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION AND INSPECTED BY PMI ENGINEERS PRIOR TO PLACING CONCRETE.

C23. HOLD DOWN BOLTS SHALL BE HOT DIPPED GALVANISED.

C24. U.N.O., ALL MASONRY ANCHORS INTO CONCRETE SHALL BE RAMSET TRUBOLTS (LONGEST VERSION) OR APPROVED EQUIVALENT. BOLTS SHALL BE GALVANISED WHERE THEY ARE ADJOINING NON FERROUS OR PREPAINTED MEMBERS. PROVIDE STAINLESS STEEL BOLTS FOR ALL EXTERNAL CONDITIONS, OR WHERE EXPOSED TO THE WEATHER.

C25. ALL CONCRETE MIXES SHALL BE DESIGNED BY A RECOGNISED TESTING LAB AND SUBMITTED FOR REVIEW BY PMI ENGINEERS.

C26. ALL COMPRESSIVE STRENGTH TEST REPORTS SHALL BE SUBMITTED TO PMI ENGINEERS FOR REVIEW.

C27. TESTING SHALL BE CARRIED OUT ON ALL CONCRETE IN ACCORDANCE WITH AS1379-2007. TEST CYLINDERS ARE TO BE KEPT ON SITE.

C28. CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 7 DAYS, UNLESS SPECIFIED OTHERWISE. APPROVED SPRAY ON CURING COMPOUNDS THAT COMPLY WITH AS3799-1998 MAY BE USED WHERE FLOOR FINISHES WILL NOT BE AFFECTED. POLYTHENE SHEETING OR WET HESSIAN MAY BE USED TO RETAIN CONCRETE MOISTURE WHERE PROTECTED FROM WIND AND TRAFFIC. CURING IS TO COMMENCE IMMEDIATELY AFTER CONCRETE PLACEMENT.

C29. FOR ELAPSED TIME BETWEEN THE WETTING OF THE MIX AND THE DISCHARGE OF THE MIX, REFER TO CONCRETE - ELAPSED DELIVERY TIMES NOTE.

CONCRETE - ELAPSED DELIVERY TIMES

CE1. ELAPSED TIME BETWEEN THE WETTING OF THE MIX AND THE DISCHARGE OF THE MIX AT THE SITE MUST NOT EXCEED THE CRITERIA IN THE ELAPSED DELIVERY TIMETABLE BELOW

ELAPSED DELIVERY TIME TABLE

CONC. TEMP. AT DISCHARGE (°C)	MAXIMUM ELAPSED TIME (HOURS)
≤ 24	2.00
24 to 27	1.50
27 to 30	1.00
30 to 32	0.75
32 to 35	0.50

IF THE ELAPSED TIME IS LONGER THAN THE CORRESPONDING TIME IN THE TABLE ABOVE, OR THE TEMPERATURE IS GREATER THAN 35°C, EITHER PMI ENGINEERS OR THE CONCRETE MIX DESIGN ENGINEER ARE TO BE CONTACTED TO CONFIRM WHETHER PLACEMENT IS TO PROCEED OR IF THE POUR IS TO BE STOPPED. IF THE POUR IS STOPPED, PRIOR TO ANY FURTHER CONCRETE PLACEMENT PMI ENGINEERS ARE TO BE CONTACTED TO INSPECT THE WORKS AND DETERMINE WHAT, IF ANY, RECTIFICATION WORKS ARE REQUIRED.

SLAB ON GROUND - RESIDENTIAL

RSG1. RESIDENTIAL SLABS ON GROUND SHALL BE IN ACCORDANCE WITH AS2870-2011.

RSG2. THE SITE OF THE WORKS SHALL BE STRIPPED OF ALL GRASS, ROOTS, VEGETABLE MATTER AND COMPRESSIBLE TOPSOIL.

RSG3. THE GROUND BELOW SLABS SHALL BE PROOF ROLLED WITH AN APPROVED HEAVY COMPACTOR. ALL "SOFT SPOTS" ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED ROCK OR APPROVED FILL IN ACCORDANCE WITH AS2870-2011 & AS3798-2007.

RSG4. CLEAN GRANULAR FILLING UP TO 600mm MAY BE PLACED UNDER THE SLAB IN ACCORDANCE WITH THE PROVISIONS OF AS2870-2011 PART 6.4. FILLING SHALL BE COMPACTED IN 150mm THICK LAYERS BY MECHANICAL ROLLER.

RSG5. TERMITE PROTECTION SHALL BE PROVIDED AS REQUIRED BY AS3660.1-2000 AND THE LOCAL STATUTORY AUTHORITY.

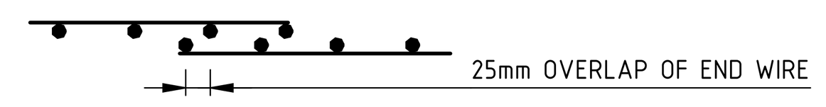
RSG6. SLABS SHALL BE LAID ON A 0.2mm POLYTHENE MEMBRANE, CONTINUOUS, LAPPED 200mm MINIMUM AND TAPED AT JOINTS, PUNCTURES AND SERVICE PIPE PENETRATIONS.

RSG7. BEAM AND STRIP FOOTING REINFORCEMENT SHALL ACHIEVE THE REQUIRED COVER AS NOTED IN CONCRETE SPECIFICATIONS

RSG8. TRENCH MESH SHALL BE LAID CONTINUOUSLY AND SHALL BE SPLICED WHERE NECESSARY WITH A LAP OF 600mm.

RSG9. TRENCH MESH SHALL BE OVERLAPPED BY THE WIDTH OF MESH AT CORNERS AND INTERSECTIONS AND THE ENDS OF TRENCH MESH SHALL TERMINATE WITH A CROSSBAR.

RSG10. MESH SHALL BE PLACED NEAR THE TOP OF THE SLAB AND SHALL ACHIEVE THE REQUIRED COVER. MESH SHALL BE LAPPED A MINIMUM OF TWO WIRES PLUS 25mm AND SHALL BE SET OUT SUCH THAT NO MORE THAN THREE THICKNESSES OF MESH OCCUR AT ANY LOCATION.



RSG11. HOT WATER HEATING PIPES MAY BE EMBEDDED IN THE SLAB IF THE THICKNESS IS INCREASED BY 25mm AND LAID ON SL52 MESH, OR IF THE SLAB THICKNESS IS INCREASED BY 25mm AND THE MESH SIZE IS INCREASED BY ONE SIZE (eg FROM SL82 MESH TO SL92 MESH).

RSG12. THE GROUND SURROUNDING THE SLAB SHALL HAVE ITS SURFACE AT LEAST 150mm LOWER THAN THE SLAB SURFACE AND BE GRADED AWAY FROM THE SLAB EDGE TO THE SITE DRAINAGE SYSTEM.

RSG13. ADDITIONAL PLUMBING REQUIREMENTS FOR CLASS M, H & E SITES:
CLASS M,H or E SITES: THE BASE OF TRENCHES SHALL BE SLOPED AWAY FROM THE BUILDING. TRENCHES SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE BUILDING AND THE CLAY COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM THE FULL DEPTH OF THE TRENCH SHALL BE BACKFILLED WITH CLAY or CONCRETE. SUBSURFACE DRAINS TO REMOVE GROUNDWATER SHALL NOT BE USED WITHIN 1.5m OF THE BUILDING UNLESS NOTED OTHERWISE.
ADDITIONAL REQUIREMENTS FOR CLASS H & E SITES: THESE REQUIREMENTS APPLY TO ALL STORMWATER, SANITARY PLUMBING DRAINS & DISCHARGE PIPES.
- CLOSED-CELL POLYETHYLENE LAGGING SHALL BE USED AROUND PIPE PENETRATIONS THROUGH FOOTINGS. THE LAGGING SHALL BE A MINIMUM OF 20mm THICK ON CLASS H1 SITES & 40mm THICK ON CLASS H2 & CLASS E SITES. VERTICAL PENETRATIONS DO NOT REQUIRE LAGGING.
- DRAINS ATTACHED TO or EMERGING FROM UNDERNEATH THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER TO ACCOMMODATE A TOTAL RANGE OF DIFFERENTIAL MOVEMENT IN ANY DIRECTION EQUAL TO THE ESTIMATED CHARACTERISTIC SURFACE MOVEMENT ON THE SITE (ys). ys = ???, (IN THE ABSENCE OF THE SPECIFIC DESIGN GUIDANCE, THE FITTINGS or OTHER DEVICES TO ALLOW FOR THE MOVEMENT SHALL BE SET AT THE MID POSITION OF THEIR RANGE OF POSSIBLE MOVEMENT AT THE TIME OF INSTALLATION).
- PIPES MAY BE ENCASED IN CONCRETE or IN RECESSES IN THE SLAB WHEN PROVIDED WITH FLEXIBLE JOINTS AT THE EXTERIOR OF THE SLAB. METHODS USED SHOULD COMPLY WITH THE AS/NZS 3500 SERIES.
- COLD WATER PIPES AND HEATED or HOT WATER PIPES SHALL NOT BE INSTALLED UNDER A SLAB UNLESS THE PIPES ARE INSTALLED WITHIN A CONDUIT SO THAT IF THE PIPE LEAKS WATER IT WILL BE NOTICED ABOVE THE SLAB or OUTSIDE THE SLAB AND WILL NOT LEAK UNNOTICED UNDER THE SLAB. WATER SERVICE PIPES INSTALL UNDER CONCRETE SLABS SHOULD COMPLY WITH THE RELEVANT REQUIREMENTS OF AS/NZS 3500.1. HEATED WATER SERVICE PIPES INSTALLED UNDER CONCRETE SLABS SHOULD COMPLY WITH THE RELEVANT REQUIREMENTS OF AS/NZS 3500.4.

STEEL DECK SLABS (BONDEK or CONDECK)

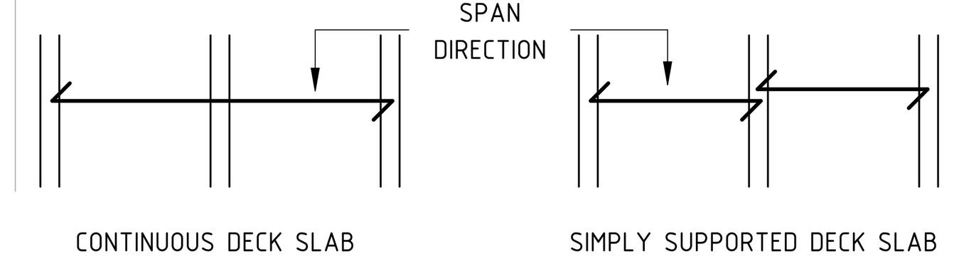
BS1. STEEL DECKING TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

BS2. REFER TO PLAN FOR STEEL DECKING SPECIFICATION. CONTRACTOR MAY SUBMIT FOR APPROVAL EQUIVALENT DECKING PRODUCTS.

BS3. PROVIDE 40mm MINIMUM BEARING AT SUPPORTS.

BS4. AT ALL RE-ENTRANT CORNERS PROVIDE 3/N12 TRIMMERS 2000 LONG TIED TO UNDERSIDE OF MESH.

BS5. UNLESS NOTED OTHERWISE, PROVIDE PROPPING OF DECK IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.



REGULATED DESIGN RECORD

PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO
PROJECT TITLE: BLACK BEAR INN
CONSENT NUMBER:

REV	DATE	DESCRIPTION	DP FULL NAME	REG NO
	07.09.2021	ISSUE FOR COMMENT	THOMAS WILLIAMS	PRE0001122
1	15.09.2021	ISSUED FOR CC	THOMAS WILLIAMS	PRE0001122
2	07.10.2021	FOR CONSTRUCTION	THOMAS WILLIAMS	PRE0001122
3	16.11.2021	REVISED FOR ANCHORAGES	THOMAS WILLIAMS	PRE0001122
4	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN - GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122
5	28.02.2022	CONSOLIDATED SHEETS FOR DA SUBMISSION	THOMAS WILLIAMS	PRE0001122

DRAWING TITLE
EXCAVATION PLAN ASDAD

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10** REVISION **5**

SCALE AT B1: As indicated

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NOTE:

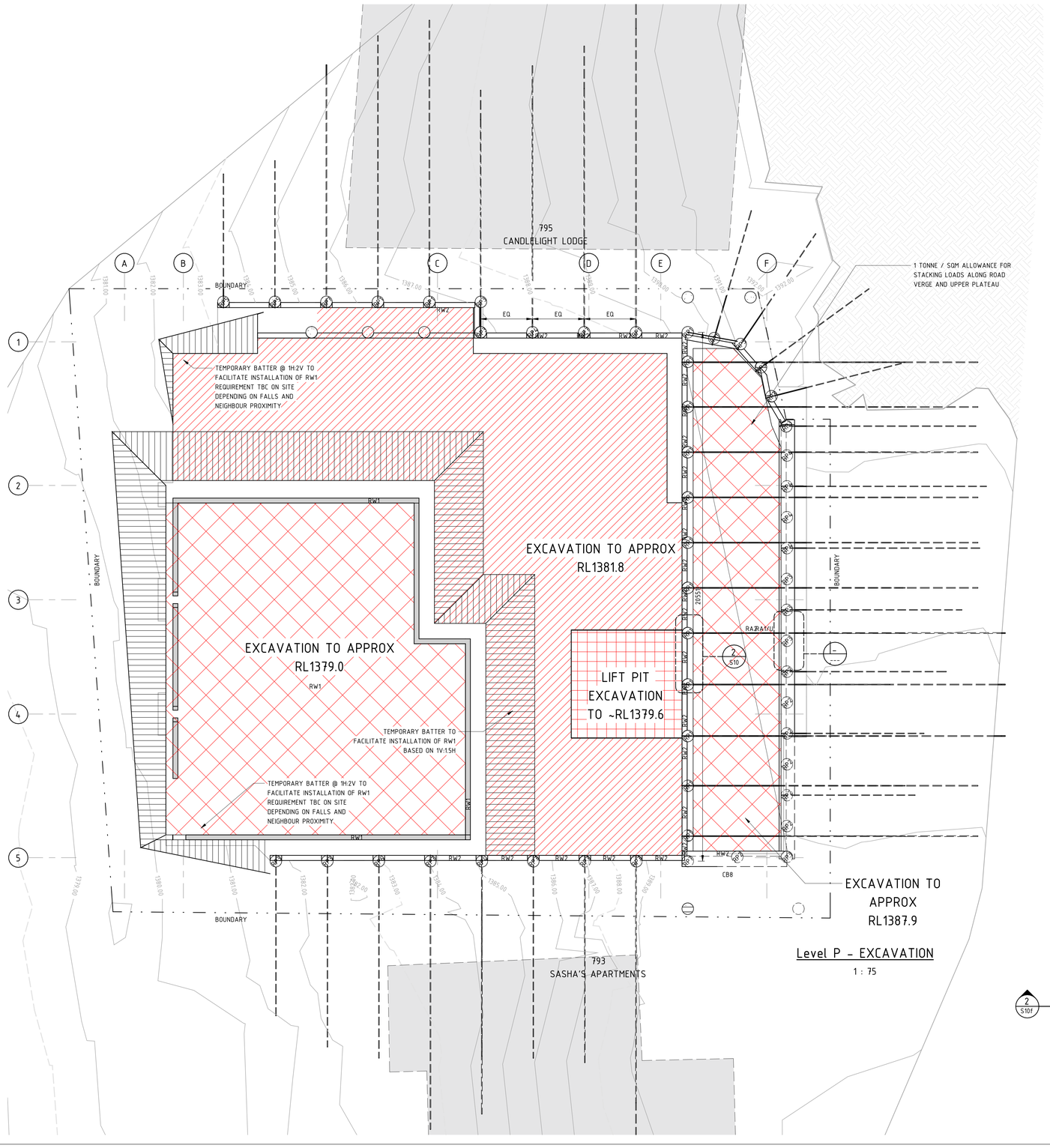
ALL ANCHORS TO BE TESTED TO TEST LOAD FOR 15 MINUTES AND ANCHOR IS TO BE CONFIRMED HOLDING 'TEST LOAD' FOR THE FULL 15 MIN DURATION
ANCHOR WORKING LOADS TEST LOADS AND LOCK-OFF LOADS ARE SOURCED FROM THE ANCHOR SCHEDULE - SEE S10d, S10e + S10f

TOLERANCES:
- ALL ANCHORS TO BE LOCATED WITHIN 250mm OF THE STATED RL
- WITHIN 5 DEG OF STATED ANGLE OFF HORIZONTAL
- ALL ANCHORS TO BE PERPENDICULAR TO EXCAVATION CUT WITHIN 5 DEG
- MINIMUM FREE LENGTH OF ANCHORS OF 3m AS NOTED ON SECTIONS

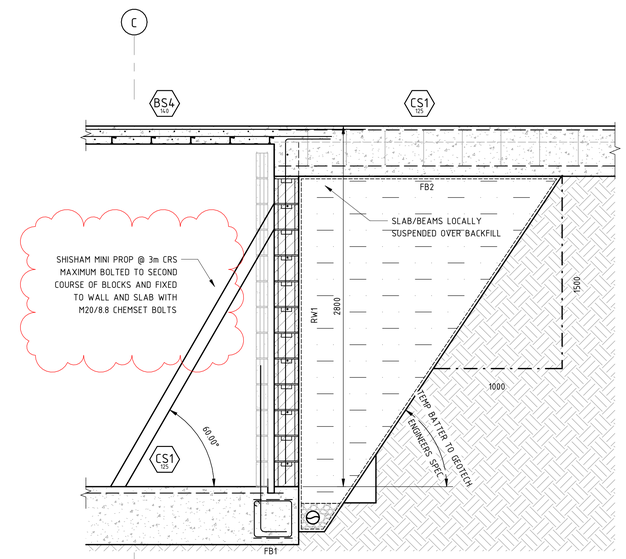
#SCHEDULE - P - RETAINING

Type Mark	Description
ANCHORS	
RA1	26.5mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
RA2	32mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
RA3	36mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
FOUNDATIONS	
CB8	600Wx400D CAPPING BEAM TO ROAD - 3N20s TOP & BTM with N12 STIRRUPS @ 300 CRS
RETAINING SYSTEM	
RP1	450 DIA PIER REINFORCED WITH 6/N28s @ N12 SPIRAL @ 250 PITCH
RP2	450 DIA PIER REINFORCED WITH 4/N16s @ N10 SPIRAL @ 300 PITCH
RP3	450 DIA PIER REINFORCED WITH 4/N20s @ N12 SPIRAL @ 300 PITCH
RP4	450 DIA PIER REINFORCED WITH 4/N24s @ N10 SPIRAL @ 300 PITCH
RP5	450 DIA PIER REINFORCED WITH 4/N16s @ N12 SPIRAL @ 300 PITCH
RP6	450 DIA PIER REINFORCED WITH 6/N20s @ N12 SPIRAL @ 300 PITCH
RP7	450 DIA PIER REINFORCED WITH 6/N24s @ N12 SPIRAL @ 300 PITCH
RW1	190 COREFILLED BLOCKWORK WALLS - N16s @ 400 CRS VERTICAL - N12s @ 400 CRS HORIZONTAL - TEMP RESTRAINT REQUIRED AT TOP PRIOR TO SLAB OVER BEING POURED
RW2	200mm 32MPa SHOTCRETE WALLS - SEE S10 FOR DETAILS

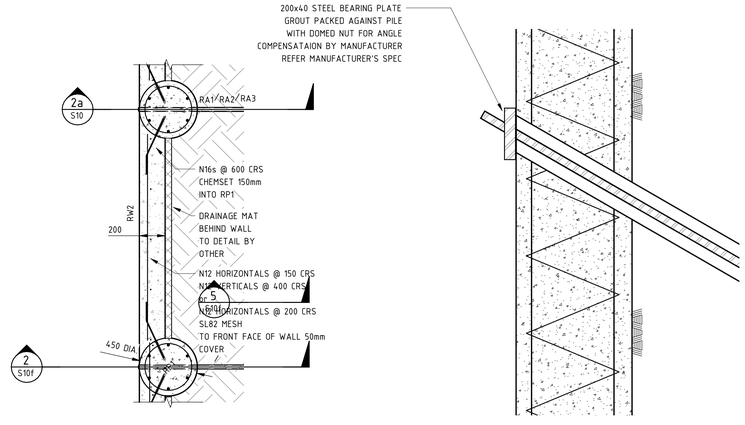
NOTE:
- RETAINING PILES DESIGNED BASED ON RECTANGULAR PRESSURE DISTRIBUTION
  - 8H + 5kPa SURCHARGE, 10kPa SURCHARGE FROM ROAD
  - ADDITIONAL 64kN/m LATERAL LOAD AT TOP OF N1/N2 PILES TO ACCOUNT FROM PRESSURE FROM ROAD RETENTION PILES
- GROUND SUPPORT MEASURES ARE INDICATIVE ONLY PRIOR TO CONFIRMATION OF GROUND CONDITIONS ON OPENING UP OF SITE
- ALLOWABLE TEMPORARY/PERMANENT BATTER ANGLES TO BE VERIFIED ONSITE WITH GROUND INVESTIGATIONS AND AS EXCAVATION PROCEEDS



Level P - EXCAVATION
1 : 75



DETAIL 1 / S10a
1 : 20



DETAIL 2 / S10
1 : 20

DETAIL 2a / S10
1 : 10

REGULATED DESIGN RECORD						
PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO	REV	DATE	DESCRIPTION	DP FULL NAME	REG NO	
PROJECT TITLE: BLACK BEAR INN		07.09.2021	ISSUE FOR COMMENT	THOMAS WILLIAMS	PRE0001122	
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DRAWING TITLE
EXCAVATION DETAILS - 1

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10a** REVISION **4**

SCALE AT B1: 1 : 50

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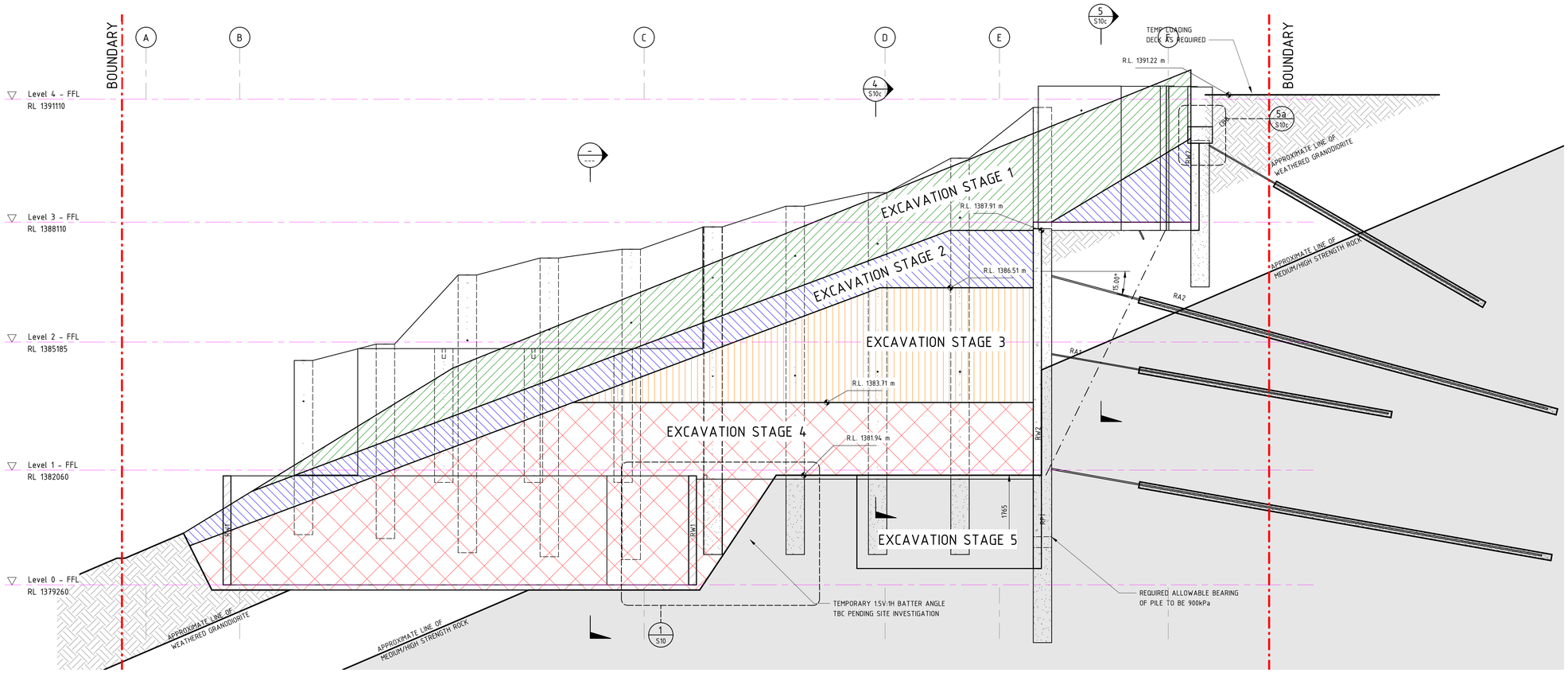
PROPOSED METHODOLOGY

1. INSTALL PILES TO LEVEL 4 @ 1.2m AND AROUND EXCAVATION PERIMETER @ ~2m CRS AND INSTALL CAPPING BEAMS AS REQUIRED
2. EXCAVATE STAGE 1 AS INDICATED TO SHOTCRETING PILES AS REQUIRED AND TAKING READINGS OF PILES TO CHECK DEFLECTIONS
3. INSTALLING ANCHORS TO SOUTHERN PILES AND FIRST ROW OF EAST AND WESTERN PILES
4. INSTALL LOWER PILES ALONG GRID E WITH ADDITIONAL EXCAVATION AS REQUIRED
5. TEST SELECTED ROCK ANCHORS TO NOMINATED LOAD TO CONFIRM CAPACITY
6. EXCAVATE STAGE 2 AS INDICATED SLOPING TO THE NORTH AS NECESSARY TO ENABLE ACCESS TO ANCHORAGES TAKING READINGS OF PILES TO CHECK DEFLECTIONS
7. SHOTCRETE BETWEEN PILES
8. POUR 200mm CS6 CAPPING SLAB TO CONNECT RP1 AND RP2 PILES AT RL1387.90
9. INSTALL TOP STAGE OF ROCK ANCHORS TO PILES ON GRID E AND OTHER PERIMETER PILES AS AVAILABLE
10. TEST SELECTED ROCK ANCHORS TO NOMINATED LOAD TO CONFIRM CAPACITY
11. EXCAVATE STAGE 3 TAKING READINGS OF PILES TO CHECK DEFLECTIONS
12. INSTALL NEXT ROW OF ANCHORS ALONG GRID E AND 2nd ROW OF ANCHORS TO EAST AND WEST WINGS
13. SHOTCRETE BETWEEN PILES
14. TEST SELECTED ROCK ANCHORS TO 1.3x WORKING LOAD TO CONFIRM CAPACITY
15. EXCAVATE STAGE 4, SHOTCRETING WALLS AS NECESSARY
16. INSTALL FINAL ROW OF ANCHORS AROUND LIFT PIT AND TEST SELECTED ROCK ANCHORS TO NOMINATED LOAD TO CONFIRM CAPACITY
17. EXCAVATE STAGE 5 LIFT PIT
18. PROGRESSIVELY CONSTRUCT STRUCTURE TAKING READINGS OF WALLS AT KEY STAGES TO MONITOR DEFLECTIONS
19. ONCE LEVEL 3 SLAB HAS REACHED DESIGN STRENGTH (40 MPa), DE-STRESS ROCK ANCHORS

WITNESS, HOLD AND MONITORING POINTS

- GEOTECHNICAL INVESTIGATION ONSITE POST DEMOLITION OF EXISTING STRUCTURE TO CONFIRM ASSUMPTIONS
- GEOTECHNICAL INVESTIGATION ONSITE EVERY 1.5m DEPTH OF EXCAVATION TO CONFIRM GROUND CONDITIONS
- STRUCTURAL INSPECTION REQUIRED:
  - PRIOR TO POURING CONCRETE PILES/PIERS TO CONFIRM BEARING CAPACITY AND REINFORCING
  - PRIOR TO SHOTCRETING WALLS
  - PRIOR TO STRESSING OF ROCK ANCHORS
  - PRIOR TO EXCAVATION RESUMING AFTER TEMPORARY BRACING STEEL INSTALLED
- VIBRATION MONITORING TO BE CARRIED OUT ON BOUNDARIES IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS DURING EXCAVATION
- SURVEY POINTS TO BE ESTABLISHED AND LOCATIONS SUBMITTED FOR APPROVAL TO ALL RETAINING WALLS. SURVEY TO BE SUBMITTED TO GEOTECH AND STRUCTURAL ENGINEER TO MONITOR MOVEMENTS. SURVEY TO BE CARRIED OUT AT FOLLOWING STAGES:
  - COMPLETION OF TOP RP2 PILE INSTALLATION
  - COMPLETION OF EXCAVATION STAGE 1
  - PRIOR TO ROCK ANCHOR STRESSING
  - COMPLETION OF ROCK ANCHOR STRESSING AND TEMPORARY PROP INSTALLATION
  - ONCE EXCAVATION ACHIEVES ~RL1381.94
  - ONCE EXCAVATION IS COMPLETED



SECTION 1 S10c
1 : 50

NOTE:
- EXCAVATION TO NOT EXCEED 1.5m IN ONE GO.
- EACH 1.5m EXCAVATION TO BE INSPECTED BY A COMPETENT GETOECHNICAL ENGIEER AND SIGNED OFF PRIOR TO PROGRESSING EXCAVATION TO FURTHER DEPTH

REGULATED DESIGN RECORD						
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	3	16.11.2021	REVISED FOR ANCHORAGES	THOMAS WILLIAMS	PRE0001122	
	4	23.11.2021	RL CHANGES	THOMAS WILLIAMS	PRE0001122	
	5	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN – GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122	

DRAWING TITLE
EXCAVATION DETAILS - 2

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10b** REVISION **5**

SCALE AT B1: 1 : 50

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FOR CONSTRUCTION

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#SCHEDULE - P - RETAINING

Type Mark	Description
ANCHORS	
RA1	26.5mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
RA2	32mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
RA3	36mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
FOUNDATIONS	
CB8	600Wx400D CAPPING BEAM TO ROAD - 3N20s TOP & BTM with N12 STIRRUPS @ 300 CRS
RETAINING SYSTEM	
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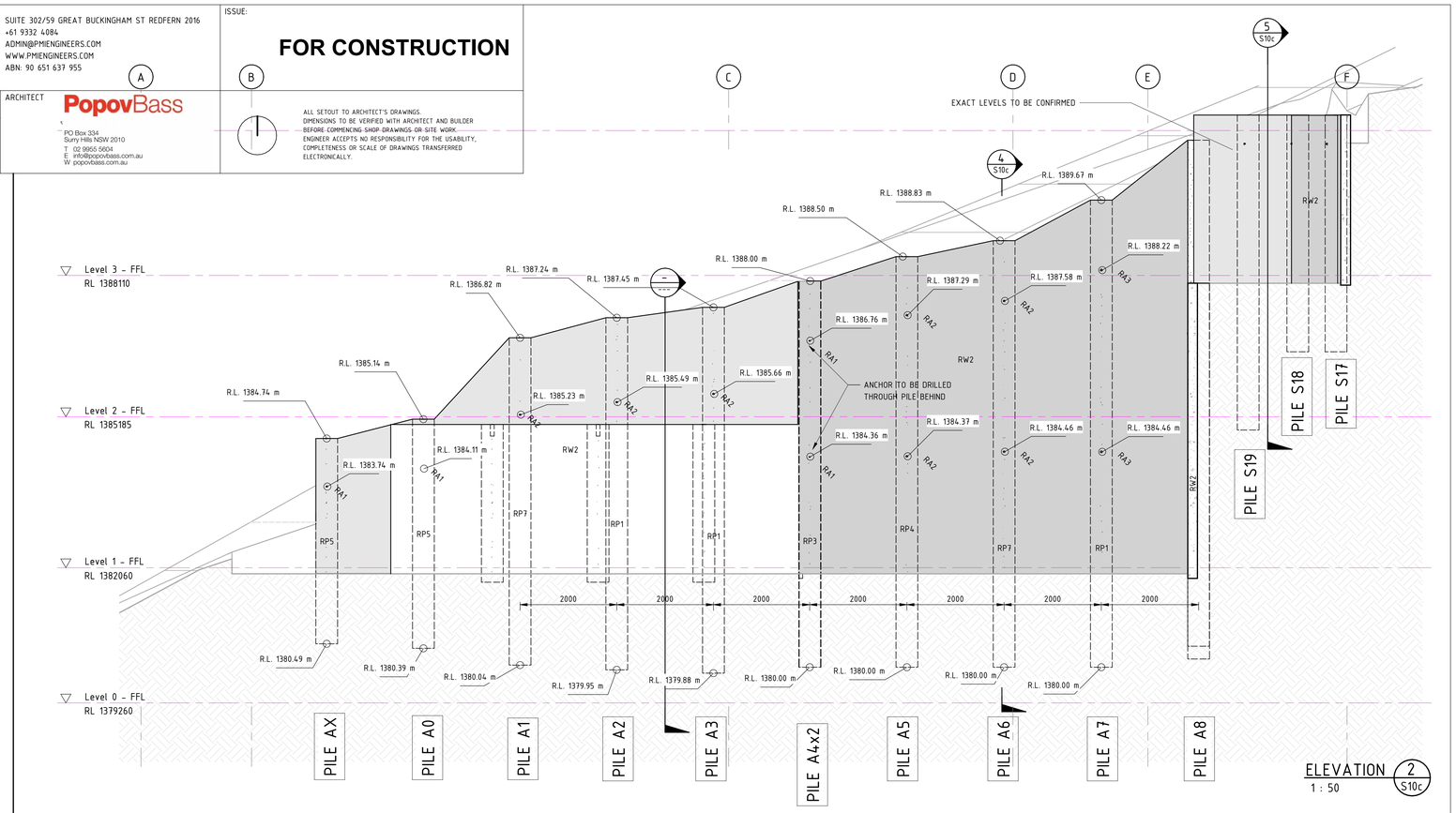
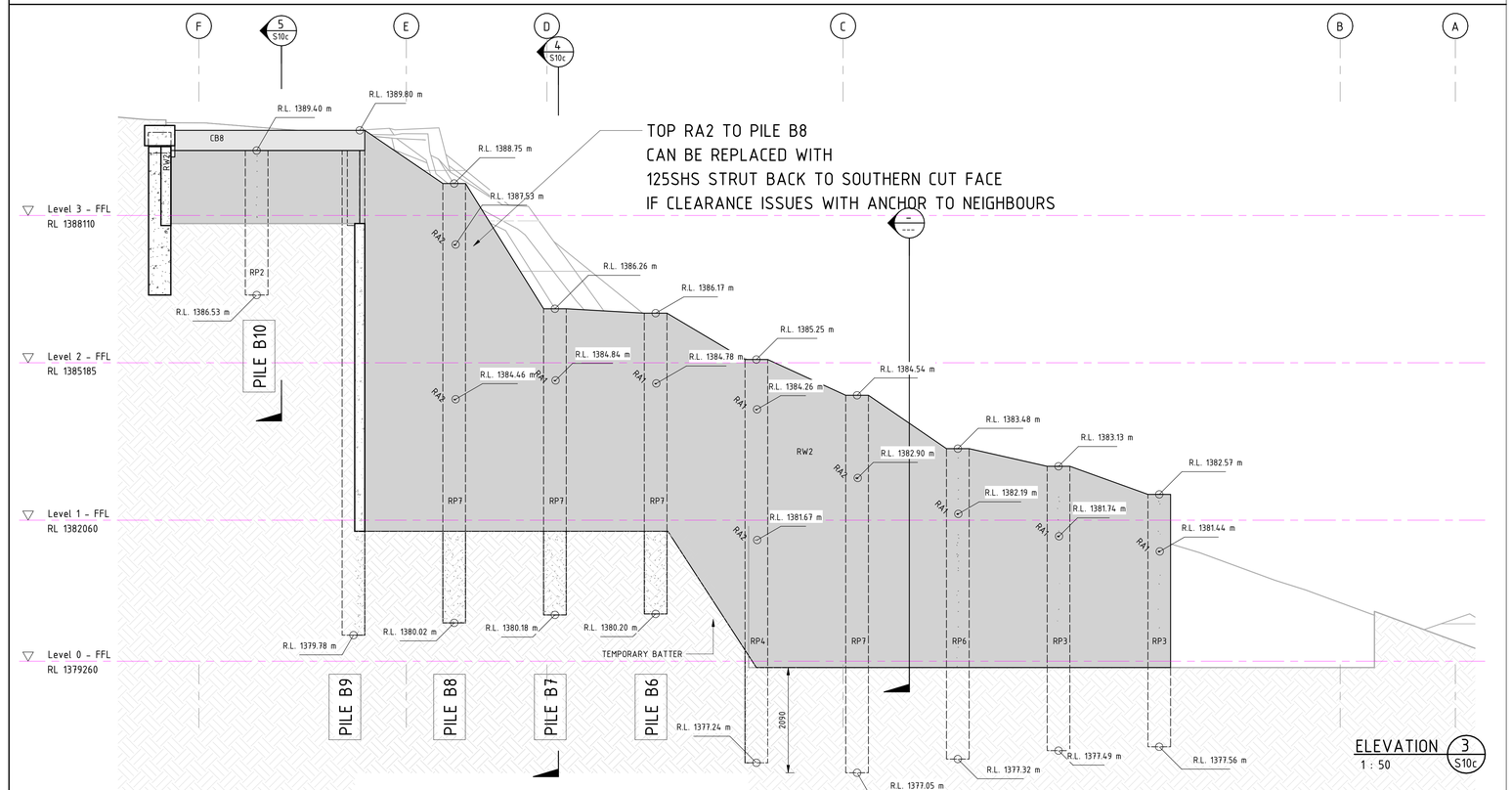
RW2	200mm 32MPa SHOTCRETE WALLS - SEE S10 FOR DETAILS



ELEVATION 2 S10c
1 : 50



ELEVATION 3 S10c
1 : 50

REGULATED DESIGN RECORD						
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DRAWING TITLE
EXCAVATION DETAILS - 3

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10c** REVISION **4**

SCALE AT B1: As indicated

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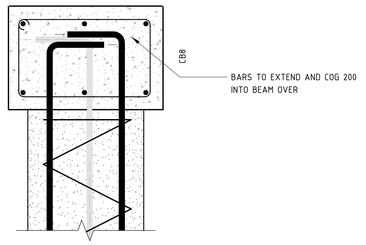
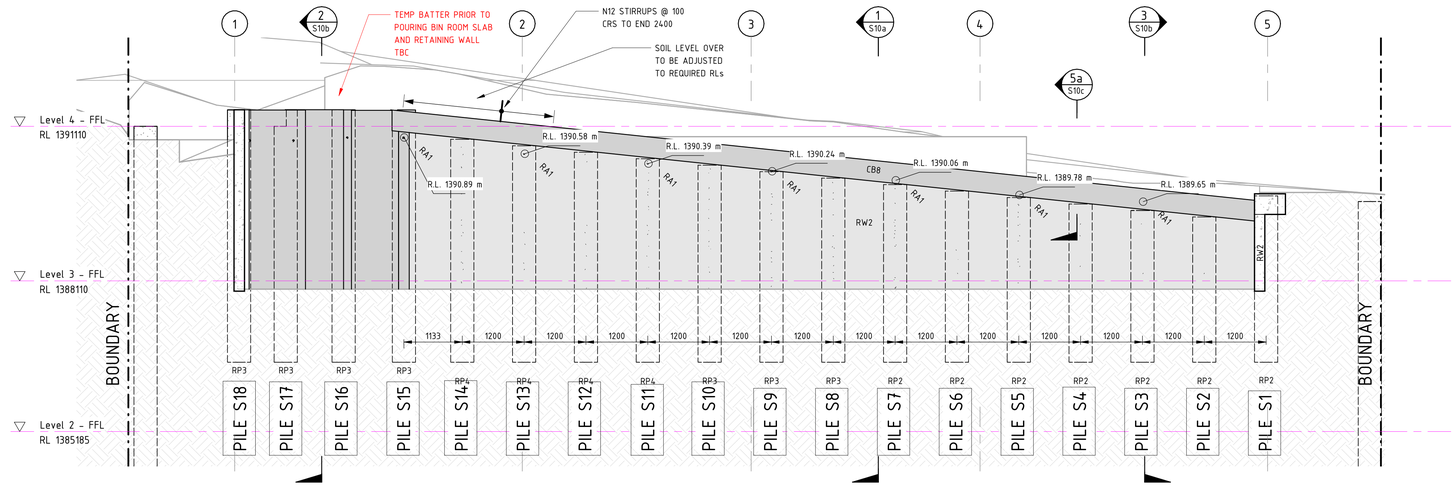
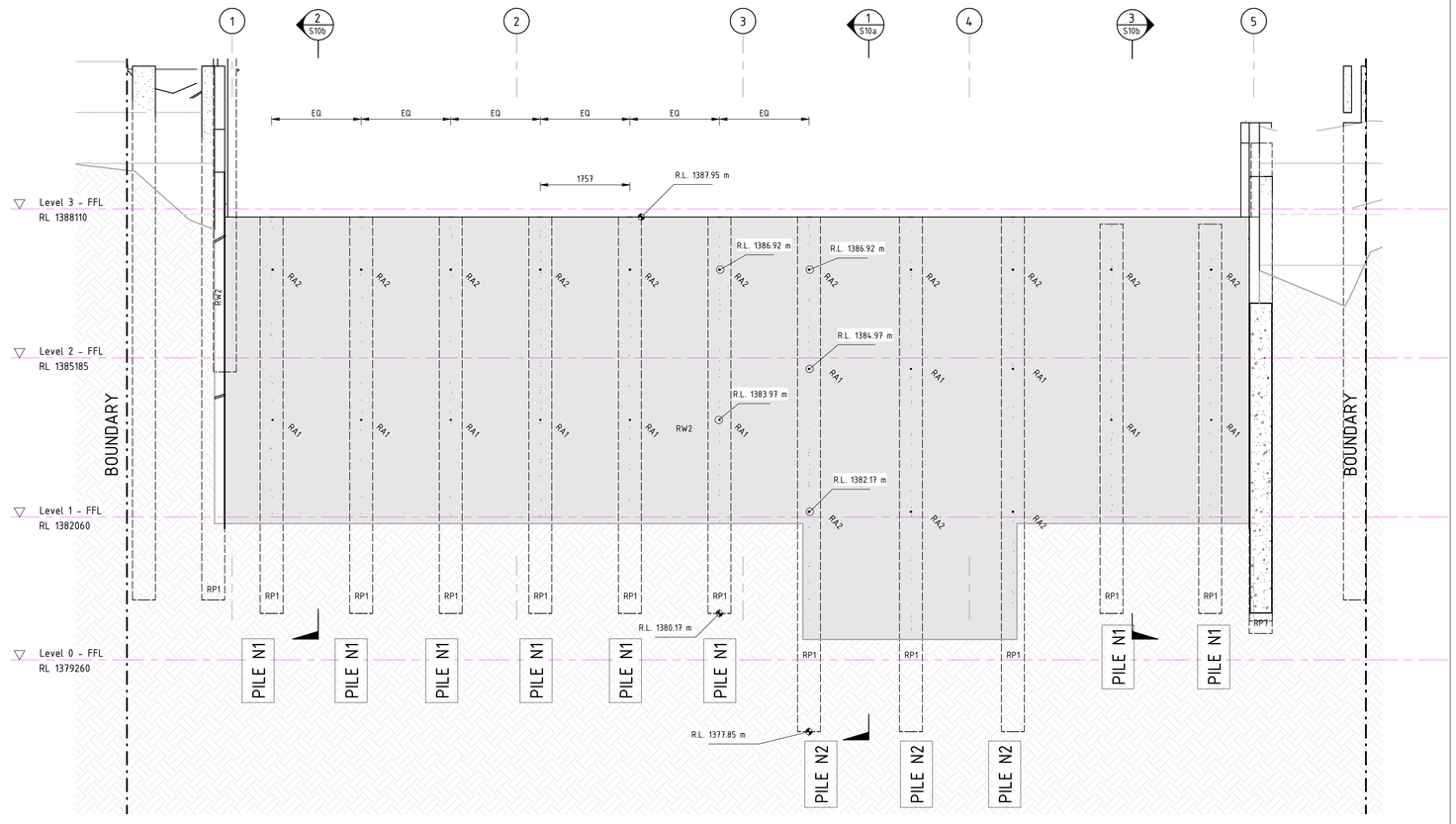


TYPICAL CAPPING BEAM CONNECTION

DETAIL 5a / S10a
1 : 10



ELEVATION 5 / S10a
1 : 50



ELEVATION 4 / S10a
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REGULATED DESIGN RECORD

PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO
PROJECT TITLE: BLACK BEAR INN
CONSENT NUMBER:

REV	DATE	DESCRIPTION	DP FULL NAME	REG NO
1	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN - GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122
2	28.02.2022	CONSOLIDATED SHEETS FOR DA SUBMISSION	THOMAS WILLIAMS	PRE0001122

DRAWING TITLE
PILING PLAN

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10d**

REVISION **2**

SCALE AT B1: 1 : 50

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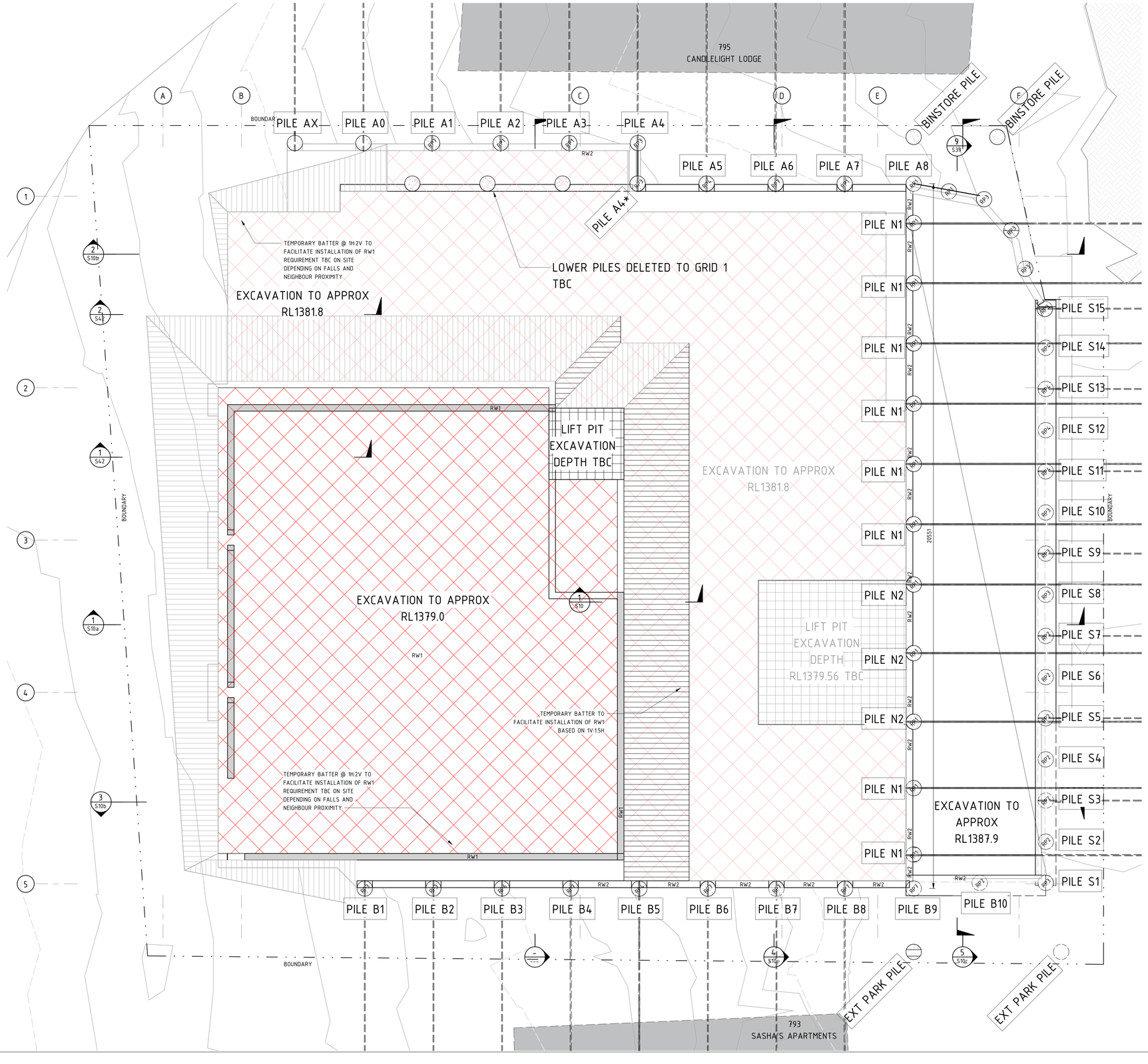

ANCHOR SCHEDULE

IDENTIFIER	TYPE MARK	DIAMETER	LENGTH (mm)	ANCHOR RL	ANGLE	WORKING LOAD (kN)	TEST LOAD (kN)	LOCK OFF LOAD (kN)	MIN EXTENSION - TEST LOAD (mm)	MAX EXTENSION - TEST LOAD (mm)
A0	RA1	26.5mm	6600	1384.12	30°	130	270	130	7.16	11.46
A1	RA2	32mm	10900	1385.24	30°	290	580	290	10.55	24.45
A2	RA2	32mm	12200	1385.50	30°	340	680	340	12.37	31.35
A3	RA2	32mm	12900	1385.67	30°	360	730	360	13.28	35.20
A4-1	RA1	26.5mm	9800	1386.77	30°	300	500	300	13.27	28.30
A4-2	RA1	26.5mm	10100	1384.37	17.5°	320	520	320	13.80	30.12
A5-1	RA2	32mm	10500	1387.30	30°	330	550	330	10.01	22.52
A5-2	RA2	32mm	11100	1384.38	17.5°	360	590	360	10.74	25.23
A6-1	RA2	32mm	11200	1387.60	30°	360	600	360	10.92	25.84
A6-2	RA2	32mm	11900	1384.48	17.5°	390	650	390	11.83	29.37
A7-1	RA3	36mm	13900	1388.24	30°	480	800	480	11.50	32.40
A7-2	RA3	36mm	13900	1384.48	17.5°	480	800	480	11.50	32.40
AX	RA1	26.5mm	6000	1383.75	30°	110	220	110	5.84	8.76
B1	RA1	26.5mm	7200	1381.45	30°	150	310	150	8.23	13.98
B2	RA1	26.5mm	8600	1381.75	30°	210	410	210	10.88	21.03
B3	RA1	26.5mm	9100	1382.20	30°	220	450	220	11.94	24.08
B4	RA2	32mm	12300	1382.91	30°	340	680	340	12.37	31.55
B5-1	RA1	26.5mm	9000	1384.27	30°	270	440	270	11.67	23.35
B5-2	RA2	32mm	10400	1381.68	15°	330	540	330	9.83	21.94
B6	RA1	26.5mm	9100	1384.79	30°	220	450	220	11.94	24.08
B7	RA1	26.5mm	9300	1384.85	30°	230	470	230	12.47	25.56
B8-1	RA2	32mm	11100	1387.55	30°	360	590	360	10.74	25.23
B8-2	RA2	32mm	11600	1384.48	15°	380	630	380	11.46	27.89
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N2-1	RA2	32mm	13000	1386.93	15°	440	730	440	13.28	35.42
N2-2	RA1	26.5mm	8200	1384.98	10°	230	380	230	10.08	18.82
N2-3	RA2	32mm	12600	1382.18	10°	420	700	420	12.74	33.12
S3	RA1	26.5mm	6000	1389.66	30°	140	220	140	5.84	8.76
S5	RA1	26.5mm	6400	1389.79	30°	150	250	150	6.63	10.39
S7	RA1	26.5mm	7400	1390.07	30°	200	320	200	8.49	14.72
S9	RA1	26.5mm	8100	1390.25	30°	230	370	230	9.82	18.16
S11	RA1	26.5mm	8900	1390.40	30°	260	430	260	11.41	22.63
S13	RA1	26.5mm	9200	1390.59	30°	270	450	270	11.94	24.28
S15	RA1	26.5mm	8800	1390.91	30°	260	420	260	11.14	21.92

REGULATED DESIGN RECORD						
PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO	REV	DATE	DESCRIPTION	DP FULL NAME	REG NO	
PROJECT TITLE: BLACK BEAR INN	1	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN - GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122	
CONSENT NUMBER:	2	28.02.2022	CONSOLIDATED SHEETS FOR DA SUBMISSION	THOMAS WILLIAMS	PRE0001122	

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ISSUE:

FOR CONSTRUCTION

DRAWING TITLE
ANCHOR SECTIONS

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10e** REVISION **2**

SCALE AT B1: 1 : 100

CLIENT: HIDALI PTY LTD

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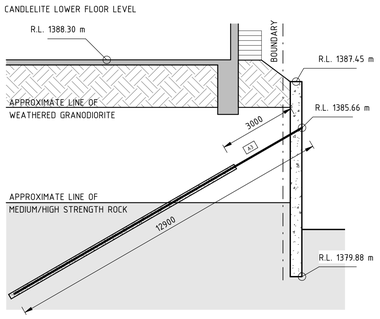
ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.



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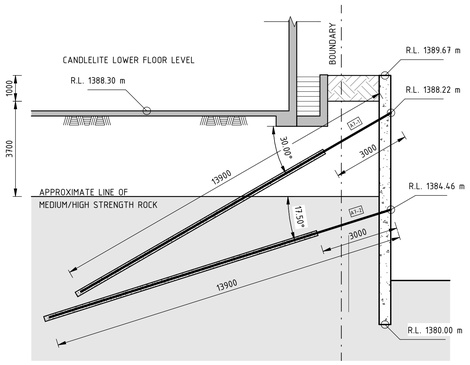

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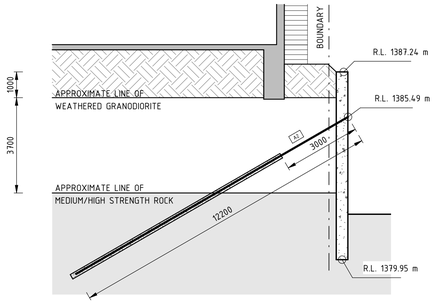

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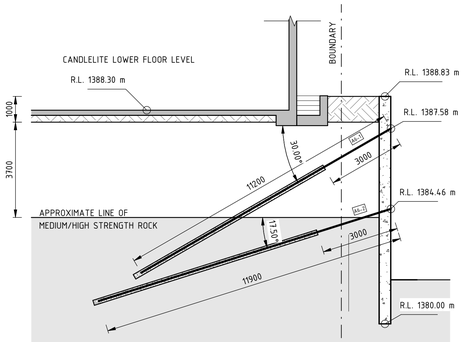

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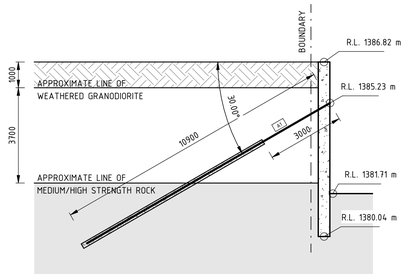

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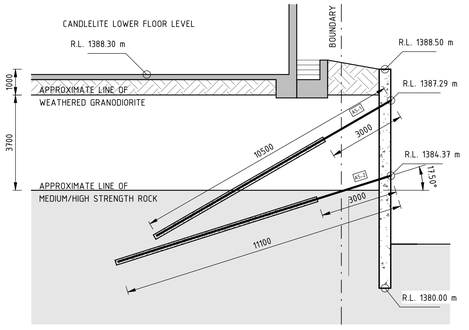

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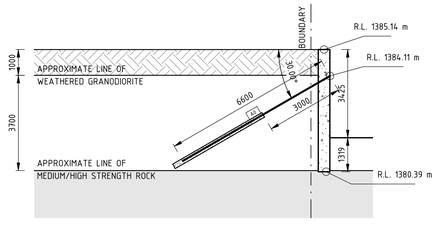

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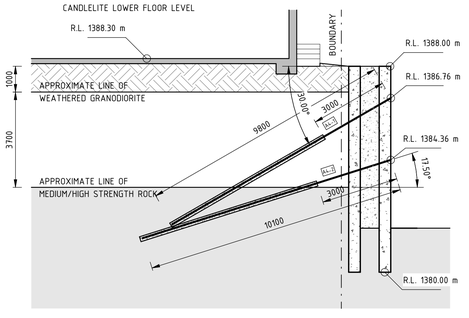

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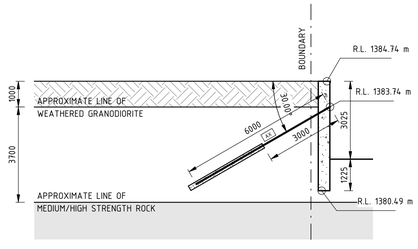
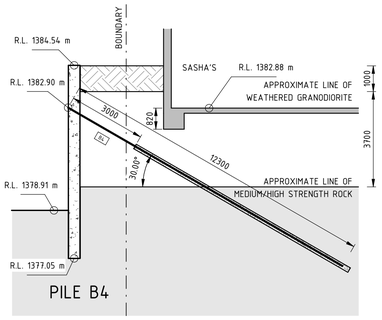


PILE AX



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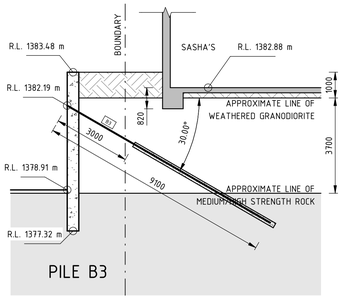

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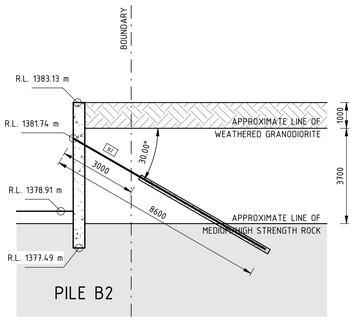

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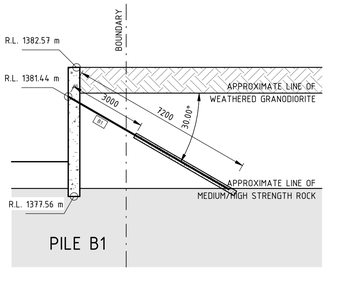

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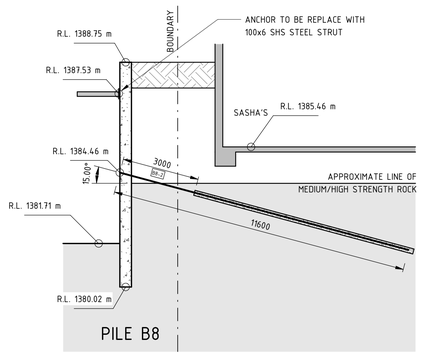

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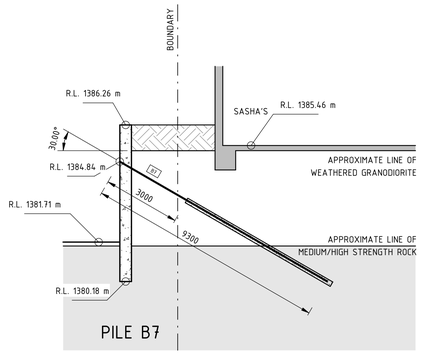

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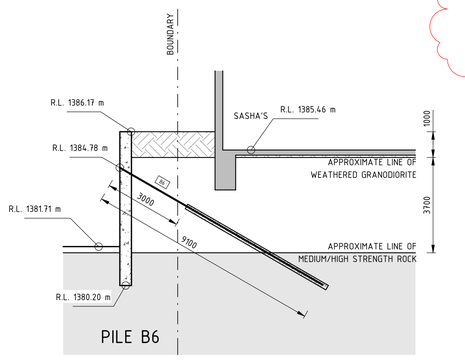

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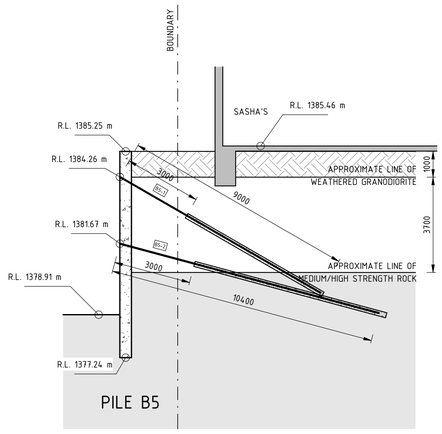

PILE B5

NOTE:

- ALL ANCHORS TO BE TESTED TO TEST LOAD FOR 15 MINUTES AND ANCHOR IS TO BE CONFIRMED HOLDING 'TEST LOAD' FOR THE FULL 15 MIN DURATION
- ANCHOR WORKING LOADS TEST LOADS AND LOCK-OFF LOADS ARE TO BE IN ACCORDANCE WITH SCHEDULE BELOW.
- ANCHORS TO BE DYWIDAG Y1050H PRESTRESSING STEEL BAR OR SIMILAR APPROVED
- ALL ANCHORS HOLES TO BE 125mm DIA MINIMUM
- ANCHOR BARS ARE TO BE BLACK STEEL WITH NO CORROSION PROTECTION / SHEATHING REQUIRED DUE TO TEMPORARY NATURE
- NO FIRE TREATMENT IS REQUIRED FOR TEMPORARY ANCHORS

TOLERANCES:

- ALL ANCHORS TO BE LOCATED WITHIN 250mm OF THE STATED RL
- WITHIN 5 DEG OF STATED ANGLE OFF HORIZONTAL
- ALL ANCHORS TO BE PERPENDICULAR TO EXCAVATION CUT WITHIN 5 DEG
- MINIMUM FREE LENGTH OF ANCHORS OF 3m AS NOTED ON SECTIONS

DESIGN LOADS:

- ALL ANCHORS DESIGNED FOR 8H + SURCHARGE LOADING FROM LIVE LOAD
- LIVE LOAD ASSUMED AS 5kPA FOR EAST AND WEST SIDE OF SITE
- LIVE LOAD ASSUMED AS 10kPA FOR SOUTHERN SIDE OF SITE

ANCHOR WORKING LOADS:

- WORKING LOAD SPECIFIED AS LOAD RESULTING FROM LIVE LOAD + 6H DEAD LOAD
- TEST LOAD DEFINED AS LIVE LOAD + 8H DEAD LOAD WITH APPROPRIATE SAFETY FACTORS APPLIED
- ANCHOR LENGTH DESIGN BASED ON 150kPa ULTIMATE BOND STRESS
- MIN EXTENSION BASED ON EXTENSION OVER 3m FREE LENGTH ONLY
- MAX EXTENSION BASED ON EXTENSION OVER 3m FREE LENGTH + 1/2 BONDED LENGTH

ANCHOR SCHEDULE

IDENTIFIER	TYPE MARK	DIAMETER	LENGTH (mm)	ANCHOR RL	ANGLE	WORKING LOAD (kN)	TEST LOAD (kN)	LOCK OFF LOAD (kN)	MIN EXTENSION - TEST LOAD (mm)	MAX EXTENSION - TEST LOAD (mm)
A0	RA1	26.5mm	6600	1384.12	30°	130	270	130	7.16	11.46
A1	RA2	32mm	10900	1385.24	30°	290	580	290	10.55	24.45
A2	RA2	32mm	12200	1385.50	30°	340	680	340	12.37	31.35
A3	RA2	32mm	12900	1385.67	30°	360	730	360	13.28	35.20
A4-1	RA1	26.5mm	9800	1386.77	30°	300	500	300	13.27	28.30
A4-2	RA1	26.5mm	10100	1384.37	17.5°	320	520	320	13.80	30.12
A5-1	RA2	32mm	10500	1387.30	30°	330	550	330	10.01	22.52
A5-2	RA2	32mm	11100	1384.38	17.5°	360	590	360	10.74	25.23
A6-1	RA2	32mm	11200	1387.60	30°	360	600	360	10.92	25.84
A6-2	RA2	32mm	11900	1384.48	17.5°	390	650	390	11.83	29.37
A7-1	RA3	36mm	13900	1388.24	30°	480	800	480	11.50	32.40
A7-2	RA3	36mm	13900	1384.48	17.5°	480	800	480	11.50	32.40
AX	RA1	26.5mm	6000	1383.75	30°	110	220	110	5.84	8.76
B1	RA1	26.5mm	7200	1381.45	30°	150	310	150	8.23	13.98
B2	RA1	26.5mm	8600	1381.75	30°	210	410	210	10.88	21.03
B3	RA1	26.5mm	9100	1382.20	30°	220	450	220	11.94	24.08
B4	RA2	32mm	12300	1382.91	30°	340	680	340	12.37	31.55
B5-1	RA1	26.5mm	9000	1384.27	30°	270	440	270	11.67	23.35
B5-2	RA2	32mm	10400	1381.68	15°	330	540	330	9.83	21.94
B6	RA1	26.5mm	9100	1384.79	30°	220	450	220	11.94	24.08
B7	RA1	26.5mm	9300	1384.85	30°	230	470	230	12.47	25.56
B8-1	RA2	32mm	11100	1387.55	30°	360	590	360	10.74	25.23
B8-2	RA2	32mm	11600	1384.48	15°	380	630	380	11.46	27.89
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N2-1	RA2	32mm	13000	1386.93	15°	440	730	440	13.28	35.42
N2-2	RA1	26.5mm	8200	1384.98	10°	230	380	230	10.08	18.82
N2-3	RA2	32mm	12600	1382.18	10°	420	700	420	12.74	33.12
S3	RA1	26.5mm	6000	1389.66	30°	140	220	140	5.84	8.76
S5	RA1	26.5mm	6400	1389.79	30°	150	250	150	6.63	10.39
S7	RA1	26.5mm	7400	1390.07	30°	200	320	200	8.49	14.72
S9	RA1	26.5mm	8100	1390.25	30°	230	370	230	9.82	18.16
S11	RA1	26.5mm	8900	1390.40	30°	260	430	260	11.41	22.63
S13	RA1	26.5mm	9200	1390.59	30°	270	450	270	11.94	24.28
S15	RA1	26.5mm	8800	1390.91	30°	260	420	260	11.14	21.92

REGULATED DESIGN RECORD

PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO
PROJECT TITLE: BLACK BEAR INN
CONSENT NUMBER:

REV	DATE	DESCRIPTION	DP FULL NAME	REG NO
1	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN - GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122
2	28.02.2022	CONSOLIDATED SHEETS FOR DA SUBMISSION	THOMAS WILLIAMS	PRE0001122

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ABN: 90 651 637 955

ISSUE:

FOR CONSTRUCTION

DRAWING TITLE
ANCHOR SECTIONS

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10f** REVISION **2**

SCALE AT B1: 1 : 100

CLIENT:
HIDALI PTY LTD

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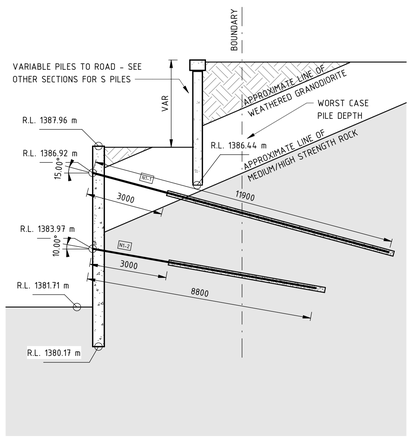

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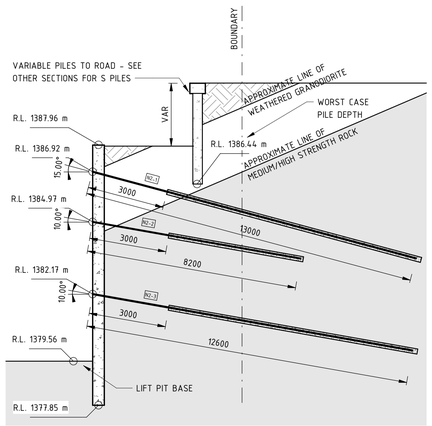

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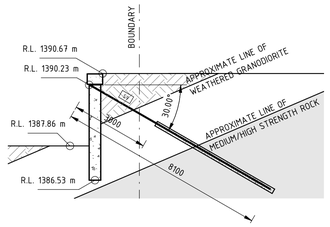

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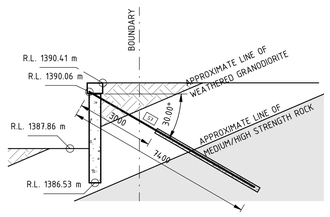

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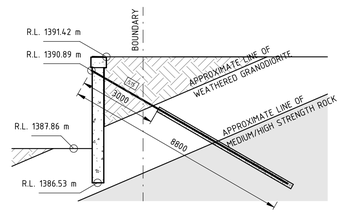

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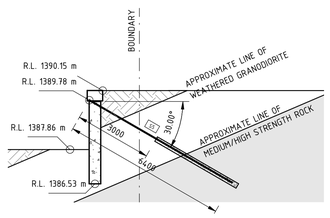

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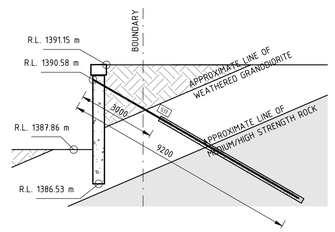

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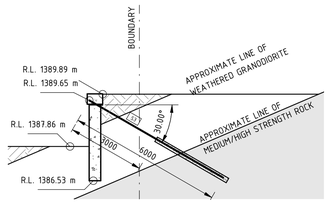

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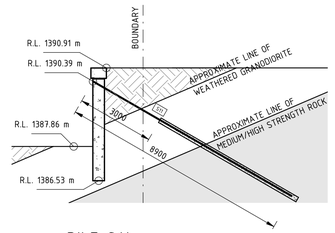

PILE S11

NOTE:

- ALL ANCHORS TO BE TESTED TO TEST LOAD FOR 15 MINUTES AND ANCHOR IS TO BE CONFIRMED HOLDING 'TEST LOAD' FOR THE FULL 15 MIN DURATION
- ANCHOR WORKING LOADS TEST LOADS AND LOCK-OFF LOADS ARE TO BE IN ACCORDANCE WITH SCHEDULE BELOW.
- ANCHORS TO BE DYWIDAG Y1050H PRESTRESSING STEEL BAR OR SIMILAR APPROVED
- ALL ANCHORS HOLES TO BE 125mm DIA MINIMUM
- ANCHOR BARS ARE TO BE BLACK STEEL WITH NO CORROSION PROTECTION / SHEATHING REQUIRED DUE TO TEMPORARY NATURE
- NO FIRE TREATMENT IS REQUIRED FOR TEMPORARY ANCHORS

TOLERANCES:

- ALL ANCHORS TO BE LOCATED WITHIN 250mm OF THE STATED RL
- WITHIN 5 DEG OF STATED ANGLE OFF HORIZONTAL
- ALL ANCHORS TO BE PERPENDICULAR TO EXCAVATION CUT WITHIN 5 DEG
- MINIMUM FREE LENGTH OF ANCHORS OF 3m AS NOTED ON SECTIONS

DESIGN LOADS:

- ALL ANCHORS DESIGNED FOR 8H + SURCHARGE LOADING FROM LIVE LOAD
- LIVE LOAD ASSUMED AS 5kPA FOR EAST AND WEST SIDE OF SITE
- LIVE LOAD ASSUMED AS 10kPA FOR SOUTHERN SIDE OF SITE

ANCHOR WORKING LOADS:

- WORKING LOAD SPECIFIED AS LOAD RESULTING FROM LIVE LOAD + 6H DEAD LOAD
- TEST LOAD DEFINED AS LIVE LOAD + 8H DEAD LOAD WITH APPROPRIATE SAFETY FACTORS APPLIED
- ANCHOR LENGTH DESIGN BASED ON 150kPa ULTIMATE BOND STRESS
- MIN EXTENSION BASED ON EXTENSION OVER 3m FREE LENGTH ONLY
- MAX EXTENSION BASED ON EXTENSION OVER 3m FREE LENGTH + 1/2 BONDED LENGTH

ANCHOR SCHEDULE

IDENTIFIER	TYPE MARK	DIAMETER	LENGTH (mm)	ANCHOR RL	ANGLE	WORKING LOAD (kN)	TEST LOAD (kN)	LOCK OFF LOAD (kN)	MIN EXTENSION - TEST LOAD (mm)	MAX EXTENSION - TEST LOAD (mm)
A0	RA1	26.5mm	6600	1384.12	30°	130	270	130	7.16	11.46
A1	RA2	32mm	10900	1385.24	30°	290	580	290	10.55	24.45
A2	RA2	32mm	12200	1385.50	30°	340	680	340	12.37	31.35
A3	RA2	32mm	12900	1385.67	30°	360	730	360	13.28	35.20
A4-1	RA1	26.5mm	9800	1386.77	30°	300	500	300	13.27	28.30
A4-2	RA1	26.5mm	10100	1384.37	17.5°	320	520	320	13.80	30.12
A5-1	RA2	32mm	10500	1387.30	30°	330	550	330	10.01	22.52
A5-2	RA2	32mm	11100	1384.38	17.5°	360	590	360	10.74	25.23
A6-1	RA2	32mm	11200	1387.60	30°	360	600	360	10.92	25.84
A6-2	RA2	32mm	11900	1384.48	17.5°	390	650	390	11.83	29.37
A7-1	RA3	36mm	13900	1388.24	30°	480	800	480	11.50	32.40
A7-2	RA3	36mm	13900	1384.48	17.5°	480	800	480	11.50	32.40
AX	RA1	26.5mm	6000	1383.75	30°	110	220	110	5.84	8.76
B1	RA1	26.5mm	7200	1381.45	30°	150	310	150	8.23	13.98
B2	RA1	26.5mm	8600	1381.75	30°	210	410	210	10.88	21.03
B3	RA1	26.5mm	9100	1382.20	30°	220	450	220	11.94	24.08
B4	RA2	32mm	12300	1382.91	30°	340	680	340	12.37	31.55
B5-1	RA1	26.5mm	9000	1384.27	30°	270	440	270	11.67	23.35
B5-2	RA2	32mm	10400	1381.68	15°	330	540	330	9.83	21.94
B6	RA1	26.5mm	9100	1384.79	30°	220	450	220	11.94	24.08
B7	RA1	26.5mm	9300	1384.85	30°	230	470	230	12.47	25.56
B8-1	RA2	32mm	11100	1387.55	30°	360	590	360	10.74	25.23
B8-2	RA2	32mm	11600	1384.48	15°	380	630	380	11.46	27.89
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N2-1	RA2	32mm	13000	1386.93	15°	440	730	440	13.28	35.42
N2-2	RA1	26.5mm	8200	1384.98	10°	230	380	230	10.08	18.82
N2-3	RA2	32mm	12600	1382.18	10°	420	700	420	12.74	33.12
S3	RA1	26.5mm	6000	1389.66	30°	140	220	140	5.84	8.76
S5	RA1	26.5mm	6400	1389.79	30°	150	250	150	6.63	10.39
S7	RA1	26.5mm	7400	1390.07	30°	200	320	200	8.49	14.72
S9	RA1	26.5mm	8100	1390.25	30°	230	370	230	9.82	18.16
S11	RA1	26.5mm	8900	1390.40	30°	260	430	260	11.41	22.63
S13	RA1	26.5mm	9200	1390.59	30°	270	450	270	11.94	24.28
S15	RA1	26.5mm	8800	1390.91	30°	260	420	260	11.14	21.92

Appendix C – Geotechnical Investigation

Geotechnical Investigation Report

Project
Preliminary Geotechnical Report
30 Diggings Terrace, Thredbo NSW

Prepared for
Bellevarde Constructions Pty Ltd

Date
7 March 2022

Report No
13526-GR-1-1 Rev D

alliance
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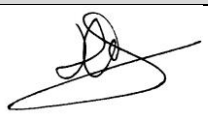
DOCUMENT CONTROL

Revision	Date	Description	Author	Reviewer
0	6/9/2021	Original issue	HP	MAG
A	15/9/2021	Updated for PMI structural drawings	HP	MAG
B	8/12/2021	Updated for PMI structural drawings	HP	MAG
C	4/2/2022	Updated for PMI structural drawings	HP	MAG
D	7/3/2022	Updated for PMI structural drawings	HP	MAG

	Author	Reviewer
Signature		
Name	Harshan Panchalingam	Mark Green
Title	BE (Hons) MEngSc MIEAus Associate Geotechnical Engineer	BSc (Hons) CPEng MIEAus NER RPEQ APEC IntPE (Aus) CGeol FGS JP Principal Geotechnical Engineer

Contents

Appendices

1 INTRODUCTION

Alliance Geotechnical Pty Ltd (Alliance) is pleased to submit this Geotechnical Interpretive Report (GIR) to Bellevarde Constructions Pty Ltd (the client) for the proposed development at 30 Diggings Terrace, Thredbo NSW (the Site). To assist with this report Alliance have been provided the following documents:

- Geotechnical Report by Coffey Geotechnics, Reference No,: GEOTLCOV23158AA-AB Rev 1 dated 14 May 2007 (Appendix A);
- Excavation Plan and Details drawings Prepared by PMI Engineers, Drawing Nos. S02-A(1), S10(5), S10a(4), S10b(5) and S10c(4), S10d(2), and S10e(2), and S10f(2) dated 01/02/2022 (Appendix B);
- Foundation plan drawing Prepared by PMI Engineers, Drawing No. S15, dated 29/11/2021 (Appendix B);
- Geotechnical Report by Crozier Geotechnical Consultants, Project No.: 2019-121 dated August 2019 with reference to earlier boreholes by Coffey and including completed Kosciuszko Thredbo (KT) Form 1;
- Preliminary Site Retention Design Statement and drawing by Bond James Murtagh dated 8 October 2020;
- Determination of Development Application DA 10064, Applicant; Hidali Pty Ltd for site Black Bear Inn, Lot 794 DP 1119757, Diggings Terrace, Thredbo Village, Thredbo Alpine Resort, Kosciuszko National Park, dated 17 May 2021;
- Popov Bass Architectural drawings “Black Bear – Apartments” last dated 16 December 2020 (Rev 7); and
- Site Survey Plan by Peter W Burns, Reference 3576, Drawing No.: CD01, Rev C dated 24 September 2007

Alliance has agreed to provide this report based on the documents above, the key being the site investigation and geotechnical report completed by Coffey in 2007 and the Crozier Geotechnical Report. Additional verification geotechnical site investigation work is planned for post-demolition of the existing building.

This Revision C of the report includes a revised Kosciuszko Alpine Resorts Geotechnical Policy Form 2 Declaration and Certification attached as Appendix C.

2 PROPOSED DEVELOPMENT

Based on the provided architectural drawings, it is understood that construction activities associated with the proposed development include:

- Demolition of the existing building “Black Bear Inn”;
- Construction of a seven-storey building, including a cellar basement level (the lowest level). Four of the levels are below the street level of Digging Terrace;
- The existing ground surface is a moderately steep slope so excavation depths vary significantly between little to no excavation at the northern end and up to approximately 9.0m at the southern end. There are three stepped excavation levels on the site, best illustrated in Figure 1, which are:
    - The carpark level which is RL 1,388.2m

- The restaurant / lobby level which is approximately RL 1,382m
- The cellar basement floor level which is approximately RL 1,379.3m.

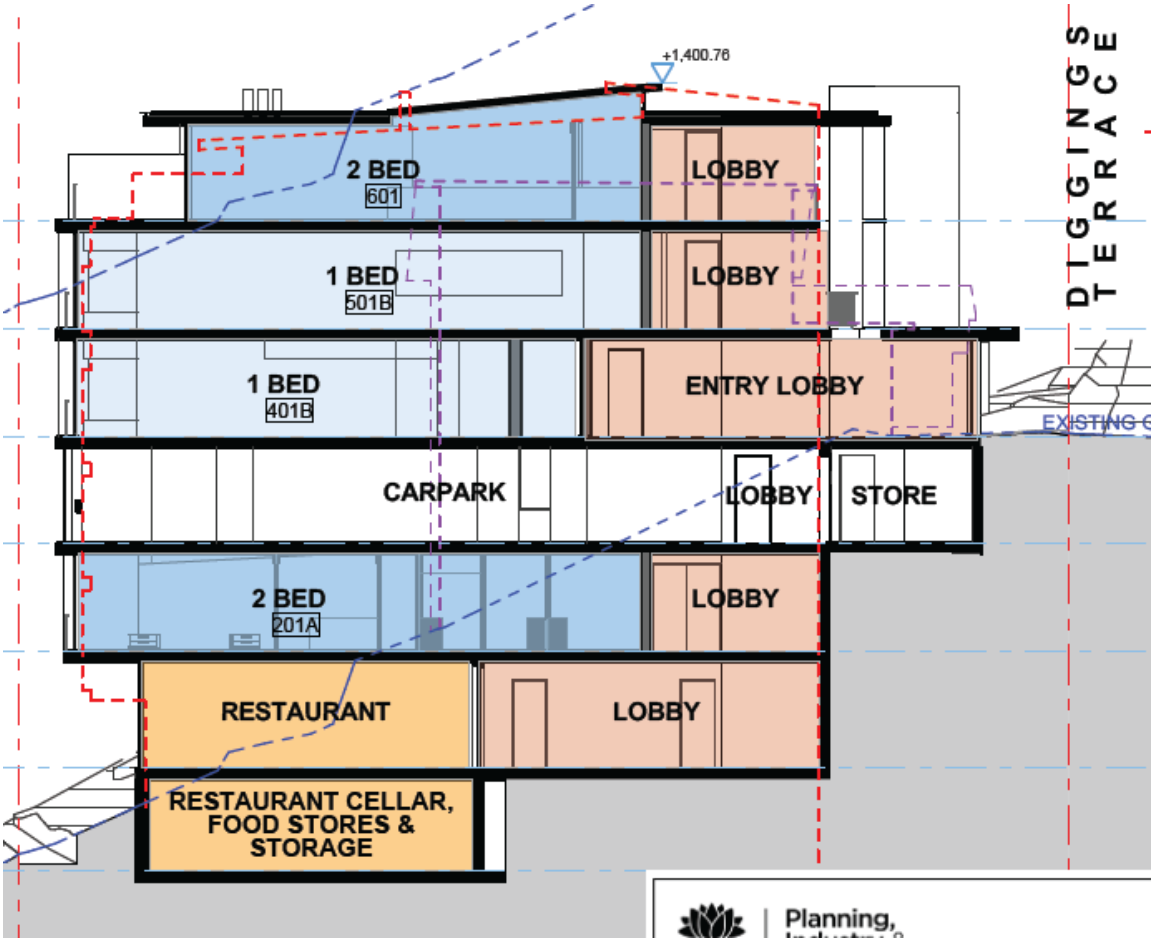


Figure 1: Section looking east (extracted from Popov Bass Architectural Drawings)

Based on the architectural drawings, the proposed building has approximate setbacks of 2.6m from the northern boundary, 3.0m from the eastern and western boundaries, and 4.0m to 6.5m from the southern boundary.

3 SITE DESCRIPTION AND REGIONAL GEOLOGY

The site is located within the Thredbo Alpine Village and Ski Resort, an area which consists predominantly of ski lodges, restaurants and other commercial buildings. The Site is irregular square-shaped block of land with an approximate total area of 675m^2. Based on aerial images and publicly available information, it is currently occupied by “Black Bear Inn”, a three-storey ski lodge and restaurant. It is bound by other ski lodges to the North, East and West, and Diggings Terrace to the South as shown in Figure 1.

The NSW Seamless Geology Project (May 2021) indicates the site is underlain by Mowambah Granodiorite (Sbum). Granodiorite is a medium to coarse grained intrusive igneous rock, similar to granite, containing quartz and plagioclase feldspar as its primary constituents.

We note the Crackenback Fault runs parallel and very close (less than 10 m) to the northern boundary of the site. This could locally impact the integrity of the bedrock at the site.

Figure 2: Site boundary with respect to the NSW Seamless Geology Map and 20m contours (extracted from minview.geoscience.nsw.gov.au)

4 PREVIOUS SITE INVESTIGATION

Two rounds of intrusive site investigations have been completed by Coffey Geosciences in June 2000 and June 2003. The details of this fieldwork can be found in their report referenced above.

We note that both of the boreholes were drilled at the southern end of the site, on the roadside, presumably due to access constraints. No information is available for the northern end.

A site walkover and inspection was also completed by Crozier Geotechnical Consultants on 21 May 2019. The details of this can be found in their report referenced above.

We have consolidated and summarised the results of the above in Section 4.1 below

4.1 Results

Summarised descriptions of the encountered subsurface geotechnical units are provided in Table 1.

Table 1 – Summary of Subsurface Profile

Soil Profile	Depth and RL to Top of Unit	
	BH1	BH2
Fill / Colluvium – Silty SAND and SILT with gravel fragments, loose density	1.5 mbgl* ~ RL 1,390.1	1.5 mbgl ~ RL 1,391.4
Extremely Weathered Granodiorite– Silty SAND, medium dense to very dense	1.6 mbgl ~ RL 1,388.5	1.45 mbgl ~ RL 1,389.95
Highly Weathered Granodiorite, medium to high strength 'corestones' surrounded by extremely weathered material of very low to low strength.	4.7 mbgl ~ RL 1,385.4	3.5 mbgl ~ RL 1,387.9
Termination Depth (m)	11.4 mbgl ~RL 1,378.7	3.5 mbgl ~RL 1,387.9

* mbgl = metres below ground level

Detailed engineering logs including defects and seams are provided in Appendix A of the Coffey Geotechnics report.

4.2 Groundwater

A piezometer was installed in BH1 and a standing groundwater table was interpreted by Coffey at 9.77mbgl (RL 1,380.3m at Diggings Terrace and RL 1,285.0m at the northern boundary of the site). Based on this and experiences in nearby developments, we expect that the proposed development is likely to encounter minor inflows at the base of the excavation, particularly after rainfall events or snow melt, but is unlikely to intersect the standing groundwater table. It should be noted that groundwater conditions are subject to seasonal variations and major weather events (i.e. prolonged rainfall).

5 COMMENTS AND RECOMMENDATIONS

5.1 Excavation Conditions

Based on the subsurface conditions encountered and summarised in Table 1, bulk excavations are expected to encounter loose sands (fill /colluvium) to an average depth of 1.5m overlying extremely weathered granodiorite which can be characterised like a very weakly cemented, medium dense to very dense silty sand. Excavations through these overlying soils are expected to be readily achievable using conventional earthworks equipment such as a tracked excavator.

The majority of the basement slab and footings are expected to be founded in highly to extremely weathered granodiorite.

Assessment of material excavatability can be based on the method published by Pettifer and Fookes (1994). The degree of excavatability of rock is based on its Point Load Index (Is_{50}) and fracture spacing. Excavatability categories range from easy to hard digging, through easy to hard ripping.

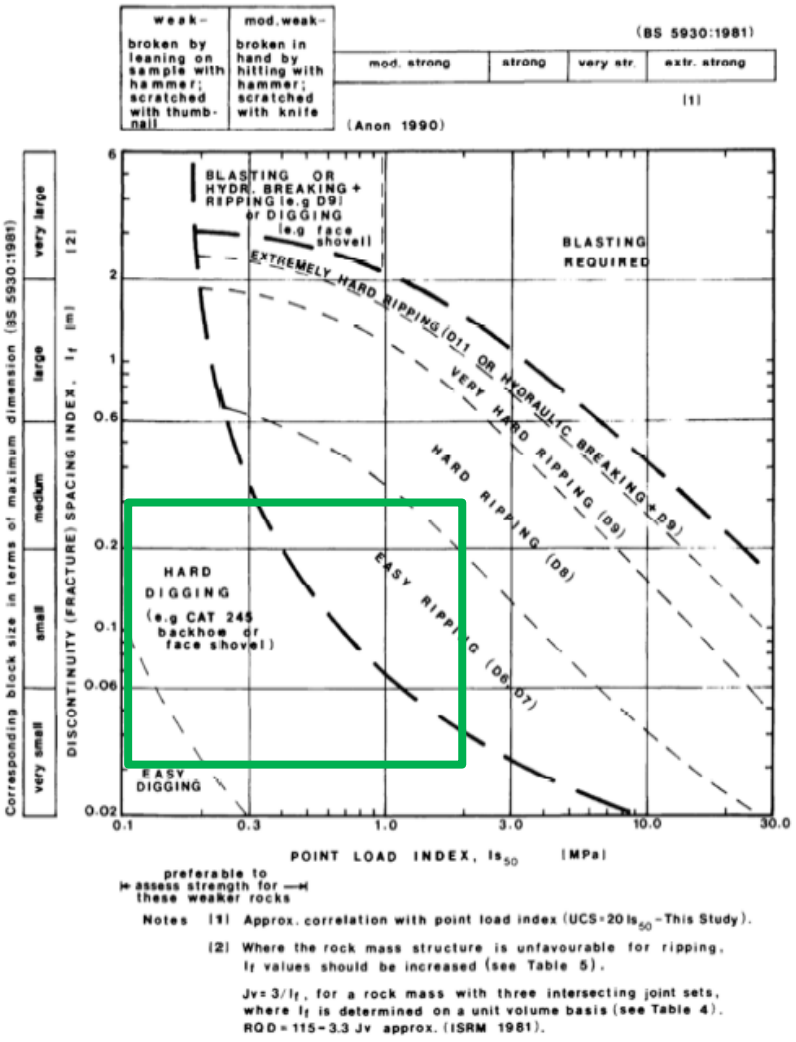


Figure 3: Excavatability nomogram (extracted from Pettifer and Fookes (1994))

Our review of the borehole logs indicates that bedrock conditions encountered were generally closely spaced with defect spacing in the order of 30mm to 300mm. It is therefore expected that the excavation conditions will vary greatly from easy to hard digging and easy to hard ripping conditions. This will be largely dependent on the size of the high strength 'corestones' and proportion of extremely weathered material surrounding it. Excavation conditions are likely to get more difficult with depth. This advice may be able to be refined with additional borehole investigations. Local experience indicates that some larger corestones may need to be broken up with rock breakers, rotary rock grinding or rock sawing.

Low vibration equipment will be necessary near all site boundaries where vibrations could impact on adjacent building footings and structures.

Alternatively, to limit the transmission of vibrations, it is recommended that the perimeter of the excavation be saw-cut prior to any ripping or excavation of the rock mass. Blocks of the saw-cut rock mass can then be progressively dislodged using small rock hammers and lifted out without generating large vibrations. A rotary rock grinder may also need to be used to trim rock faces instead of a large impact hammer.

Vibration monitoring may be required prior to excavation due to its proximity to residential boundaries.

Generally, the ground vibration Peak Particle Velocity (PPV) should be limited to 5mm/s at the property boundaries. The maximum 5mm/s vibration limit is not expected to be exceeded provided that rock breaker equipment and excavation methods are restricted to those listed in Table 2 below.

Table 2 – Recommendations for Rock Breaking Equipment

Distance from Adjacent Structure (m)	Maximum Peak Particle Velocity 5mm/s	
	Equipment	**Operating Limit (% of Maximum Capacity)**
1.5 to 2.5	hand-operated jack-hammer only	100

It is recommended that vibration monitoring be included as part of the geotechnical monitoring program.

A dilapidation survey on nearby structures and infrastructure is recommended to be undertaken by a structural engineer prior to the commencement of any site excavations. The report should include precise measurements of the existing defects and cracks presented with the relevant photos.

5.2 Excavation Stability and Batter Slopes

The excavation stability can be controlled by adopting a combination of a shoring systems and unsupported cuts, as described below.

5.2.1 Unsupported Batter Slopes in Soil

Unsupported temporary batter slopes are feasible provided that the excavations do not extend below the 'zone of influence' of any adjacent structures, road and infrastructure (i.e. a 45° line from the footing of adjacent structures or infrastructures). The feasibility of using unsupported batter slopes will depend on the footing level of the adjoining structures and infrastructure, surrounding services invert levels, and should be assessed by a structural designer.

Based on the proposed basement excavation setbacks, temporary batter slopes within the upper soil/rock layers (fill, colluvium and extremely weathered bedrock) may be feasible in parts of the site.

Temporary batters up to 2m in height within Fill, Colluvium and Extremely weathered Granodiorite can be excavated to a maximum batter slope of 1.5H:1V provided they are above the water table or within dewatered ground.

If the civil contractor prefers an equivalent benched profile then a maximum bench height of 1.5m and width of 1.5m could be adopted. This is subject to the installation of surface water drains which direct water away from the cut slope or sub-horizontal drains in the cut face, whichever is assessed as appropriate by a geotechnical engineer.

Alternatively, these batter slopes can be made steeper with the incorporation of shotcrete and soil nails. This would have to be assessed separately (if required) based on specific boundary conditions.

The above recommendations are for batters exposed up to a maximum of three months and provided no surcharge is located along/near the cut crest.

5.2.2 Unsupported Rock Cuts

Based on the proposed basement excavation setbacks, temporary and permanent unsupported batter slopes within highly weathered granodiorite may be feasible on the southern, eastern and western boundaries of the lowest cellar basement level (see Figure 4).

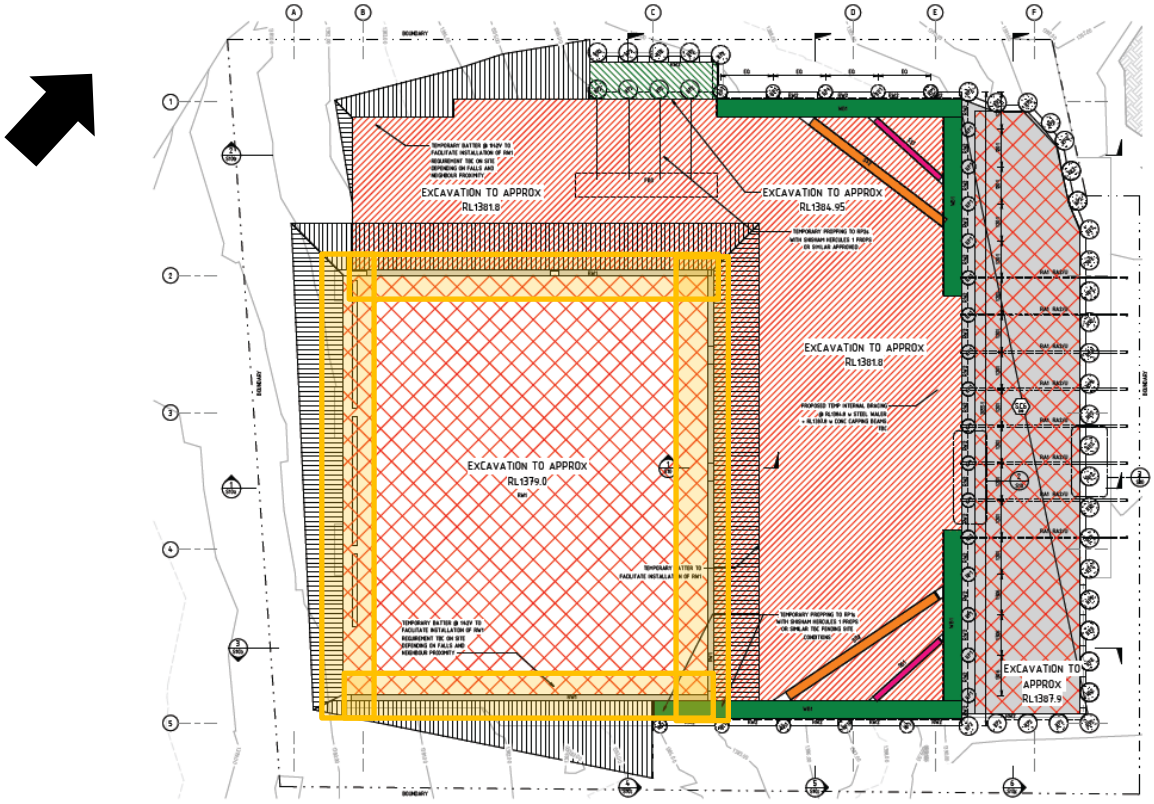


Figure 4: Excavation plan (PMI) showing the locations where unsupported cuts may be feasible in yellow (note: internal props no longer proposed, replaced with temporary anchors)

Temporary batters within highly weathered granodiorite can be excavated to a maximum batter slope of 1H:1V, provided they are above the water table or within dewatered ground, and not exposed for longer than three months. Slopes which are between 2V:1H and vertical may be possible subject to inspection by a competent geotechnical engineer and carrying out any remedial works such as shotcreting or rock bolting.

5.2.3 Excavation Support

In the areas where temporary batter slopes are not feasible, a suitably designed shoring system is recommended. Contiguous piled walls are recommended. Weep holes or drains (e.g. vertical drains) must be provided behind shotcrete to avoid build-up of hydrostatic pressure in the overburden soils and rock mass. For the southernmost retaining wall with RP2 piles (see Appendix B), the contiguous bored pile wall will need pile spacings no more than 150mm due to the presence of fill material at the edge of Diggings Terrace. Subject to KT approval, temporary ground anchors are recommended to control wall deflections. Retaining Wall RW2, being in less weathered granodiorite can be permitted to have wider spaced piles. To avoid later complications in removing walings, it is suggested a “one temporary anchor per pile” approach to avoid a need for walings is considered. Use of a capping beam may still be prudent. The lower basement/cellar cut is anticipated to be feasible by unsupported steeply battered rock cut. This must be verified by further deep geotechnical investigation post-demolition prior to further construction.

Any anchoring system should be designed to provide temporary support with long-term lateral support being later transformed on to the permanent structure. Anchors will need to be installed progressively as the excavation proceeds and will require the permission of the adjacent landowners for anchors to be extended into their land. Permissions will be subject to provision of registered easements beyond the site boundary. In addition, the adjacent neighbouring footing levels and underground service levels in the road reserve must be confirmed prior to finalising anchor design. If anchors are not permitted, cantilever piles system will require piles to be sized to minimise lateral deflections

Temporary anchors in highly weathered granodiorite may be designed using an ultimate bond stress of 100kPa. Greater bond stresses may be available at depth subject to further investigation.

Periodic lift-off checks of installed anchors should be carried out during anchor installation to ensure lock off-load is maintained. It is recommended that the anchors be installed and proof-tested in accordance with the requirements of AS4678-2002 and RMS QA Specification B114. It is recommended that an experienced geotechnical engineer be engaged to check the design of the excavation support system.

The specific requirements set out above for excavation support at the upper levels and also the stability of the face should be assessed by an experienced geotechnical engineer as the excavation proceeds. Excavation depths should not exceed 1.5m until it has been inspected by an experienced geotechnical engineer before proceeding further or applying any face treatment.

Survey monitoring should be carried out during the construction of a shoring system to check and confirm that deflections and movements are within tolerable limits accepted in design. Readings should be taken at least every 3m depth excavation, before and after installation of anchors,

5.3 Retaining Structures

The temporary shoring system or permanent retaining wall should be designed in accordance with AS 4678 Earth Retaining Structures.

If it is critical to limit the horizontal deformation an earth pressure coefficient ‘at rest’ (K_0) should be adopted. Where some lateral movement is acceptable, an ‘active’ lateral earth pressure coefficient (Ka) is recommended.

A triangular earth pressure distribution should be adopted for free standing cantilevered walls only. For progressively anchored or propped walls, a rectangular pressure distribution between 6H and 8H should be adopted depending on the structure’s tolerance for movement, where H is the retained height in meters.

Recommended design parameters for the design of temporary and permanent support are provided in Table 3 below.

Table 3 – Recommended Parameters for Retention Design

Geotechnical Units	Approx. Depth below Existing Ground Level (m)	c' (kPa)	$\emptyset'$ (degrees)	γ (kN/m3)	Ka	Kp	Ko	E' (MPa)	ν'
Fill, Colluvium	0.0 – 1.6	0	30	18	0.33	3.00	0.50	20	0.3
Extremely weathered granodiorite	1.4 – 4.7	0	34	21	0.28	3.54	0.44	100	0.3
Highly weathered granodiorite	3.5+	50	38	24	0.24	4.2	0.38	1,000	0.2

Legend:

$\emptyset'$: Effective Friction Angle

c': Effective Cohesion

$\boldsymbol{\gamma}$: Bulk Unit Weight

Ka: Active earth pressure

Ko: Earth pressure at rest

Kp: Passive earth pressure

E': Elasticity Modulus

$\boldsymbol{\vartheta'}$: Poisson's Ratio

The above values assume appropriate measures are taken to provide complete drainage behind the walls such as strip drains protected by geotextile fabrics or weep holes.

An allowable toe resistance for piles in highly weathered granodiorite is 500kPa. This value assumes excavation is not carried out within the zone of influence of the pile toe. The upper 1.0m of the pile socket should not be considered to provide any resistance to allow for some tolerance and disturbance during excavation.

5.4 Footing Recommendation

Both shallow and deep options of foundations could be adopted for the proposed sequence of works. Parameters for both footing options are provided below.

5.4.1 Shallow / Pad Footings

Pad / raft footings may be feasible to found the building structure provided the footings are founded into a natural stratum. As footing dimensions and loads are not yet available, final allowable bearing capacities have not been calculated. Once these details are available, Alliance can assist to optimise the footing size and depth to suit the loading on the founding material.

Bearing capacity is not a soil property but is dependant of footing size, depth, slope and loadings. The parameters provided in Table 4 are for preliminary sizing of shallow footings for centric vertical loads, but can be optimised to consider footing size, depth, slope (ground surface and/or footing base) and actual loadings. A footing subjected to pull out forces should be further assessed geotechnically in addition to bearing capacity for overturning and sliding.

Table 4 – Recommended Parameters for Shallow Foundations

Material	Parameters		
	Ultimate Bearing Capacity (kPa)	Allowable Bearing Capacity (kPa)	Modulus E' (MPa)
Extremely weathered granodiorite	1,500	500	100
Highly weathered granodiorite*	4,500	1,500	1,000

Notes:

- *Ultimate values occur at large settlements (>5% of minimum footing dimensions)
- *Allowable bearing pressure to cause settlement of <1% of minimum footing dimension.
- *Clean socket of roughness category R2 or better is required

The base of all footings should be inspected by a geotechnical engineer prior to any concrete pours, to confirm the founding material and bearing capacities.

5.4.2 Deep Foundations

Where larger structures are proposed with higher loading conditions, these structures are recommended to be founded on piles that transfer the column loads to more suitable founding strata at depth. The type of pile will depend on the specific ground and groundwater conditions and relative cost. For piles founded in highly weathered granodiorite the following parameters can be adopted:

- An allowable bearing capacity of 1,500 kPa;
- A shaft adhesion of 150 kPa; and
- Young's Modulus of 1,000 MPa.

Settlements of piles designed using the above loads would be expected to be less than 1% of the minimum footing dimension.

To adopt the shaft adhesion above, a minimum socket of 2 x pile diameters is required into the founding stratum.

If bored piles are adopted, the base of the piles must be inspected during construction to ensure that material of adequate capacity supports each pile and that the piles have been adequately cleaned. Concrete should be poured on the same day shortly after drilling. If groundwater is encountered, concrete shall be placed from the bottom up using a tremie.

Note that the construction of bored piles in the highly weathered granodiorite may require drilling through both extremely weathered material that may cave in, and high strength granodiorite corestones. Allowances such as casing and drilling methods to break high strength rock should be considered by the contractors.

5.4.3 Seismic Activity

Current Australian standards AS 5100 and AS 4678 both refer to AS1170.4 for earthquake actions. As required in AS1170.4 a site sub-soil class of B_e and a minimum acceleration coefficient (a) of 0.10 are recommended.

5.4.4 Construction Inspections

The inspections during the basement excavation should be undertaken at every 1.5m depth interval. The purpose of the inspections is to assess the stability of the unsupported slope and provide recommendations for any remedial works, if required.

Shallow footing excavations should be inspected before installation of the reinforcement cage and pouring concrete, and deep foundations should be inspected during drilling of the piles.

6 FURTHER GEOTECHNICAL WORK

Further geotechnical site investigations are recommended for the site after demolition of the existing structures. The additional investigations to occur before excavation begins should include as a minimum:

- Two boreholes cored to at least 3m below the base of the proposed excavation, including one at the northern end, to investigate any influence of the Crackenback Fault;
- Trial piling inspection in advance of the main works piles is recommended to further verify the ground conditions and the suitability of piling equipment.

7 LIMITATIONS

In addition to the limitations inherent in site investigations, it must be pointed out that the recommendations in this report are based on assessed subsurface conditions from limited investigations. To confirm the assessed soil and rock properties in this report, further investigation is required including coring and strength testing of rock and should be carried out post-demolition once access permits.

It is recommended that a qualified and experienced Geotechnical Engineer be engaged to provide further input and review during the design development; including site visits during construction to verify the site conditions and provide advice where conditions vary from those assumed in this report. Development of an appropriate inspection and testing plan should be carried out in consultation with the Geotechnical Engineer.

This report may have included geotechnical recommendations for design and construction of temporary works (e.g. temporary batter slopes or temporary shoring of excavations). Such temporary works are expected to perform adequately for a relatively short period only, which could range from a few days (for temporary batter slopes) up to six months (for temporary shoring). This period depends on a range of factors including but not limited to: site geology; groundwater conditions; weather conditions; design criteria; and level of care taken during construction. If there are factors which prevent temporary works from being completed and/or which require temporary works to function for periods longer than originally designed, further advice must be sought from the Geotechnical Engineer and Structural Engineer.

This report and details for the proposed development should be submitted to relevant regulatory authorities that have an interest in the property (e.g. KT, NP&WS and NSW Planning) or are responsible for services that may be within or adjacent to the site, for their review.

Alliance accepts no liability where our recommendations are not followed or are only partially followed.

8 REFERENCES

AS1726-1993 - Geotechnical Site Investigations

AS 2159-2009 - Piling - Design and Installation

AS4678 – Earth Retaining Structures

APPENDIX A – COFFEY GEOTECHNICAL REPORT MAY 2007

coffey geotechnics
SPECIALISTS MANAGING THE EARTH

BLACK BEAR INN

Alex Popov & Associates
Lot 49 Diggings Terrace, Thredbo

GEOTLCOV23158AA-AB Revision 1
14 May 2007

Coffey Geotechnics Pty Ltd ABN 93 056 929 483
8/12 Mars Road Lane Cove West NSW 2066 Australia

coffey geotechnics
SPECIALISTS MANAGING THE EARTH

14 May 2007

Alex Popov & Associates
2 Glen Street
Milsons Point, NSW 2061

Attention: Melissa Doherty

Dear John

RE: Black Bear Inn

Lot 49 Diggings Terrace,Thredbo

Please find enclosed our revised report regarding geotechnical investigations undertaken for the proposed redevelopment of Lot 49 Diggings Terrace in Thredbo Alpine Village.

Should you have any queries regarding any of the matters raised in this report, please do not hesitate to contact the undersigned on 9911 1000.

For and on behalf of Coffey Geotechnics Pty Ltd

Paran Moyes

Senior Geotechnical Engineer

Distribution: Original held by Coffey Geosciences Pty Ltd

6 copies Alex Popov & Associates

1 copy Coffey Geotechnics Pty Ltd

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1 INTRODUCTION

This report prepared by Coffey Geotechnics Pty Ltd (Coffey) on behalf of Alex Popov & Associates provides a review of previous advice for the proposed reconstruction at Lot 49 Diggings Terrace, (currently known as Black Bear Inn), Thredbo Alpine Village. The original geotechnical investigation was carried out by Coffey Geosciences Pty Ltd (Ref. S20449/2 – AD, dated 12 June 2003), on behalf of Elwyn Wyeth Management Architecture, This review, based on our previous report provides advice with regards to a revised layout of the proposed development.

Coffey Geosciences Pty Ltd (Coffey) carried out geotechnical investigation in June 2000 for a proposed two-storey extension to the southern side of the existing Black Bear Inn. This previous investigation involved the drilling of two boreholes up to 4.4m deep located at the front of the lodge adjacent to Diggings Terrace.

We understand that the purpose of this geotechnical report is to address slope stability concerns as well as provide geotechnical parameters and constraints for design and construction of the development.

2 PROPOSED DEVELOPMENT

Lot 49 currently contains the 40-year-old Black Bear Inn, which is proposed to be demolished as part of the new development. Our previous report (Ref. S20449/2 – AD, dated 12 June 2003) was based on a proposed development comprising a seven level ski lodge, of which four levels were to be excavated below the level of Diggings Terrace in a series of benches extending downslope.

Based on the supplied architectural sketches, the current lodge proposal includes construction of a six level ski lodge with a footprint area of approximately 295m^2. It is understood that the proposed building is to occupy the same position on the site, although the shape of the building has changed.

3 FIELD WORK

Field work for the June 2003, investigation, comprised the drilling of a single borehole using a trailer mounted drilling rig. The borehole (BH1) was drilled using continuous spiral flight augers to a depth of 4.7m, extending through the upper fill and soil materials, encountering V-bit refusal in the underlying weathered granodiorite bedrock. The borehole was then continued in extremely weathered granodiorite using rotary coring techniques to a depth of 11.4m. The borehole was drilled at the same location of the previous borehole (BH1) drilled by Coffey in June 2000, which terminated at 4.4m depth. Information (including SPT information) from the previous borehole log was used for the borehole drilled for the Coffey Geosciences Pty Ltd 2003 investigation. At the completion of drilling, borehole BH1 was completed with a PVC standpipe piezometer to allow for the monitoring of groundwater levels. Monitoring by Kosciusko Thredbo (KT) staff on behalf of Coffey 11 days after drilling, measured the standing groundwater at a depth of 9.77m.

The fieldwork was undertaken in the full time presence of one of our Geotechnical Engineers, who identified the previous investigation location, boxed and colour photographed the rock core on site. Engineering logs of the boreholes and colour photographs of the recovered rock core are presented in Appendix A together with Explanation Sheets that define the terms and symbols used in their preparation. Borehole locations were obtained relative to existing surface features, and are shown on Figure 1. Reduced collar levels at borehole locations were estimated from ground surface contours from a topographic plan of Thredbo Village, prepared by Peter W. Burns Surveyors.

4 SITE CONDITIONS

4.1 Surface Conditions

Thredbo Alpine Village occupies the footslopes and valley floor of the Thredbo Valley. The Thredbo River runs in west-east direction along the valley floor. The older portion of the village is situated on the north facing, southern valley slope, where overall ground slopes are of the order of 25°. Locally ste eper slopes are present where cutting and filling has been undertaken for development of the Village. Towards the base of the valley, ground slopes are of the order of about 5° to 15°. Several older gully and spur features are evident above and within the Village.

Black Bear Inn is located near the centre of the older portion of Thredbo Alpine Village, on the southern slopes of Thredbo Valley. Overall ground slopes in the vicinity of the lodge are of the order 20°. The lodge is located on the downslope side of Diggings Terrace, which is a sealed village road formed by cut and fill. Previous exposures (observed by Coffey in 1999) in the 0.8 m high road excavation on the high side of Diggings Terrace indicated a thin topsoil/colluvial layer over weathered granodiorite bedrock.

The existing Black Bear Inn lodge is four storeys high on the northern (downslope) side, and two storeys high on the (upslope) southern side, stepping downslope, with internal walls. Foundation conditions for the existing building are not known, and apart from one crack observed in a lodge foundation wall during a walkover assessment of the Village in 1997, our observations suggest that the structure is performing satisfactorily. A 2.5m high stone retaining wall supporting the road fill is located on the southern (upslope) side of the lodge.

4.2 Subsurface Conditions

The underlying bedrock within the Thredbo Valley is Mowamba Granodiorite. Based on previous investigations undertaken by Coffey Partners International Pty Ltd within Thredbo Alpine Village, the typical natural subsurface profile would comprise topsoil and colluvium to depths of 0.5m to 1.5m, overlying residual soil to extremely weathered bedrock. The bedrock is generally extremely to highly weathered weathered to depths in excess of 20m. In isolated locations in the village, moderately weathered granodiorite is exposed at the surface. Where cut and fill techniques have been employed for the construction of roads, the fill materials are typically loose, and variable in composition.

The generalised subsurface profile encountered within the current and previous boreholes is summarised in Table 1.

TABLE 1 - GENERALISED SUBSURFACE PROFILE – LOT 49

Unit	Depth to Base of Unit (m)	Description
Fill (From Diggings Terrace)	1.45 to 1.6	FILL: Silty SAND, fine to coarse grained, brown, some fine to coarse grained gravel and gravel sized granodiorite fragments, moist, loose to medium dense (?).
Topsoil / Colluvium	2.7	Silty SAND / Sandy SILT: Sand is fine to coarse grained, fines are low plasticity to non-plastic, brown to dark brown, with a trace of fine grained gravel, moist, loose.

Unit	Depth to Base of Unit (m)	Description
Extremely to Highly Weathered Granodiorite (cored rock)	>11.4	GRANODIORITE: Extremely weathered, evident in drill cuttings as a Silty SAND; fine to coarse grained, pale brown and brown, fines are non-plastic, trace of fine grained gravel, dry to moist, medium dense to very dense. Contains probable distinctly weathered corestones. Cored as extremely to highly weathered granodiorite, variable strength ranging between very low to high, coarse grained, pale brown/pink/white and black speckled, massive. Minor core loss interpreted as a zone of weaker material.

An interpreted geotechnical cross-section through the site is shown in Figure 2. The figure shows that the depth of fill and colluvial materials overlying the weathered granodiorite bedrock in the vicinity of the proposed development is about 2.7m (as identified in BH1) near the western edge of the lot, and about 2.5m further east along the face of 'Black Bear Inn' on Diggings Terrace where BH2 was drilled. Borehole BH2 had been drilled in 2000 for a previously proposed development.

Groundwater was observed in the piezometer in borehole BH1 at 9.77m. This level is similar to other piezometers constructed by Coffey along Bobuck Lane and Diggings Terrace. The level is expected to rise between 0.5m to 1m following the spring thaw and significant rainfall events. However, the installation of an improved stormwater system and some 150m long horizontal, subsoil drains within the village has generally lowered the groundwater table on average by 2m (in the area of 'Pindari' Lodge) from pre-July 1997 levels.

5 SLOPE STABILITY RISK ASSESSMENT

5.1 Risk Assessment Procedure

The risk assessment for the proposed lodge site has considered two general issues, namely the risk to property, and the risk of loss of life from slope instability. The assessment of risk to property has been carried out using a qualitative risk assessment methodology, a copy of which is included in Appendix B. The procedure is the methodology suggested in a paper published in an Australian Geomechanics Society publication, March 2000 (AGS Guidelines), and in the DIPNR (Department of Infrastructure Planning and Natural Resources) Kosciusko Alpine Resorts Geotechnical Policy. This system is a qualitative method of assessment, based on an identification of likelihood of occurrence, and consequences to the structure for the identified hazards. These assessments are then combined using a risk assessment matrix to obtain a qualitative risk assessment for the site for each hazard.

5.2 Identified Hazards

The potential hazards considered in the risk assessment for the proposed development of Lot 49 are detailed below:

- Failure of the slope under 'High Noon' with debris moving downslope to Lot 49;
- Failure of the retaining wall and supported fill in Diggings Terrace;
- Failure of the slope under 'Black Bear Inn' (Lot 49); and
- Failure of the cut slope behind 'Mowamba' and downslope of Lot 49.

The above hazards are based on the proposed developments being constructed in accordance with the discussion and recommendations provided in this report. The hazard rating for the sites may be higher if the development is not constructed in accordance with recommendations of this report. The potential failure risk of the abovementioned hazards has been reduced by the slope improvement measures installed by KT since the Thredbo Landslide. Coffey identified in 1997 that elevated groundwater beneath the Thredbo slopes can be a major risk factor. Subsequent slope improvement measures in the southern slopes of Thredbo Village included improved roof water collection systems, installation of new stormwater drains and the drilling of some 150 horizontal drains, which have been installed. These slope improvement measures have assisted the slope instability risk by generally lowering groundwater levels. In addition, sections of filled embankments within and above the Village have been reconstructed and supported by engineered retaining walls.

5.3 Risk to Property

The assessment of the risk to property in terms of the qualitative risk assessment for various hazards, and assessed likelihood and consequence of each hazard is presented in Appendix C.

The overall outcome for the risk assessment process for the proposed property on Lot 49 is assessed as **low to moderate risk** in accordance with the risk matrix provided in Appendix C. Coffey considers that, provided the development on Lot 49 is carried out in accordance with sound engineering principles and good hillside practice (refer to Appendix D) that the development should be suitable for the site and the risk classification should not increase above the assessed **low to moderate risk**.

5.4 Risk of Loss of Life

A report prepared by Coffey in 2000 for the assessment of the risk of loss of life within Thredbo Village considered the types of landslides that may result in loss of life; assessed the risk of loss of life associated with those types of landslide; and compared the result to suggested guidelines for tolerable risk.

The Thredbo Landslide assessment indicated that loss of life is generally associated with fast moving landslides derived from the natural slopes. Cut and filled slopes are a small percentage of the total slopes in the area and the risk to life needs to be assessed on a case by case basis. The Coffey assessment for Thredbo concluded that the risk of loss of life from the natural hazards is far lower than the suggested criteria in the AGS Guidelines, and lower than many risks to which people are already exposed to and appear to accept in Australia.

Of the conceivable hazards for the proposed lodge site, those with the possibility of becoming fast moving landslides include debris flows involving the natural slopes above the site; rockfalls leading to boulders rolling down the slope; and the failure of small cut or fill slopes within the site.

Presented below is a general discussion on the types of hazards that may pose a risk to residents in the proposed lodge site.

- Fast Moving Debris Flow Landslides: The likelihood of fast moving debris flows involving the natural and altered slopes above, at and below the site are judged to be extremely rare, and

would likely be confined to any gully areas. No significant gully areas were observed upslope or downslope of the site.

- Fast Moving Slides from Local Cut / Fill Slopes: Provided the cut slopes proposed in the development are supported by adequately designed and constructed retaining walls, and appropriate measures to reduce instability risk during construction are implemented, we consider that the likelihood of a fast moving landslide developing from the local cuts/fills is rare. Similarly, the Alpine Way fill embankment, further upslope, is understood to have been reconstructed and supported by an engineer designed retaining wall, and is therefore assessed to have a rare likelihood of developing into a fast moving landslide that could extend downslope to Lot 49.

Therefore, on the basis of the previous risk assessment to life undertaken by Coffey for the entire Thredbo Village generally, and application of that work to Lot 49 Diggings Terrace, Coffey assess that the risk to life from fast moving landslides is below the levels typically accepted by society for risk to life.

6 RECOMMENDATIONS FOR PROPOSED DEVELOPMENT

6.1 General Discussion

It is understood that the proposed development will comprise a six storey structure, with five levels of accommodation and a lower level comprising a lobby and storage areas. Due to the nature of the investigation, the subsurface conditions downhill towards the 'Mowamba' Apartments are relatively unknown and should be evaluated by a suitably experienced geotechnical practitioner at the time of construction or by drilling of investigation boreholes. However, based on the scope of the investigation carried out, the design of foundations for the structure forming the development should be carried out in accordance with the recommendations detailed in this section.

In general terms, the proposed development is shown to comprise one large excavation for the lowermost three levels. Based on the results of the geotechnical investigation, the excavation is likely to be through fill and colluvial materials into the underlying extremely to highly weathered granodiorite. The retention of the excavation through an engineer designed retaining wall is in line with good hillside construction practices as shown in Appendix D - Figure 2.

6.2 Excavation

It is considered that such an excavation as shown in the architectural drawings supplied (as shown in Figure 2) would need to be carefully carried out, to reduce the risk of slumping within the fill and colluvial materials, and will require the construction of an engineer designed retaining wall on the upslope side of the lodge. Along the eastern and western sides of the proposed lodge, the excavation for the levels below the existing ground surface may be feasible by battering to a stable temporary batter slope or utilising temporary shoring support. A temporary batter slope of 1.5H:1V would be recommended for the fill and colluvial materials. The excavation should be carried out in two sections along the length of the proposed development, to take advantage of three dimensional stability effects. Where there is insufficient space to batter the excavation due to the proximity of Diggings Terrace and/or adjacent lodges, the use of an adequately designed shoring system would be required to support the boundary excavations. This shoring system may need to be installed during the demolition process to ensure that no unsupported soil/fill batters are exposed along the boundaries of the development. To this end, demolition may only extend to ground level prior to the installation of the shoring system.

Unsupported cuts through the fill and colluvium should be no higher than 1.5m unless supported by an engineer designed retaining wall. A summary of the recommended permanent and temporary batter slopes for each material are provided below in Table 2. Permanent exposed batters beneath the lodge may require shotcrete protection and this should be assessed during the excavation period.

TABLE 2: RECOMMENDED BATTER SLOPES

Material	Permanent Batter*	Temporary Batter
Fill and Topsoil	2H:1V	1.5H:1V
Colluvium	2H:1V	1.5H:1V
Extremely to Highly Weathered Granodiorite	1H:1V	1H:1V

* Protected (Beneath Lodge) or by shotcrete

6.3 Excavation Retention

Excavation retention will be required along the southern (upslope) side of the lodge to form the three below ground levels. Examples of alternative retaining systems include:

- Anchored retaining walls,
- Contiguous bored pile walls,
- Soldier pile retaining walls, or
- Gravity walls and concrete block.

An anchored retaining system may be required where structures that are sensitive to subsurface movement are located adjacent to the site. Should anchors be required to provide lateral restraint, they should be designed using an ultimate bond stress of 100kPa in extremely to highly weathered granodiorite. Anchored retaining structures should be constructed in panels of no more than 3m width.

Alternatively, a contiguous bored pile retaining wall or soldier pile retaining wall may be constructed. Contiguous bored pile retaining walls comprise secant piles bored into suitable foundation materials and are suitable for situations similar to that for an anchored retaining system. Soldier pile retaining walls comprise soldier piles with shotcrete or timber infill panels to support the vertical faces. Soldier pile retaining walls are suitable for situations where the consequence of subsurface movement is small. Contiguous bored pile retaining walls or soldier pile walls should not be constructed in panels exceeding 10m width.

Gravity walls and concrete block retaining walls may be designed as part of the proposed structure. If a gravity retaining wall or concrete block retaining wall is to be constructed as part of the proposed development, the temporary batter slopes given above should be excavated adjacent to the location of the wall to be constructed. If this is unachievable, temporary shoring should be provided. Construction of a gravity wall or concrete block retaining wall should be undertaken in panels of no more than 5m width. The maximum height of any unsupported temporary cut prior to the construction of an engineered retaining wall should not exceed 1.5m, with batter slopes in accordance with recommendations previously provided.

The following table provides recommended parameters for the design of temporary and permanent retaining walls.

Table 3: Parameters for Retaining Wall Design

Unit	Coefficient of Active Earth Pressure, (K_a)	Coefficient of Earth Pressure at Rest, (K_0)	Unit weight (t/m^3)
Fill/Colluvium	0.4	0.6	1.8
Extremely Weathered Granodiorite	0.25	0.3	2.2

The 'active' K_a earth pressure parameters provided above would apply if small rotational or translational movements of about 5mm to 20mm in the face of the wall are allowed. If no small movements are able to take place, such as adjacent to the neighbouring structures, the 'at rest' (K_0) earth pressure parameters would apply.

Retaining walls should be designed with either an adequate drainage system to reduce the risk of water pressure build up behind the wall, or assuming hydrostatic conditions over the full height of the wall. All retaining walls should be founded on in situ weathered granodiorite.

The design of the retaining walls may be undertaken using a triangular earth pressure distribution, where the horizontal active earth pressure, p, is calculated using the following:

$$p(z) = K_a \gamma z + K_a p_s$$

where: $p(z)$ = active earth pressure at distance z below top of wall (kPa)

K_a = active earth pressure coefficient = 0.40

γ = unit weight of soil = 20.0 kN/m^3

z = distance below top of wall (m)

p_s = uniform surcharge (kPa) – (typically 20 kPa for traffic loadings)

It is generally considered that a uniform surcharge of 20 kPa is adequate to model traffic loadings (i.e. for vehicles parked adjacent to the lodge).

BH1 encountered groundwater at a level of 9.77m. This groundwater level will fluctuate and may include an elevated perched water table within the fill/colluvium following significant rainfall. Therefore, the retaining system should incorporate a drainage system to reduce the risk of build up of water pressure behind the wall. The use of perforated Agi pipe, and free draining aggregate wrapped in geofabric would be considered appropriate.

Backfilling behind the retaining structure should involve the placement of a select backfill material, comprising extremely weathered granodiorite materials compacted to not less than 95% of Standard Maximum Dry Density. This should be readily achieved by placing the backfill material in approximately 100 mm thick layers, and compacting using hand operated compaction equipment (e.g. 'Wacker Packer"). The use of excavated fill materials may be appropriate for backfilling behind retaining walls, subject to assessment on site by a suitably qualified engineering practitioner.

6.4 Foundations

Dependent on the final site excavation levels, footings for the structure should be founded within the in situ extremely weathered granodiorite. Given the depth to suitable founding materials, appropriate foundation types would comprise pad or strip footings, or alternatively piles for highly loaded areas. Piles for retention systems are also likely to be founded within the in situ extremely weathered granodiorite.

Piles or strip and pad footings founded in the in situ weathered granodiorite may be designed for a recommended allowable bearing pressure of 500 kPa with a shaft adhesion value of 50 kPa. To adopt shaft adhesion values, piles should have a minimum socket of at least 2 pile diameters into the weathered in situ granodiorite. Piles for the shoring system and foundations may encounter groundwater inflows which can make spoil removal difficult and lead to softening of the pile base. For this reason it is recommended that piles be drilled and concreted on the same day and should excessive inflows be observed, specific pile cleaning methods (such as cleaning buckets, air-lifting and vacuum suction) may need to be employed.

Settlements of footings under these loads would be expected to be less than 1% of the minimum footing dimension. Higher allowable pressures may be adopted should it be proven during excavation that a less weathered granodiorite stratum underlies the extremely to highly weathered granodiorite within 1m to 2m of the proposed excavation depth.

A minimum socket of 300mm into the desired founding material should be provided for strip, pad or pile foundations. All soft and compressible materials should be removed from the base and walls of the foundation holes/excavations, prior to placement of concrete. A suitably experienced qualified geotechnical practitioner should assess the foundation conditions at the time of construction.

Should bored piles be adopted, it is envisaged that piles may be drilled through the fill and colluvial materials using an auger attachment fitted to a hydraulic excavator. Piles should be designed and constructed in accordance with the above recommendations. It is likely that temporary or permanent sleeves may be required to retain the upper fill and/or colluvial materials and reduce the risk of collapse into the pile holes after drilling. Allowance should also be made for the possibility of boulders within the fill materials affecting the drilling of the piles.

6.5 Stormwater Runoff

Roof and pavement runoff should be controlled and piped into the stormwater system. Methods for roof water collection could involve braced guttering or concrete lined (possibly gravel filled) dish drains beneath the drip zone.

6.6 Fill Materials

Should filling be required as part of the development, it is recommended that suitable granular materials be placed and compacted to an engineering standard of not less than 98% of maximum dry density, based on Standard compaction.

Fill materials should be placed in batter slopes of no greater than 2(H):1(V) for heights less than 2m. For fill heights greater than 2m, or if 2(H):1(V) batter slopes be impractical, fill should be retained by an engineered retaining structure.

6.7 Site Clearing

Existing trees on the site are mostly exotic species recommended for removal. Advice provided by an aborist is that the species are likely to be shallow rooted in the colluvium overly the bedrock. Removal of these trees is not considered to have a significant effect on the overall stability of the slope. The existing eucalypt is likely to more deeply rooted, potentially through the colluvium and into the underlying weathered rock. The removal of this tree may have an overall effect on the stability of the slope. However, we understand that this tree is not to be removed.

6.8 Good Hillside Practice

All development on the lot is to be undertaken in accordance with sound engineering principles and good hillside practice as set out in Appendix D – Figure 2.

Where possible, lodge construction should take into account the sloping conditions of the site by reducing the amount of earthworks by having split level or elevated structures where possible.

7 ASSESSMENT OF RISK OF PROPOSED DEVELOPMENT

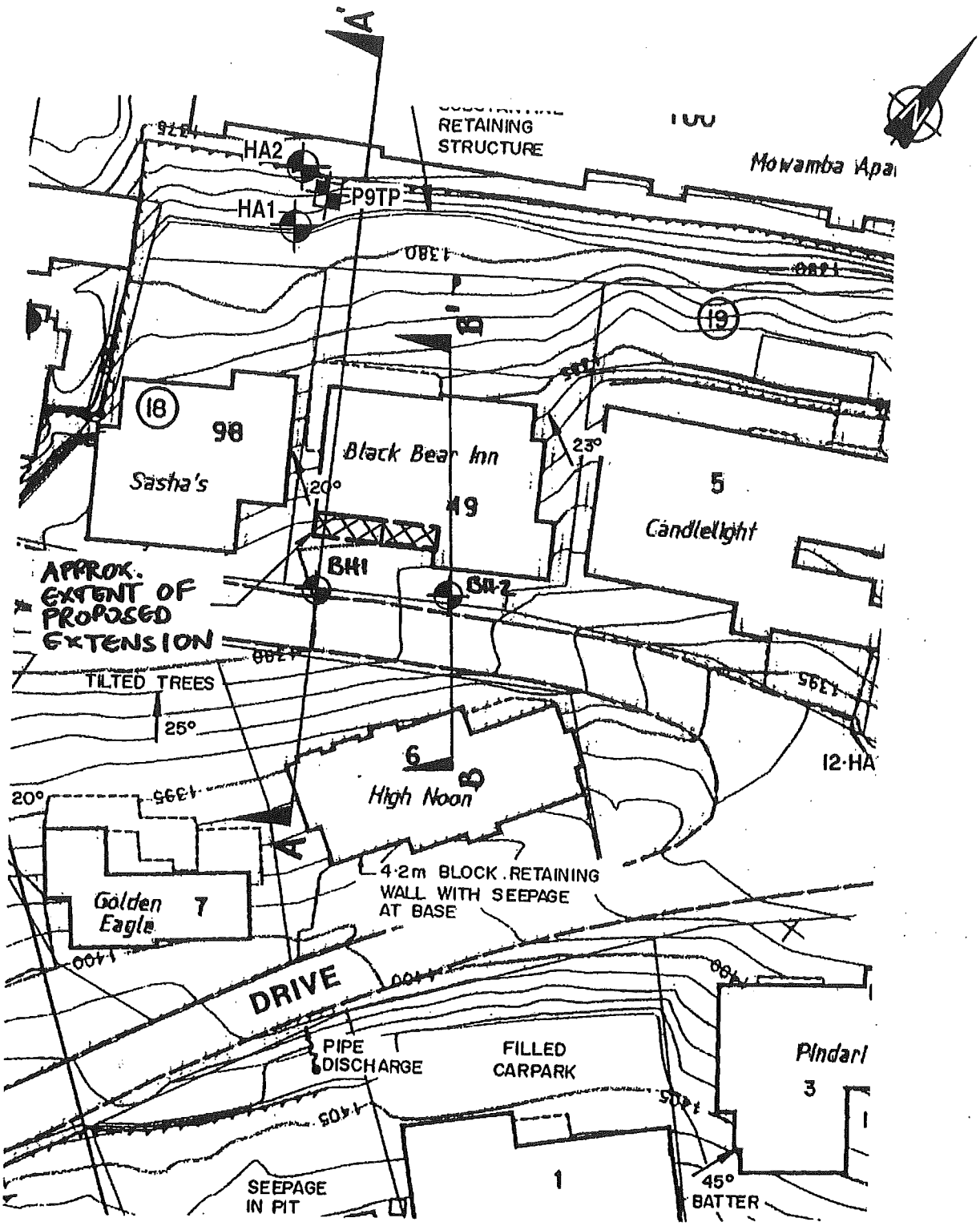
Coffey have reviewed the design advice given in our previous report with regard to the new development and have provided some additional guidance. Provided the design and construction of the proposed development is undertaken in accordance with the recommendations provided in this report, it is considered that the assessed **low to moderate** risk classification for property and the risk to life of **being better than general acceptable levels,** should not be altered by the new development. Therefore the proposed development is assessed to be suitable for the allotment. It is noted that the medium risk to property for the lot, was also applied to the lot during the overall risk assessment study for Thredbo Alpine Village undertaken by Coffey in December 1997, and revised in August 1998.

For and on behalf of Coffey Geotechnics Pty Ltd

Paran Moyes

Senior Geotechnical Engineer

Figures

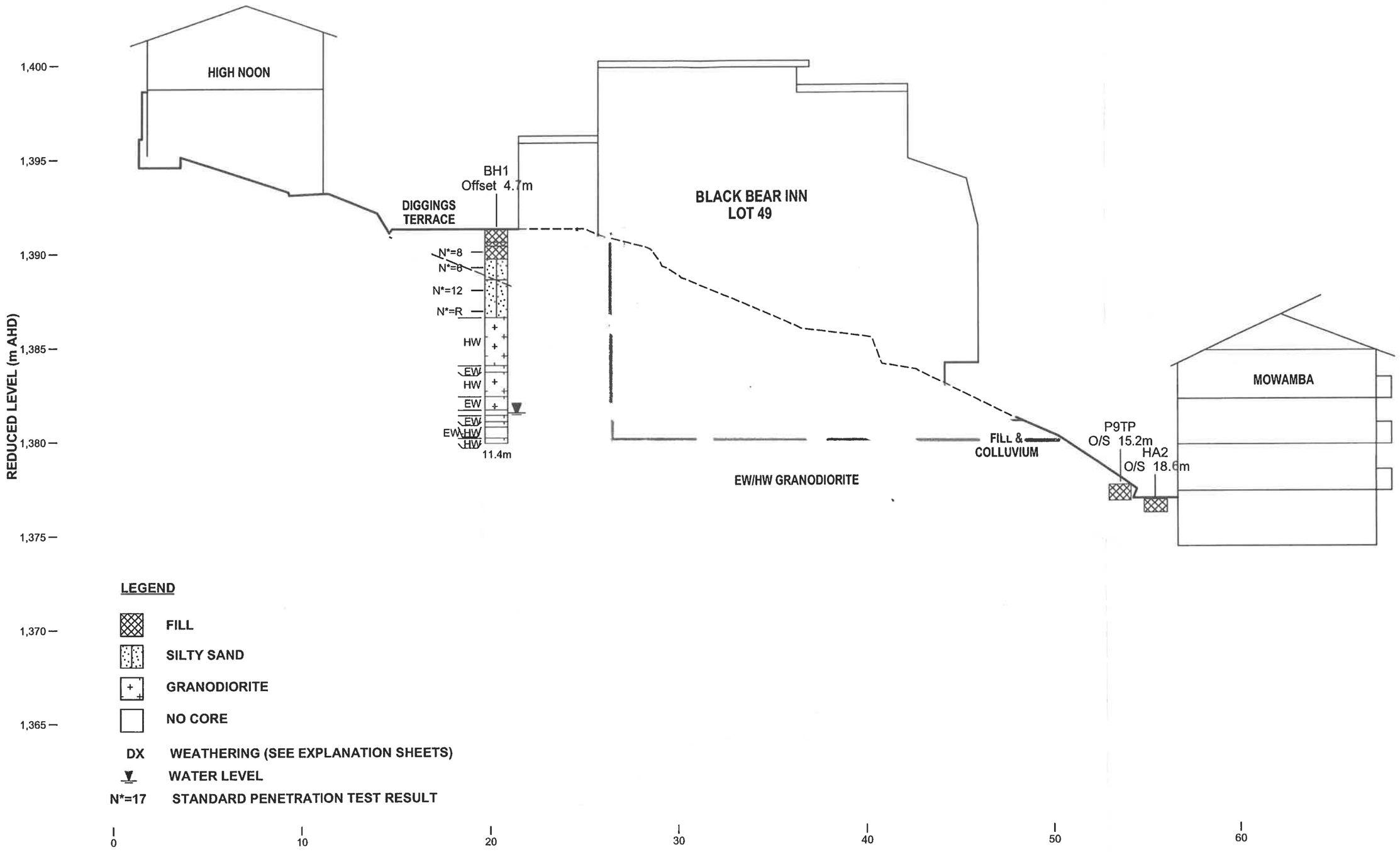


LEGEND

GEOTECHNICAL BOREHOLE

TEST PIT

drawn	RED/SW	coffey geotechnics SPECIALISTS MANAGING THE EARTH	client:	ALEX POPOV & ASSOCIATES
approved	PM		project:	BLACK BEAR INN LOT 49 – DIGGINGS TERRACE THREDBO ALPINE VILLAGE
date	4/5/07		title:	SITE PLAN
scale	1:500		project no: GEOTLCOV23158AA	figure no: FIGURE 1
original size	A4			



LEGEND

- FILL
- SILTY SAND
- GRANODIORITE
- NO CORE
- DX WEATHERING (SEE EXPLANATION SHEETS)
- WATER LEVEL
- N*=17 STANDARD PENETRATION TEST RESULT

revision	description	drawn	approved	date

2 0 10 Horizontal Scale (metres)

2 0 10 Vertical Scale (metres)

drawn	PM/SW
approved	PM
date	14/5/07
scale	AS SHOWN
original size	A3

coffey geotechnics
SPECIALISTS MANAGING THE EARTH

client: ALEX POPOV & ASSOCIATES

project: BLACK BEAR INN
LOT 49 - DIGGINGS TERRACE
THREDBO ALPINE VILLAGE

title: GEOTECHNICAL SECTION A-A'

project no: GEOTLCOV23158AA

figure no:

coffey geotechnics
SPECIALISTS MANAGING THE EARTH

Important information about your Coffey Report

As a client of Coffey you should know that site subsurface conditions cause more construction problems than any other factor. These notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

Your report is based on project specific criteria

Your report has been developed on the basis of your unique project specific requirements as understood by Coffey and applies only to the site investigated. Project criteria typically include the general nature of the project; its size and configuration; the location of any structures on the site; other site improvements; the presence of underground utilities; and the additional risk imposed by scope-of-service limitations imposed by the client. Your report should not be used if there are any changes to the project without first asking Coffey to assess how factors that changed subsequent to the date of the report affect the report's recommendations. Coffey cannot accept responsibility for problems that may occur due to changed factors if they are not consulted.

Subsurface conditions can change

Subsurface conditions are created by natural processes and the activity of man. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from literature and external data source review, sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, owners should retain the services of Coffey through the development stage, to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. Your report should not be applied to any project other than that originally specified at the time the report was issued.

coffey geotechnics
SPECIALISTS MANAGING THE EARTH

Important information about your **Coffey** Report

Interpretation by other design professionals

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other project design professionals who are affected by the report. Have Coffey explain the report implications to design professionals affected by them and then review plans and specifications produced to see how they incorporate the report findings.

Data should not be separated from the report*

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Logs, figures, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples. These logs etc. should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Geoenvironmental concerns are not at issue

Your report is not likely to relate any findings, conclusions, or recommendations about the potential for hazardous materials existing at the site unless specifically required to do so by the client. Specialist equipment, techniques, and personnel are used to perform a geoenvironmental assessment.
Contamination can create major health, safety and environmental risks. If you have no information about the potential for your site to be contaminated or create an environmental hazard, you are advised to contact Coffey for information relating to geoenvironmental issues.

Rely on Coffey for additional assistance

Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to a project, from design to construction. It is common that not all approaches will be necessarily dealt with in your site assessment report due to concepts proposed at that time. As the project progresses through design towards construction, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

Responsibility

Reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than the design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.

* For further information on this aspect reference should be made to "Guidelines for the Provision of Geotechnical Information in Construction Contracts" published by the Institution of Engineers Australia, National Headquarters, Canberra, 1987.

Appendix A

Engineering Borehole Logs

Coffey Geosciences Pty Ltd ACN 056 335 516

Borehole No. **BH1**

Engineering Log - Borehole

Sheet 1 of 3

Office Job No.: **S20449/2**

Client: **ELWYN WYETH MANAGEMENT ARCHITECTURE**

Date started: **23.6.2003**

Principal:

Date completed: **23.6.2003**

Project: **PROPOSED REDEVELOPMENT OF THE BLACK BEAR INN**

Logged by: **RED**

Borehole Location: **SEE FIGURE 1**

Checked by:

drill model and mounting: GEMCO 210B TRAILER | Easting: 237749.2 | slope: -90° | R.L. Surface: 1390.1

hole diameter: 95 mm | Northing 958298.25 | bearing: 000° | datum: AHD

drilling information | **material substance**

method	penetration 1 2 3	support	water	notes samples, tests, etc	RL	depth metres	graphic log	classification symbol	material: soil type: plasticity or particle characteristics, colour, secondary and minor components.	moisture condition	consistency/ density index	pocket penetrometer kPa 100 200 300 400	structure and additional observations
ADT		N	None observed		1390			SM	**FILL: SILTY SAND:** Fine to coarse grained, brown; approximately 25% non-plastic fines; some pockets with granite fragments to 40mm in size.	M			FILL 30mm asphalt at surface.
						1		SM ML	**FILL: GRAVELLY SILTY SAND:** Fine to medium grained, dark brown; non-plastic fines; medium to coarse rounded gravel. **FILL: SANDY SILT:** Low plasticity, dark brown; fine to coarse grained sand; with some granite fragments to 20mm in size.				
				SPT 2,3,5 N*=8	1389								
						2		SM	**SILTY SAND:** Fine to coarse grained, brown; approximately 25% non-plastic fines; trace of fine gravel.	M	L		PROBABLE COLLUVIUM
				SPT 2,2,4 N*=6	1388								
						3		SM	**SILTY SAND:** Fine to coarse grained, pale brown and brown; approximately 20% non-plastic fines; trace of fine gravel.	D-M	MD		EXTREMELY WEATHERED GRANODIORITE
				SPT 2,5,7 N*=12	1387								
						4					VD		
				SPT 8,15,R N*=R	1386								SPT - 15 blows/70mm then refusal.
						5			Borehole BH1 continued as cored hole				
					1385								
						6							
					1384								
						7							
					1383								
						8							

method
AS auger screwing*
AD auger drilling*
RR roller/tricone
W washbore
CT cable tool
HA hand auger
DT diatube
B blank bit
V V bit
T TC bit
*bit shown by suffix
e.g. ADT

support
M mud N nil
C casing

penetration
1 2 3 4 no resistance ranging to refusal

water
10/1/98 water level on date shown
water inflow
water outflow

notes, samples, tests
U_{50} undisturbed sample 50mm diameter
U_{63} undisturbed sample 63mm diameter
D disturbed sample
N standard penetration test (SPT)
N* SPT - sample recovered
Nc SPT with solid cone
V vane shear (kPa)
P pressuremeter
Bs bulk sample
E environmental sample
R refusal

classification symbols and soil description
based on unified classification system

moisture
D dry
M moist
W wet
Wp plastic limit
W_L liquid limit

consistency/density index
VS very soft
S soft
F firm
St stiff
VSt very stiff
H hard
Fb friable
VL very loose
L loose
MD medium dense
D dense
VD very dense

Form GEO 5.3 Issue 3 Rev.2 BOREHOLE S20449.2.GPJ COFFEY.GDT 17.07.03

Coffey Geosciences Pty Ltd ACN 056 335 516

Engineering Log - Cored Borehole

Borehole No. **BH1**
Sheet 2 of 3
Office Job No.: **S20449/2**
Date started: **23.6.2003**
Date completed: **23.6.2003**
Logged by: **RED**
Checked by:

Client: **ELWYN WYETH MANAGEMENT ARCHITECTURE**
Principal:
Project: **PROPOSED REDEVELOPMENT OF THE BLACK BEAR INN**
Borehole Location: **SEE FIGURE 1**

drill model & mounting: GEMCO 210B TRAILER | Easting: 237749.2 | slope: -90° | R.L. Surface: 1390.1
hole diameter: 95 mm | Drilling fluid: | Northing: 958298.25 | bearing: 000° | datum: AHD

drilling information					material substance					rock mass defects		
method	core-lift	water	RL	depth metres	graphic log / core recovery	material: rock type; grain characteristics, colour, structure, minor components	weathering / alteration	estimated strength (VL L M H VH EH)	$Is_{(50)}$ MPa D- diametral A- axial	RQD %	defect spacing mm (30 100 300 1000 3000)	defect description: type, inclination, planarity, roughness, coating, thickness (particular / general)
		None observed	1390									
			1389	1								
			1388	2								
			1387	3								
			1386	4								
						Continued from non-cored borehole						
NMLC			1385	5		GRANODIORITE: Coarse grained, pale brown (pink) and white/black speckled, massive atrusive.	HW			0		~~JT, 60°, PL/IR, VR, SN, biotite.~~
												PT, 5°, IR, VR, SN, biotite.
												PT, 15°, IR, VR, SN, biotite.
												CS, 70°, IR, VR, SN, biotite (70mm crushed zone).
												PTs (x 2), 0°, PL, VR, SN, biotite.
												PT, 5°-10°, IR, VR, SN, biotite.
												PT, 5°, PL, VR, SN, biotite.
			1384	6						12		JT (x 4), 60°, PL, VR, SN.
												PTs (x 2), 0°, PL, RO-VR, SN, biotite crystals.
												JT, 60°, PL, RO, SN, biotite.
												JTs (x 3), PL/CU, RO, SN.
			1383	7						46		PT, 0°-5°, PL, RO, SN
												PT, 0°-45°, ST, RO, SN.
												SZ, 5°-45°, PL, RO, SN (90mm sheared zone).
												PT, 0°, PL, RO, SN.
												PT, 5°, PL, RO, SN.
												PT, 0°, PL, RO, SN.
												JT, 45°, PL, RO, SN.
						GRANODIORITE: Medium some coarse grained, brown and white speckled, massive.	EW					PT, 5°, PL, RO, SN.
							HW			47		CS, 0°-30°, PL, VR, SN.
												PT (x 3), 0°-5°, PL, RO, SN.
				8								JT, 60°, PL, RO, SN.

CORED BOREHOLE S20449.2.GPJ COFFEY.GDT 17.07.03

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method
DT diatube
AS auger screwing
AD auger drilling
RR roller/tricone
CB claw or blade bit
NMLC NMLC core
NQ, HQ, PQ wireline core

core-lift
casing used
barrel withdrawn

graphic log/core recovery
core recovered - graphic symbols indicate material
no core recovered

water
10/1/98 water level on date shown
water inflow
partial drill fluid loss
complete drill fluid loss
25 water pressure test result (lugeons) for depth interval shown

weathering
FR fresh
SW slightly weathered
MW moderately weathered
HW highly weathered
XW extremely weathered
DW distinctly weathered (covers MW and HW)

strength
VL very low
L low
M medium
H high
VH very high
EH extremely high

defect type
JT joint
PT parting
SM seam
SZ sheared zone
SS sheared surface
CS crushed seam

roughness
VR very rough
RO rough
SO smooth
SL slickensided

planarity
PL planar
CU curved
UN undulating
ST stepped
IR irregular

coating
CN clean
SN stained
VN veneer
CO coating

Coffey Geosciences Pty Ltd ACN 056 335 516

Borehole No. **BH1**

Engineering Log - Cored Borehole

Sheet 3 of 3

Office Job No.: **S20449/2**

Client: **ELWYN WYETH MANAGEMENT ARCHITECTURE**

Date started: **23.6.2003**

Principal:

Date completed: **23.6.2003**

Project: **PROPOSED REDEVELOPMENT OF THE BLACK BEAR INN**

Logged by: **RED**

Borehole Location: **SEE FIGURE 1**

Checked by:

drill model & mounting: GEMCO 210B TRAILER | Easting: 237749.2 | slope: -90° | R.L. Surface: 1390.1

hole diameter: 95 mm | Drilling fluid: | Northing: 958298.25 | bearing: 000° | datum: AHD

drilling information					material substance					rock mass defects		
method	core-lift	water	RL	depth metres	graphic log / core recovery	material: rock type; grain characteristics, colour, structure, minor components	weathering alteration	estimated strength (VL L M H VH EH)	$Is_{(50)}$ MPa D- diametral A- axial	RQD %	defect spacing mm (30 100 300 1000 3000)	defect description: type, inclination, planarity, roughness, coating, thickness (particular / general)
NMLC			1382		+ +	**GRANODIORITE:** Coarse grained, pale brown (pink) and white and black speckled, massive intrusive. *(continued)*	HW					JTs (x 3), 60°, PL/CU, RO, SN. JTs (x 2), 60° and 5°, ST, RO, SN. JT, 60°, PL/CU, RO, SN. JT, 45°, PL, RO, SN.
				9	+ +					47		PT, 5°, PL, RO, SN. JT, 50°, PL, RO, SN. JT, 70°, PL, RO, SN.
			1381		+ +	**GRANODIORITE:** Coarse grained, orange/brown and white/black, massive, friable.	EW					PT, 0°, PL, RO, SN. JT, 90°, PL, RO, SN. PT, 0°, PL, RO, SN. JT, 45°, PL, RO, VN sand. CS, 0°, PL, RO, SN.
		▼ (4/7/03)				**NO CORE:** (9.61-9.91m).						
				10	+ +	**GRANODIORITE:** Coarse grained, orange/brown and white/black, massive, friable.	EW			0		
			1380		+ +	**GRANODIORITE:** Coarse grained, pale brown (pink) with black and white speckled, massive, intrusive.	EW-HW					PT, 0°-5°, PL. JT, 60°, PL/CU, RO, SN. JT, 75°, PL, RO, SN.
						NO CORE: (10.54-11.10m).				0		
				11								
			1379		+ +	**GRANODIORITE:** Coarse grained, pale brown (pink), white and black speckled, massive, intrusive.	HW			0		JT, 80°, PL, RO, SN. JTs (x 2), 35°, PL, RO, SN.
						BH1 terminated at 11.4m Piezometer installed to 11.4m. Slotted from 5.4 to 11.4m, filter sock from 5.4m to 11.4m, sand from 11.4m to 1m. Grouted from 1m to 0.5m, backfilled to surface. Metal gatic cover installed flush with surface. BH1 terminated at 11.4m						
				12								
			1378									
				13								
			1377									
				14								
			1376									
				15								
			1375									
				16								

CORED BOREHOLE S20449.2.GPJ COFFEY.GDT 17.07.03

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method
DT diatube
AS auger screwing
AD auger drilling
RR roller/tricone
CB claw or blade bit
NMLC NMLC core
NQ, HQ, PQ wireline core

core-lift
casing used
barrel withdrawn

graphic log/core recovery
core recovered - graphic symbols indicate material
no core recovered

water
10/1/98 water level on date shown
water inflow
partial drill fluid loss
complete drill fluid loss
25 water pressure test result (lugeons) for depth interval shown

weathering
FR fresh
SW slightly weathered
MW moderately weathered
HW highly weathered
XW extremely weathered
DW distinctly weathered (covers MW and HW)

strength
VL very low
L low
M medium
H high
VH very high
EH extremely high

defect type
JT joint
PT parting
SM seam
SZ sheared zone
SS sheared surface
CS crushed seam

planarity
PL planar
CU curved
UN undulating
ST stepped
IR irregular

roughness
VR very rough
RO rough
SO smooth
SL slickensided

coating
CN clean
SN stained
VN veneer
CO coating

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Borehole No. **2**

Engineering Log - Borehole

Sheet 1 of 1

Office Job No.: ***S20449/1***

Client: ***HIDALI PTY LTD***

Date started: ***24.5.2000***

Principal:

Date completed: ***24.5.2000***

Project: ***ADDITIONS TO BLACK BEAR LODGE - THREDBO, NSW***

Logged by: ***IS***

Borehole Location: ***SEE FIGURE 1***

Checked by: *cf*

drill model and mounting: Gemco 210B Trailer | Easting: | slope: -90° | R.L. Surface: 1391.4

hole diameter: 95mm mm | Northing | bearing: | datum:

drilling information | **material substance**

method	penetration 1 2 3	support	water	notes samples, tests, etc	RL	depth metres	graphic log	classification symbol	material: soil type: plasticity or particle characteristics, colour, secondary and minor components.	moisture condition	consistency/ density index	pocket penetrometer kPa 100 200 300 400	structure and additional observations
ADT		Nil	None Observed		1391	0			CONCRETE :30mm asphalt at surface.	M			FILL
								SM	**SILTY SAND (FILL):** Fine to coarse grained, brown; non-plastic fines; with some fine to coarse subrounded gravel; some zones of dark brown clayey sand.				
				SPT 2,4,R N*=R	1390	1		ML	**Sandy SILT (FILL):** Low plasticity, dark brown; fine to medium grained sand; trace of fine gravel.	M	L		POSSIBLE TOPSOIL SPT - 6 blows/120mm then refusal on granite boulder
								SM	**SILTY SAND:** Fine to coarse grained, pale brown and brown; non-plastic fines; trace of fine gravel.	D-M	D		EW GRANODIORITE WITH DW CORESTONES
					1389	2			1.45 - 1.85m: Possible boulder 2.20 - 2.40m: Possible boulder 2.50 - 2.80m: Possible boulder				
				SPT 14,R N*=R	1388	3							SPT - 10 blows/70mm then refusal on granite boulder
					1387	4			Borehole 2 terminated at 3.5m				
					1386	5							
					1385	6							
					1384	7							
						8							

method

AS	auger screwing*
AD	auger drilling*
RR	roller/tricone
W	washbore
CT	cable tool
HA	hand auger
DT	diatube
B	blank bit
V	V bit
T	TC bit

*bit shown by suffix e.g. ADT

support: M mud, C casing, N nil

penetration: 1 2 3 4 — no resistance ranging to refusal

water: 10/1/98 water level on date shown; water inflow; water outflow

notes, samples, tests

U_{50}	undisturbed sample 50mm diameter
U_{63}	undisturbed sample 63mm diameter
D	disturbed sample
N	standard penetration test (SPT)
N*	SPT - sample recovered
Nc	SPT with solid cone
V	vane shear (kPa)
P	pressuremeter
Bs	bulk sample
E	environmental sample
R	refusal

classification symbols and soil description based on unified classification system

moisture

D	dry
M	moist
W	wet
Wp	plastic limit
W_L	liquid limit

consistency/density index

VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fb	friable
VL	very loose
L	loose
MD	medium dense
D	dense
VD	very dense

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BOREHOLE S20449X1.GPJ COFFEY.GDT 17.07.03

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Soil Description Explanation Sheet (1 of 2)

DEFINITION:

In engineering terms soil includes every type of uncemented or partially cemented inorganic or organic material found in the ground. In practice, if the material can be remoulded or disintegrated by hand in its field condition or in water it is described as a soil. Other materials are described using rock description terms.

CLASSIFICATION SYMBOL & SOIL NAME

Soils are described in accordance with the Unified Soil Classification (UCS) as shown in the table on Sheet 2.

PARTICLE SIZE DESCRIPTIVE TERMS

NAME	SUBDIVISION	SIZE
Boulders		>200 mm
Cobbles		63 mm to 200 mm
Gravel	coarse	20 mm to 63 mm
	medium	6 mm to 20 mm
	fine	2.36 mm to 6 mm
Sand	coarse	600 µm to 2.36 mm
	medium	200 µm to 600 µm
	fine	75 µm to 200 µm

MOISTURE CONDITION

Dry Looks and feels dry. Cohesive and cemented soils are hard, friable or powdery. Uncemented granular soils run freely through hands.

Moist Soil feels cool and darkened in colour. Cohesive soils can be moulded. Granular soils tend to cohere.

Wet As for moist but with free water forming on hands when handled.

CONSISTENCY OF COHESIVE SOILS

TERM	UNDRAINED STRENGTH S_u (kPa)	FIELD GUIDE
Very Soft	<12	A finger can be pushed well into the soil with little effort.
Soft	12 - 25	A finger can be pushed into the soil to about 25mm depth.
Firm	25 - 50	The soil can be indented about 5mm with the thumb, but not penetrated.
Stiff	50 - 100	The surface of the soil can be indented with the thumb, but not penetrated.
Very Stiff	100 - 200	The surface of the soil can be marked, but not indented with thumb pressure.
Hard	>200	The surface of the soil can be marked only with the thumbnail.
Friable	–	Crumbles or powders when scraped by thumbnail.

DENSITY OF GRANULAR SOILS

TERM	DENSITY INDEX (%)
Very loose	Less than 15
Loose	15 - 35
Medium Dense	35 - 65
Dense	65 - 85
Very Dense	Greater than 85

MINOR COMPONENTS

TERM	ASSESSMENT GUIDE	PROPORTION OF MINOR COMPONENT IN:
Trace of	Presence just detectable by feel or eye, but soil properties little or no different to general properties of primary component.	Coarse grained soils: <5% Fine grained soils: <15%
With some	Presence easily detected by feel or eye, soil properties little different to general properties of primary component.	Coarse grained soils: 5 - 12% Fine grained soils: 15 - 30%

SOIL STRUCTURE

ZONING		CEMENTING	
Layers	Continuous across exposure or sample.	Weakly cemented	Easily broken up by hand in air or water.
Lenses	Discontinuous layers of lenticular shape.	Moderately cemented	Effort is required to break up the soil by hand in air or water.
Pockets	Irregular inclusions of different material.		

GEOLOGICAL ORIGIN

WEATHERED IN PLACE SOILS

Extremely weathered material — Structure and fabric of parent rock visible.

Residual soil — Structure and fabric of parent rock not visible.

TRANSPORTED SOILS

Aeolian soil — Deposited by wind.

Alluvial soil — Deposited by streams and rivers.

Colluvial soil — Deposited on slopes (transported downslope by gravity).

Fill — Man made deposit. Fill may be significantly more variable between tested locations than naturally occurring soils.

Lacustrine soil — Deposited by lakes.

Marine soil — Deposited in ocean basins, bays, beaches and estuaries.

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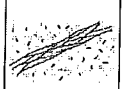
Soil Description Explanation Sheet (2 of 2)

SOIL CLASSIFICATION INCLUDING IDENTIFICATION AND DESCRIPTION

FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 60 mm and basing fractions on estimated mass)						USC	PRIMARY NAME
COARSE GRAINED SOILS More than 50% of materials less than 63 mm is larger than 0.075 mm	(A 0.075 mm particle is about the smallest particle visible to the naked eye)	GRAVELS More than half of coarse fraction is larger than 2.0 mm	CLEAN GRAVELS (Little or no fines)	Wide range in grain size and substantial amounts of all intermediate particle sizes.		GW	GRAVEL
				Predominantly one size or a range of sizes with more intermediate sizes missing.		GP	GRAVEL
			GRAVELS WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML below)		GM	SILTY GRAVEL
				Plastic fines (for identification procedures see CL below)		GC	CLAYEY GRAVEL
		SANDS More than half of coarse fraction is smaller than 2.0 mm	CLEAN SANDS (Little or no fines)	Wide range in grain sizes and substantial amounts of all intermediate sizes missing		SW	SAND
				Predominantly one size or a range of sizes with some intermediate sizes missing.		SP	SAND
			SANDS WITH FINES (Appreciable amount of fines)	Non-plastic fines (for identification procedures see ML below).		SM	SILTY SAND
				Plastic fines (for identification procedures see CL below).		SC	CLAYEY SAND
FINE GRAINED SOILS More than 50% of material less than 63 mm is smaller than 0.075 mm			IDENTIFICATION PROCEDURES ON FRACTIONS <0.2 mm.				
			DRY STRENGTH	DILATANCY	TOUGHNESS		
		SILTS & CLAYS Liquid limit less than 50	None to Low	Quick to slow	None	ML	SILT
			Medium to High	None	Medium	CL	CLAY
			Low to medium	Slow to very slow	Low	OL	ORGANIC SILT
		SILTS & CLAYS Liquid limit greater than 50	Low to medium	Slow to very slow	Low to medium	MH	SILT
			High	None	High	CH	CLAY
			Medium to High	None	Low to medium	OH	ORGANIC CLAY
HIGHLY ORGANIC SOILS		Readily identified by colour, odour, spongy feel and frequently by fibrous texture.				Pt	PEAT

• Low plasticity – Liquid Limit W_L less than 35%. • Modium plasticity – W_L between 35% and 50%.

COMMON DEFECTS IN SOIL

TERM	DEFINITION	DIAGRAM
PARTING	A surface or crack across which the soil has little or no tensile strength. Parallel or sub parallel to layering (eg bedding). May be open or closed.	
JOINT	A surface or crack across which the soil has little or no tensile strength but which is not parallel or sub parallel to layering. May be open or closed. The term 'fissure' may be used for irregular joints <0.2 m in length.	
SHEARED ZONE	Zone in clayey soil with roughly parallel near planar, curved or undulating boundaries containing closely spaced, smooth or slickensided, curved intersecting joints which divide the mass into lenticular or wedge shaped blocks.	
SHEARED SURFACE	A near planar curved or undulating, smooth, polished or slickensided surface in clayey soil. The polished or slickensided surface indicates that movement (in many cases very little) has occurred along the defect.	

TERM	DEFINITION	DIAGRAM
SOFTENED ZONE	A zone in clayey soil, usually adjacent to a defect in which the soil has a higher moisture content than elsewhere.	
TUBE	Tubular cavity. May occur singly or as one of a large number of separate or inter-connected tubes. Walls often coated with clay or strengthened by denser packing of grains. May contain organic matter	
TUBE CAST	Roughly cylindrical elongated body of soil different from the soil mass in which it occurs. In some cases the soil which makes up the tube cast is cemented.	
INFILLED SEAM	Sheet or wall like body of soil substance or mass with roughly planar to irregular near parallel boundaries which cuts through a soil mass. Formed by infilling of open joints.	

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Rock Description Explanation Sheet (1 of 2)

The descriptive terms used by Coffey are given below. They are broadly consistent with Australian Standard AS1726-1993.

DEFINITIONS: Rock substance, defect and mass are defined as follows:

Rock Substance	In engineering terms roch substance is any naturally occurring aggregate of minerals and organic material which cannot be disintegrated or remoulded by hand in air or water. Other material is described using soil descriptive terms. Effectively homogenous material, may be isotropic or anisotropic.
Defect	Discontinuity or break in the continuity of a substance or substances.
Mass	Any body of material which is not effectively homogeneous. It can consist of two or more substances without defects, or one or more substances with one or more defects.

SUBSTANCE DESCRIPTIVE TERMS:

ROCK NAME	Simple rock names are used rather than precise geological classification.
PARTICLE SIZE	Grain size terms for sandstone are:
Coarse grained	Mainly 0.6mm to 2mm
Medium grained	Mainly 0.2mm to 0.6mm
Fine grained	Mainly 0.06mm (just visible) to 0.2mm
FABRIC	Terms for layering of penetrative fabric (eg. bedding, cleavage etc.) are:
Massive	No layering or penetrative fabric.
Indistinct	Layering or fabric just visible. Little effect on properties.
Distinct	Layering or fabric is easily visible. Rock breaks more easily parallel to layering of fabric.

CLASSIFICATION OF WEATHERING PRODUCTS

Term	Abbreviation	Definition
Residual Soil	**RS**	Soil derived from the weathering of rock; the mass structure and substance fabric are no longer evident; there is a large change in volume but the soil has not been significantly transported.
Extremely Weathered Material	**XW**	Material is weathered to such an extent that it has soil properties, ie, it either disintegrates or can be remoulded in water. Original rock fabric still visible.
Highly Weathered Rock	**HW**	Rock strength is changed by weathering. The whole of the rock substance is discoloured, usually by iron staining or bleaching to the extent that the colour of the original rock is not recognisable. Some minerals are decomposed to clay minerals. Porosity may be increased by leaching or may be decreased due to the deposition of minerals in pores.
Moderately Weathered Rock	**MW**	The whole of the rock substance is discoloured, usually by iron staining or bleaching , to the extent that the colour of the fresh rock is no longer recognisable.
Slightly Weathered Rock	**SW**	Rock substance affected by weathering to the extent that partial staining or partial discolouration of the rock substance (usually by limonite) has taken place. The colour and texture of the fresh rock is recognisable; strength properties are essentially those of the fresh rock substance.
Fresh Rock	**FR**	Rock substance unaffected by weathering.

Notes on Weathering:

1. AS1726 suggests the term "Distinctly Weathered" (DW) to cover the range of substance weathering conditions between XW and SW. For projects where it is not practical to delineate between HW and MW or it is judged that there is no advantage in making such a distinction. DW may be used with the definition given in AS1726.
2. Where physical and chemical changes were caused by hot gasses and liquids associated with igneous rocks, the term "altered" may be substituted for "weathering" to give the abbreviations XA, HA, MA, SA and DA.

ROCK SUBSTANCE STRENGTH TERMS

Term	Abbrev-iation	Point Load Index, I_S50 (MPa)	Field Guide
Very Low	**VL**	Less than 0.1	Material crumbles under firm blows with sharp end of pick; can be peeled with a knife; pieces up to 30mm thick can be broken by finger pressure.
Low	**L**	0.1 to 0.3	Easily scored with a knife; indentations 1mm to 3mm show with firm bows of a pick point; has a dull sound under hammer. Pieces of core 150mm long by 50mm diameter may be broken by hand. Sharp edges of core may be friable and break during handling.
Medium	**M**	0.3 to 1.0	Readily scored with a knife; a piece of core 150mm long by 50mm diameter can be broken by hand with difficulty.
High	**H**	1 to 3	A piece of core 150mm long by 50mm can not be broken by hand but can be broken by a pick with a single firm blow; rock rings under hammer.
Very High	**VH**	3 to 10	Hand specimen breaks after more than one blow of a pick; rock rings under hammer.
Extremely High	**EH**	More than 10	Specimen requires many blows with geological pick to break; rock rings under hammer.

Notes on Rock Substance Strength:

1. In anisotropic rocks the field guide to strength applies to the strength perpendicular to the anisotropy. High strength anisotropic rocks may break readily parallel to the planar anisotropy.
2. The term "extremely low" is not used as a rock substance strength term. While the term is used in AS1726-1993, the field guide therein makes it clear that materials in that strength range are soils in engineering terms.
3. The unconfined compressive strength for isotropic rocks (and anisotropic rocks which fall across the planar anisotropy) is typically 10 to 25 times the point load index (Is50). The ratio may vary for different rock types. Lower strength rocks often have lower ratios than higher strength rocks.

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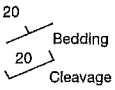
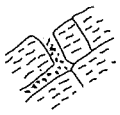
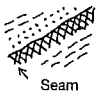
Rock Description Explanation Sheet (2 of 2)

COMMON DEFECTS IN ROCK MASSES

Term	Definition	Diagram	Map Symbol	Graphic Log (Note 1)
Parting	A surface or crack across which the rock has little or no tensile strength. Parallel or sub parallel to layering (eg bedding) or a planar anisotropy in the rock substance (eg, cleavage). May be open or closed.			
Joint	A surface or crack across which the rock has little or no tensile strength. but which is not parallel or sub parallel to layering or planar anisotropy in the rock substance. May be open or closed.			
Sheared Zone (Note 3)	Zone of rock substance with roughly parallel near planar, curved or undulating boundaries cut by closely spaced joints, sheared surfaces or other defects. Some of the defects are usually curved and intersect to divide the mass into lenticular or wedge shaped blocks.			
Sheared Surface (Note 3)	A near planar, curved or undulating surface which is usually smooth, polished or slickensided.			
Crushed Seam (Note 3)	Seam with roughly parallel almost planar boundaries, composed of disoriented, usually angular fragments of the host rock substance which may be more weathered than the host rock. The seam has soil properties.			
Infilled Seam	Seam of soil substance usually with distinct roughly parallel boundaries formed by the migration of soil into an open cavity or joint, infilled seams less than 1mm thick may be described as veneer or coating on joint surface.			
Extremely Weathered Seam	Seam of soil substance, often with gradational boundaries. Formad by weathering of the rock substance in place.			

DEFECT SHAPE TERMS

Planar	The defect does not vary in orientation
Curved	The defect has a gradual change in orientation
Undulating	The defect has a wavy surface
Stepped	The defect has one or more well defined steps
Irregular	The defect has many sharp changes of orientation

Note: The assessment of defect shape is partly influenced by the scale of the observation.

ROUGHNESS TERMS

Slickensided	Grooved or striated surface, usually polished
Polished	Shiny smooth surface
Smooth	Smooth to touch. Few or no surface irregularities
Rough	Many small surface irregularities (amplitude generally less than 1mm). Feels like fine to coarse sand paper.
Very Rough	Many large surface irregularities (amplitude generally more than 1mm). Feels like, or coarser than very coarse sand paper.

COATING TERMS

Clean	No visible coating
Stained	No visible coating but surfaces are discoloured
Veneer	A visible coating of soil or mineral, too thin to measure; may be patchy
Coating	A visible coating up to 1mm thick. Thicker soil material is usually described using appropriate defect terms (eg, infilled seam). Thicker rock strength material is usually described as a vein.

BLOCK SHAPE TERMS

Blocky	Approximately equidimensional
Tabular	Thickness much less than length or width
Columnar	Height much greate than cross section

Notes on Defects:

1. Usually borehole logs show the true dip of defects and face sketches and sections the apparent dip.
2. Partings and joints are not usually shown on the graphic log unless considered significant.
3. Sheared zones, sheared surfaces and crushed seams are faults in geological terms.

Appendix B

Risk Assessment Procedure

APPENDIX G

LANDSLIDE RISK ASSESSMENT – EXAMPLE OF QUALITATIVE TERMINOLOGY FOR USE IN ASSESSING RISK TO PROPERTY

Qualitative Measures of Likelihood

Level	Descriptor	Description	Indicative Annual Probability
A	ALMOST CERTAIN	The event is expected to occur	$>\approx 10^{-1}$
B	LIKELY	The event will probably occur under adverse conditions	$\approx 10^{-2}$
C	POSSIBLE	The event could occur under adverse conditions	$\approx 10^{-3}$
D	UNLIKELY	The event might occur under very adverse circumstances	$\approx 10^{-4}$
E	RARE	The event is conceivable but only under exceptional circumstances.	$\approx 10^{-5}$
F	NOT CREDIBLE	The event is inconceivable or fanciful	$<10^{-6}$

Note: "≈" means that the indicative value may vary by say ±□ order of magnitude, or more.

Qualitative Measures of Consequences to Property

Level	Descriptor	Description
1	CATASTROPHIC	Structure completely destroyed or large scale damage requiring major engineering works for stabilisation.
2	MAJOR	Extensive damage to most of structure, or extending beyond site boundaries requiring significant stabilisation works.
3	MEDIUM	Moderate damage to some of structure, or significant part of site requiring large stabilisation works.
4	MINOR	Limited damage to part of structure, or part of site requiring some reinstatement/stabilisation works.
5	INSIGNIFICANT	Little damage.

Note: The "Description" may be edited to suit a particular case.

Qualitative Risk Analysis Matrix – Level of Risk to Property

LIKELIHOOD	CONSEQUENCES to PROPERTY				
	1: CATASTROPHIC	2: MAJOR	3: MEDIUM	4: MINOR	5: INSIGNIFICANT
A – ALMOST CERTAIN	VH	VH	H	H	M
B – LIKELY	VH	H	H	M	L-M
C – POSSIBLE	H	H	M	L-M	VL-L
D – UNLIKELY	M-H	M	L-M	VL-L	VL
E – RARE	M-L	L-M	VL-L	VL	VL
F – NOT CREDIBLE	VL	VL	VL	VL	VL

Risk Level Implications

Risk Level		Example Implications(1)
VH	VERY HIGH RISK	Extensive detailed investigation and research, planning and implementation of treatment options essential to reduce risk to acceptable levels; may be too expensive and not practical
H	HIGH RISK	Detailed investigation, planning and implementation of treatment options required to reduce risk to acceptable levels
M	MODERATE RISK	Tolerable provided treatment plan is implemented to maintain or reduce risks. May be accepted. May require investigation and planning of treatment options.
L	LOW RISK	Usually accepted. Treatment requirements and responsibility to be defined to maintain or reduce risk.
VL	VERY LOW RISK	Acceptable. Manage by normal slope maintenance procedures.

Note: (1) The implications for a particular situation are to be determined by all parties to the risk assessment; these are only given as a general guide.

(2) Judicious use of dual descriptors for Likelihood, Consequence and Risk to reflect the uncertainty of the estimate may be appropriate in some cases.

APPENDIX G

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C – POSSIBLE	H	H	M	L-M	VL-L
D – UNLIKELY	M-H	M	L-M	VL-L	VL
E – RARE	M-L	L-M	VL-L	VL	VL
F – NOT CREDIBLE	VL	VL	VL	VL	VL

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Note: (1) The implications for a particular situation are to be determined by all parties to the risk assessment; these are only given as a general guide.

(2) Judicious use of dual descriptors for Likelihood, Consequence and Risk to reflect the uncertainty of the estimate may be appropriate in some cases.

Appendix C

Summary of Qualitative Risk Assessment

Hazard	Likelihood	Consequence	Risk	Comments
Failure of the slope under 'High Noon' Lodge	Unlikely	Medium	Low to medium	No obvious evidence of natural slope failures. Batter angle of slope under 'High Noon' Lodge is relatively flat (between 10° to 15°). There were no significant gully features observed above the site that could produce a flow.
Failure of the thin fill layer in Diggings Terrace	Unlikely	Minor	Low	Based on the relatively flat slope angle along Diggings Terrace and that there are no obvious evidence of cracking or failure in the pavement through the asphalt, it was assessed that slides would be very unlikely to develop and would be unlikely to result in a failure. Saturation of the fill soils in the pavement under Diggings Terrace could result in small scale failure, however there seems to be adequate drainage across this area.
Failure of the slope under 'Black Bear Inn'	Rare	Major	Low to Moderate	Saturation of the soils in altered slopes at the site may lead to failure. We understand the development will comprise the excavation of most of the fill and some of the colluvial materials in the slope. If the development is constructed using the recommendations of this report and in accordance with standard engineering practice a low hazard has been assessed.
Failure of the cut slope behind 'Mowamba'	Rare	Medium	Low	Based on the previous stabilisation works that have been carried out for the 'Mowamba' site and that there is no evidence of any slope instability, it is assessed that slides would be very unlikely to develop and result in a failure.

Note: The likelihood of the abovementioned hazards has been reduced since August 1997 with the installation of slope management measures including improvements in the collection of surface runoff and roof water disposal systems at each lodge, construction of over 1km of stormwater trunk drains through the village and the construction of some 150 horizontal drains to lower groundwater levels

Appendix D

Examples of Good and Bad Hillside Practice

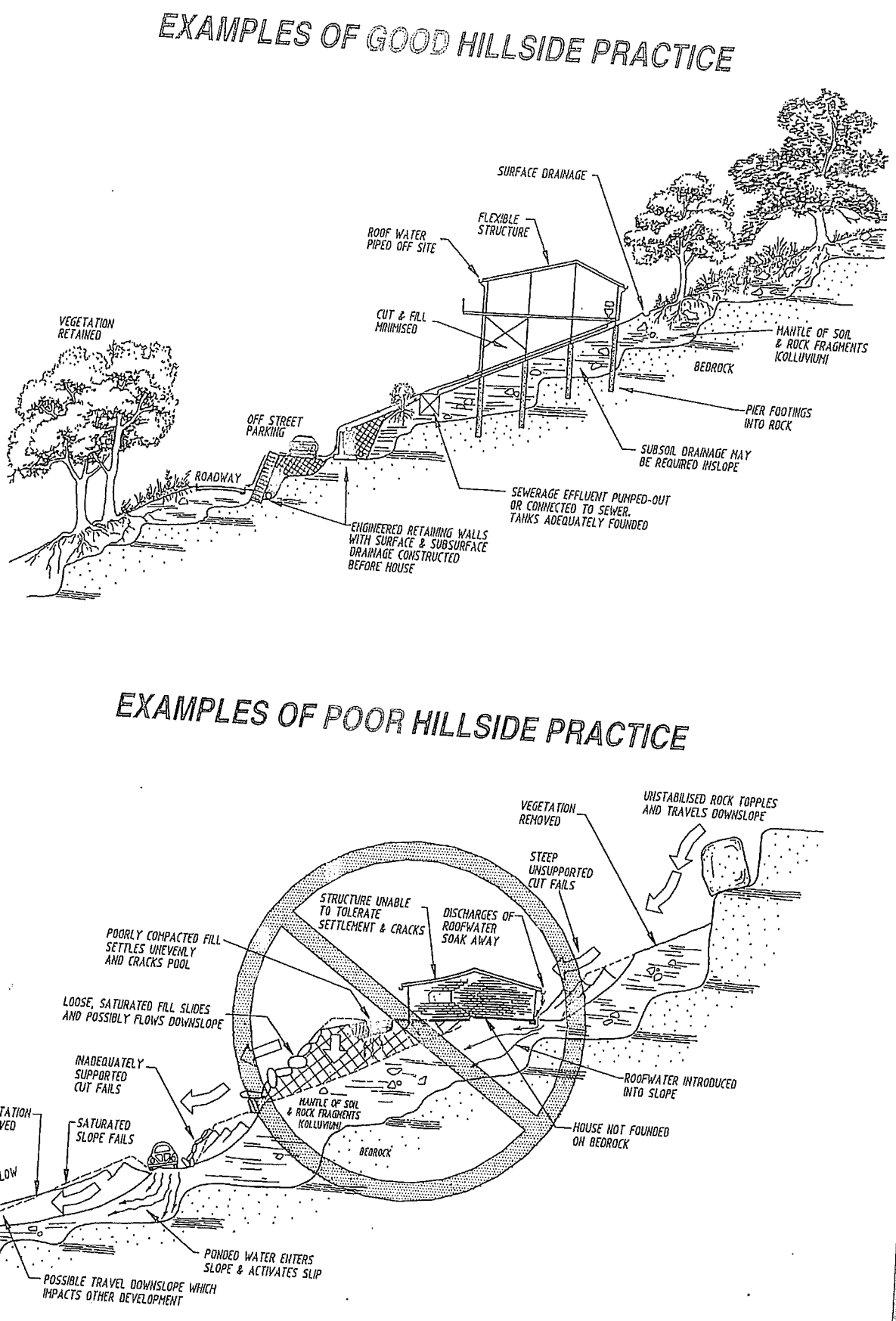


FIGURE 2: ILLUSTRATIONS OF GOOD AND POOR HILLSIDE PRACTICE

This figure is an extract form LANDSLIDE RISK MANAGEMENT CONCEPTS AND GUIDELINES as presented in *Australian Geomechanics*, Vol 35, No 1, 2000 which discusses the matter more fully.

TABLE 2 SOME GUIDELINES FOR HILLSIDE CONSTRUCTION

	GOOD ENGINEERING PRACTICE	POOR ENGINEERING PRACTICE
ADVICE		
GEOTECHNICAL ASSESSMENT	Obtain advice from a qualified, experienced geotechnical consultant at early stage of planning and before site works.	Prepare detailed plan and start site works before geotechnical advice.
PLANNING		
SITE PLANNING	Having obtained geotechnical advice, plan the development with the Risk of Instability and Implications for Development in mind.	Plan development without regard for the Risk of Instability.
DESIGN AND CONSTRUCTION		
HOUSE DESIGN	Use flexible structures which incorporate properly designed brickwork, timber or steel frames, timber or panel cladding. Consider use of split levels. Use decks for recreational areas where appropriate.	Floor plans which require extensive cutting and filling. Movement intolerant structures.
SITE CLEARING	Retain natural vegetation wherever practicable.	Indiscriminately clear the site.
ACCESS & DRIVEWAYS	Satisfy requirements below for cuts, fills, retaining walls and drainage. Council specifications for grades may need to be modified. Driveways and parking areas may need to be fully supported on piers.	Excavate and fill for site access before geotechnical advice.
EARTHWORKS	Retain natural contours wherever possible.	
CUTS	Minimise depth. Support with engineered retaining walls or batter to appropriate slope. Provide drainage measures and erosion control.	Large scale cuts and benching. Unsupported cuts. Ignore drainage requirements.
FILLS	Minimise height. Strip vegetation and topsoil and key into natural slopes prior to filling. Use and compact clean fill materials. Batter to appropriate slope or support with engineered retaining wall. Provide surface drainage and appropriate subsurface drainage.	Loose or poorly compacted fill. Block natural drainage lines. Fill over existing vegetation and topsoil. Include stumps, trees, vegetation, topsoil, boulders, building rubble etc in fill.
ROCK OUTCROPS & BOULDERS	Remove or stabilise boulders which may become unstable. Support rock faces where necessary.	Disturb or undercut detached blocks or boulders.
RETAINING WALLS	Engineer design to resist applied soil and water forces. Found on rock where practicable. Provide subsurface drainage within wall backfill and surface drainage on slope above. Construct wall as soon as possible after cut/fill operation.	Construct a structurally inadequate wall such as sandstone flagging, brick or unreinforced blockwork. Lack of subsurface drains and weepholes.
FOUNDATIONS	Support on or within rock where practicable. Use rows of piers or strip foundations oriented up and down slope. Design for lateral creep pressures. Backfill foundation excavations to exclude ingress of surface water.	Found on topsoil, loose fill, detached boulders or undercut cliffs.
SWIMMING POOLS	Engineer designed. Support on piers to rock where practicable. Provide with under-drainage and gravity drain outlet where practicable. Design for high soil pressures which may develop on uphill side whilst there may be little or no lateral support on downhill side.	
DRAINAGE		
SURFACE	Provide at tops of cut and fill slopes. Discharge to street drainage or natural water courses. Provide generous falls to prevent blockage by siltation and incorporate silt traps. Line to minimise infiltration and make flexible where possible. Special structures to disipate energy at changes of slope and/or direction.	Discharge at top of fills and cuts. Allow water to pond on bench areas.
SUBSURFACE	Provide filter around subsurface drain. Provide drain behind retaining walls. Use flexible pipelines with access for maintenance. Prevent inflow of surface water.	
SEPTIC & SULLAGE	Usually requires pump-out or mains sewer systems; absorption trenches may be possible in some low risk areas. Storage tanks should be water-tight and adequately founded.	Discharge sullage directly onto and into slopes.
EROSION CONTROL & LANDSCAPING	Control erosion as this may lead to instability. Revegetate cleared area.	Failure to observe earthworks and drainage recommendations when landscaping.
DRAWINGS AND SITE VISITS DURING CONSTRUCTION		
DRAWINGS	Building Application drawings should be viewed by geotechnical consultant.	
SITE VISITS	Site Visits by consultant may be appropriate during construction.	
INSPECTION AND MAINTENANCE BY OWNER		
OWNER'S RESPONSIBILITY	Clean drainage systems; repair broken joints in drains and leaks in supply pipes. Where structural distress is evident seek advice. If seepage observed, determine cause or seek advice on consequences.	

This table is an extract from GEOTECHNICAL RISKS ASSOCIATED WITH HILLSIDE DEVELOPMENT as presented in Australian Geomechanics News, Number 10, 1985 which discusses the matter more fully.

Appendix E

Form 1

Department of
Infrastructure, Planning and Natural Resources

Geotechnical Policy – Kosciuszko Alpine Resorts
Form 1 – Declaration and certification made by geotechnical engineer or engineering geologist in a geotechnical report.

Date received: ___/___/___ DA no: _____

To be submitted with a development application.

You can use Form 1 to verify that the author of a geotechnical report is a geotechnical engineer or engineering geologist as defined by DIPNR Geotechnical Policy. Alternatively, where a geotechnical report has been prepared by a professional person not recognised by DIPNR Geotechnical Policy, then Form 1 may be used as technical verification of the geotechnical report if signed by a geotechnical engineer or engineering geologist as defined by the DIPNR Geotechnical Policy.

Please contact the Alpine Resorts Assessments Team in Jindabyne for further information
Phone 02 6456 1733.

To complete this form, please place a cross in the boxes ☐ and fill out the white sections.

1. Declaration made by geotechnical engineer or engineering geologist as part of a geotechnical report

I

Mr ☑ Ms ☐ Mrs ☐ Dr ☐ Other

PARAN

Family name

MOMES

OF

Company/organisation

COFFEY GEOTECHNICS

on this the 4 day of MAY 20 07

certify that I am a geotechnical engineer ~~or engineering geologist~~ as defined by the "Policy" and I, (tick appropriate box)

☑ prepared the geotechnical report referenced below in accordance with the AGS 2000 and DIPNR Geotechnical Policy – Kosciuszko Alpine Resorts.

☐ am willing to technically verify that the Geotechnical Report referenced below has been prepared in accordance the AGS 2000 and the Geotechnical Policy – Kosciuszko Alpine Resorts.

2. Geotechnical Report Details

Report Title

BLACK BEAR INN

Author

PARAN MOMES

Dated

DA Site Address

LOT 49 DIGGINGS TERRACE

DA Applicant

I am aware that the Geotechnical Report I have either prepared or am technically verifying (referenced above) is to be submitted in support of a development application for the proposed development site (referenced above) and that my findings will be relied upon by the Consent Authority in determining the development application.

3. Checklist of essential requirements to be contained in a geotechnical risk assessment report to be submitted with a development application

The following checklist covers the minimum requirements to be addressed in a Geotechnical Risk Management Report. This checklist is to accompany the report.

Please tick appropriate box

- ☑ Risk assessment of ~~all~~ identifiable geotechnical hazards in accordance with AGS 2000 as per 6.1 (a) of the policy
- ☐ ~~Site plans with key hazards identified and other information as per 6.1 (b)~~
- ☑ Details of site investigation and inspections as per 6.1 (c)
- ☐ Photographs and/or drawings of the site as per 6.1 (d)
- ☑ Presentation of geotechnical model as per 6.1 (e)
- ☐ A specific conclusion as to whether the site is suitable for the development proposed on the above site, if applicable, subject to the following conditions:
  - ☐ Conditions to be provided to establish design parameters;
  - ☑ Conditions to be incorporated into the detailed design to be submitted for the construction certificate;
  - ☑ Conditions applying to the construction phase;
  - ☐ Conditions relating to ongoing management of the site/structure.

4. Signatures

Signature: Peter Volk

Chartered professional status: R.P.Geo

Name: PETER L. VOLK

Date: 4/5/07

5. Contact details

Alpine Resorts Assessments team
Snowy River Avenue
PO Box 36 JINDABYNE 2627
t: 02 6456 1733
f: 02 6456 1736
e: [illegible]

APPENDIX B – PMI ENGINEERS EXCAVATION AND FOUNDATION DRAWINGS

REGULATED DESIGN RECORD		REV	DATE	DESCRIPTION	DP FULL NAME	REG NO
PROJECT ADDRESS:	30 DIGGINGS TERRACE, THREDBO	1	29.11.2021	ISSUED FOR CC2	THOMAS WILLIAMS	PRE0001122
PROJECT TITLE:	BLACK BEAR INN					
CONSENT NUMBER:						

DRAWING TITLE
STRUCTURAL NOTES

JOB NUMBER
PMI-2021-053

DRAWING NUMBER: **S02-A** REVISION: **1**

SCALE AT B1: 1 : 10

pmiengineers
SUITE 302/59 GREAT BUCKINGHAM ST REDFERN 2016
+61 9332 4084
ADMIN@PMIENGINEERS.COM
WWW.PMIENGINEERS.COM
ABN: 90 651 637 955

ISSUE:

CLIENT:
HIDALI PTY LTD

ARCHITECT
PopovBass
PO Box 334
Surry Hills NSW 2010
T 02 9955 5604
E info@popovbass.com.au
W popovbass.com.au

ALL SETOUT TO ARCHITECT'S DRAWINGS.
DIMENSIONS TO BE VERIFIED WITH ARCHITECT AND BUILDER BEFORE COMMENCING SHOP DRAWINGS OR SITE WORK.
ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.

STRUCTURAL NOTES BLACK BEAR INN

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS AND OTHER CONSULTANT'S DRAWINGS.

G2. THE WEATHER PROOFING OF THE BUILDING IS THE ARCHITECT'S/BUILDER'S RESPONSIBILITY. THIS INCLUDES (BUT IS NOT LIMITED TO) THE SPECIFICATION AND FIXING DETAILS OF CLADDINGS, SHEETING, FLASHING, MEMBRANES, STEPS, SETDOWNS & RECESSES.

G3. ALL DISCREPANCIES SHALL BE REFERRED TO THE (PROJECT MANAGER) AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

G4. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. THESE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. THE RL's SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE FOR THE SOLE PURPOSE OF ASSISTING THE STRUCTURAL DOCUMENTATION. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. REFER TO ARCHITECTURAL DRAWINGS FOR CONFIRMATION OF ALL RL's, ALL LEVELS ARE IN METRES (m) AND DIMENSIONS ARE IN MILLIMETRES (mm)

G5. ALL WORKMANSHIP, TESTING, MATERIALS AND SUPERVISION ARE TO BE IN ACCORDANCE WITH THESE SPECIFICATIONS, THE WORK HEALTH AND SAFETY ACT 2011. ENFORCED BY THE WORKCOVER AUTHORITY AND CURRENT RELEVANT AUSTRALIAN STANDARDS.

G6. PROPRIETARY ITEMS SPECIFIED SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT VARY SPECIFIED PROPRIETARY PRODUCTS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

G7. THESE DRAWINGS AND ISSUED WRITTEN INSTRUCTIONS DURING THE COURSE OF THE CONTRACT DEPICT THE COMPLETE STRUCTURE. THEY DO NOT DESCRIBE A WORK METHOD. THE ARRANGEMENT, DESIGN AND INSTALLATION OF TEMPORARY WORKS REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.

G8. THE DETERMINATION OF A SAFE WORK METHOD REMAINS THE RESPONSIBILITY OF THE CONTRACTOR. ANY ELEMENT WHICH POSES AN UNACCEPTABLE LEVEL OF SAFETY RISK TO CONSTRUCT SHALL BE REFERRED TO THE STRUCTURAL ENGINEER. TEMPORARY BRACING AND SUPPORT OF STRUCTURE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED DURING ALL STAGES OF CONSTRUCTION.

G9. NOTES ON ANY DRAWING APPLY TO ALL DRAWINGS IN THE SET UNLESS NOTED OTHERWISE

G10. ALL ARCHITECTURAL FITMENTS SUCH AS GLAZING, PARTITIONS, CEILINGS ETC. SHOULD ALLOW FOR THE SHORT AND LONG TERM MOVEMENT OF STRUCTURAL ELEMENTS. FOR BEAMS AND SLABS SPANNING LESS THAN 8m AN ALLOWANCE OF AT LEAST 20mm SHOULD BE MADE (CONSULT ENGINEER WHERE SPANS EXCEED 8m).

G11. THE BUILDER SHALL PROVIDE CERTIFICATION ON ANY DESIGN AND CONSTRUCT COMPONENT BY A CHARTERED PROFESSIONAL ENGINEER (NPER).

G12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL SERVICES IN THE VICINITY OF THE WORKS. ANY SERVICES SHOWN ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO COMMENCING AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO SERVICES, AS WELL AS ANY LOSS INCURRED AS A RESULT OF THE DAMAGE TO ANY SERVICE.

G13. THE STRUCTURAL COMPONENTS DETAILED ON THESE STRUCTURAL DRAWINGS ARE JOB SPECIFIC AND HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA FOR THE FOLLOWING FIRE RATINGS, WIND LOADS, FLOOR USAGE AND EARTHQUAKE LOADS.

WIND LOADS:
- REGION = A
- ANNUAL PROBABILITY OF EXCEEDANCE = 0.02
- TERRAIN CATEGORY = 2.5
- SITE WIND SPEED = 45 m/s

FLOOR LIVE LOADS:
- GENERAL = 1.5 kPa
- STORES = 5.0 kPa
- GARAGE = 2.5 kPa
- STAIRS = 2.0 kPa
- BALCONY = 2.0 kPa

ROOF LIVE LOADS:
- ROOF = 0.25 kPa

SNOW LOADS:
- ROOF = [4.40] kPa
- GROUND = [2.30] kPa
- PROBABILITY FACTOR = 1 (SERV) 1.5 (STR)

BUSHFIRES : = DESIGN STRUCTURE TO COMPLY WITH THE REQUIREMENTS OF AS3959-2009.

G14. THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE BUILDER. IF ANY STRUCTURAL ELEMENT PRESENTS DIFFICULTY IN RESPECT TO SAFETY THE MATTER SHALL BE REFERRED TO PMI ENGINEERS FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.

G15. NO CHANGES IN ANY STRUCTURAL ELEMENT SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM PMI ENGINEERS. IF THERE IS A DISCREPANCY THEN FOR TENDER PURPOSES ALLOW FOR THE MOST EXPENSIVE OPTION. PMI ENGINEERS SHALL BE CONTACTED TO CONFIRM PRIOR TO CONSTRUCTION.

G16. CONSTRUCTION USING THESE DRAWINGS SHALL NOT COMMENCE UNTIL A CONSTRUCTION CERTIFICATE HAS BEEN ISSUED AND ONLY IF THE DRAWINGS ARE DESIGNATED "ISSUED FOR CONSTRUCTION".

G17. PMI ENGINEERS ACCEPTS NO RESPONSIBILITY FOR ANY WORK NOT INSPECTED OR NOT APPROVED BY PMI ENGINEERS DURING CONSTRUCTION.

FOUNDATIONS

F1. ASSUMED ALLOWABLE BEARING CAPACITY:
- PAD FOOTINGS = [500] kPa
- STRIP FOOTINGS = [500] kPa
- SLABS ON GROUND = [500] kPa
- BORED PIERS = [1500]kPa END BEARING; [150] kPa SKIN FRICTION

F2. A GEOTECHNICAL REPORT HAS BEEN CARRIED OUT REFER TO ALLIANCE REPORT 13526-GR-1-1 REV A DATED 15th SEPTEMBER,

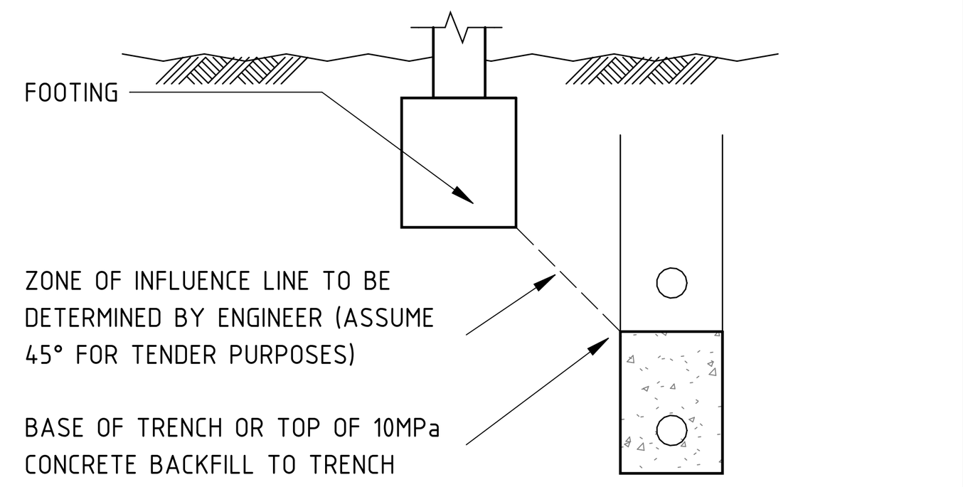
F3. THE SLAB AND FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH AS2870-2011 FOR CLASS [A] SITE. A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER TO BE CONTACTED DURING EXCAVATION TO CONFIRM THE SITE CLASSIFICATION.

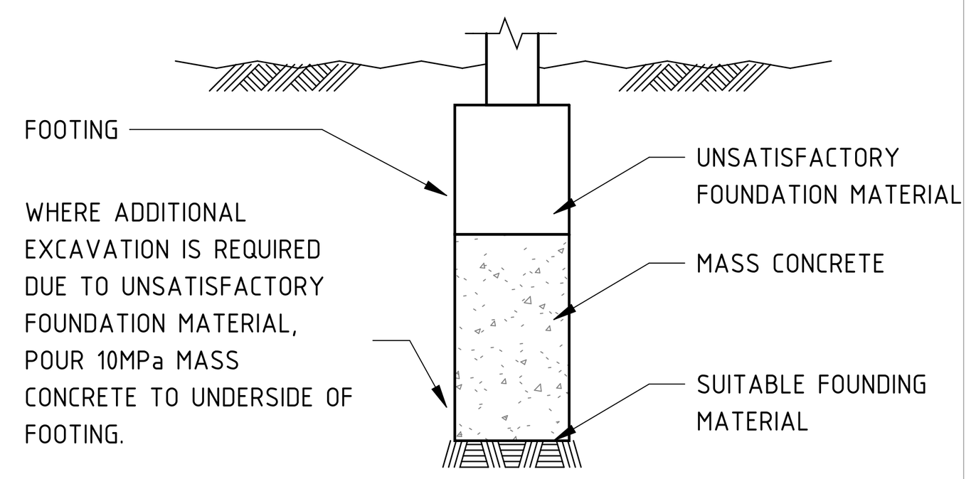
F4. THE CONTRACTOR SHALL ALLOW TO ENGAGE A QUALIFIED (NPER) GEOTECHNICAL ENGINEER TO APPROVE THE FOUNDATION MATERIAL. OBTAIN GEOTECHNICAL ENGINEERS APPROVAL AND SUBMIT CERTIFICATE IN WRITING TO PMI ENGINEERS PRIOR TO CONCRETING FOUNDATIONS.

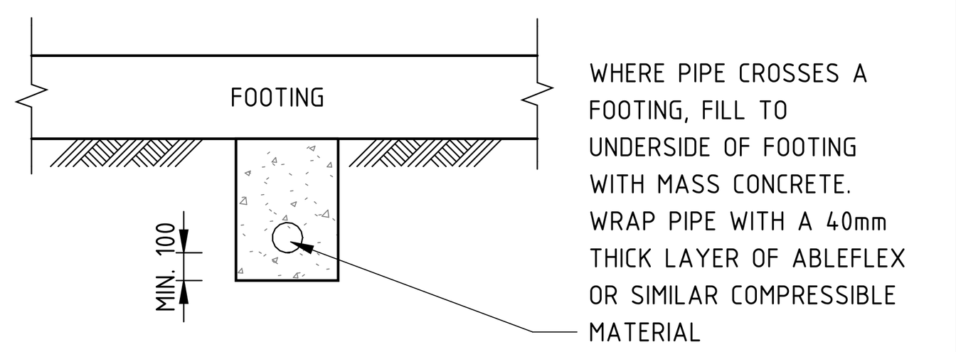
F5. ENSURE STABILITY OF ADJACENT BUILDINGS AND PATHS IS MAINTAINED DURING ALL STAGES OF CONSTRUCTION.

F6. DO NOT ALLOW EXCAVATED MATERIAL TO BE STOCKPILED WITHIN 1500mm OF FOOTING TRENCHES OR PITS. NO EARTH OR DETRITUS IS TO FALL INTO THE FOOTING TRENCHES BEFORE OR DURING CONCRETE PLACEMENT.

F7. THE UNDERSIDE OF FOUNDATIONS SHALL CONFORM TO THE FOLLOWING REGARDLESS OF NOMINATED LEVELS:







F8. FOOTINGS SHALL BE CENTRALLY LOCATED UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

F9. FOOTINGS SHALL BE EXCAVATED TO THE DETAILED DEPTH AND WIDTH. FOOTINGS SHALL BE INSPECTED AND FILLED WITH CONCRETE AS SOON AS POSSIBLE TO AVOID EITHER SOFTENING OF THE FOUNDATION MATERIAL OR DRYING OUT BY EXPOSURE.

F10. THE BASE OF ALL PIER HOLES SHALL BE FREE OF WATER AND CLEANED OF LOOSE MATERIAL OR DEBRIS PRIOR TO PLACEMENT OF CONCRETE. ALLOW TO PROVIDE TEMPORARY LINERS AS DEEMED NECESSARY.

CONSTRUCTION PHASE SERVICES - WITNESS POINTS

WP1. OBTAIN PMI ENGINEERS WRITTEN INSTRUCTION AT THE FOLLOWING HOLD POINTS:
- PREPARATION OF FOUNDING MATERIAL, INCLUDING PIER BORE HOLES.
- REINFORCEMENT PRIOR TO PLACEMENT OF CONCRETE or COREFILLING OF BLOCKWORK.
- STEEL AND TIMBER FRAME INSPECTION PRIOR TO SHEETING.

WP2. PROVIDE MINIMUM 48 HOURS NOTICE FOR ANY REQUIRED INSPECTIONS.

TEMPORARY WORKS

TW1. THESE DRAWINGS DEPICT THE "PERMANENT" STRUCTURE, TEMPORARY WORKS REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

TW2. BUILDER MUST ENGAGE (NPER) QUALIFIED STRUCTURAL ENGINEER FOR THE DESIGN OF ALL TEMPORARY WORKS NECESSARY TO SAFELY ERECT THIS STRUCTURE. AS A MINIMUM THE FOLLOWING WORKS REQUIRE ATTENTION;
- FORMWORK / TEMPORARY PROPPING / NEEDLE BEAMS / SCAFFOLDING / UNDERPINNING

TW3. BUILDER SHALL CONTACT PMI ENGINEERS IF THEY CONSIDER ANY PART OF THIS STRUCTURE IS UNSAFE TO ERECT

STEELWORK

S1. FABRICATE AND ERECT STRUCTURAL STEELWORK IN ACCORDANCE WITH AS4100-1998.

S2. PROVIDE HOLES, CLEATS AND FIXING FOR LIGHT STEEL/TIMBER FRAMING, FINISHES, ETC. SHOWN ON ARCHITECTURAL DRAWINGS.

S3. THESE DRAWINGS HAVE BEEN PREPARED TO INDICATE THE STRUCTURAL INTENT. THE SHOP DETAILER IS TO USE THESE DRAWINGS AS A BASIS FOR DIMENSIONAL COORDINATION WITH OTHER CONSULTANT'S DRAWINGS AND IS TO PREPARE DETAILED SHOP DRAWINGS. WHERE NECESSARY, THE SHOP DETAILER IS TO MAKE ASSUMPTIONS AND SUBMIT TO PMI ENGINEERS FOR RESOLUTION. SHOP DETAILER IS TO ALLOW TO RE- WORK SHOP DRAWINGS AS NECESSARY. FABRICATOR SHALL PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE BUILDER FOR THEIR APPROVAL. BUILDER SHALL LODGE TWO HARD COPIES OF APPROVED DRAWINGS TO PMI ENGINEERS FOR REVIEW PRIOR TO FABRICATION, (ALLOW 5 WORKING DAYS FOR REVIEW).

S4. TYPICAL STEELWORK CONNECTIONS (UNLESS NOTED OTHERWISE)
- COLUMN BASE PLATES: 10 BASE PLATE, 4/M16 HILTI HIT-HY 150 MAX CHEMICAL INJECTION ANCHORS
- BEAM TO TOP OF COLUMN: CAP PLATE, 2 BOLTS TO CHANNELS, 4 BOLTS TO RHS/CHS/SHS/UB/UC
- BEAM TO SIDE OF COLUMN: FIN PLATE, 2 BOLTS
- BEAM TO SIDE OF BEAM: END OR FIN PLATE, 2 BOLTS
- COLUMNS TO TOP OF BEAM: BASE PLATE, 2 BOLTS TO CHANNELS, 4 BOLTS TO UB/UC SECTIONS
- ALL ROOF & WALL BRACING: CLEAT PLATES, 2 BOLTS
- PURLINS/WALL GIRTS: 8 CLEAT PLATES, 2 PURLIN BOLTS

UNLESS NOTED OTHERWISE, USE:
- 10mm BASE, CAP, GUSSET, FIN AND END PLATES.
- M20 8.8/S BOLTS. (4.6/S GRADE TO BE USED FOR HOLD DOWN BOLTS)
- 6mm CONTINUOUS FILLET WELDS MADE WITH E4818 MILD STEEL ELECTRODES.
- ALL WELDS SP CATEGORY

S5. NO PAINT ON MATING SURFACES WITH TF OR TB BOLTING UNLESS APPROVED BY PMI ENGINEERS.

S6. TF or TB BOLTS TO BE INSTALLED WITH ONE HARDENED WASHER UNDER THE TURNED PART.

S7. TF AND TB BOLTING BY "PART TURN" METHOD WITH LOAD INDICATING WASHERS.

S8. ALL BOLTS, SCREWS, HOLD DOWN BOLTS, MASONRY ANCHORS SHALL BE HOT DIP GALVANISED TO AS1214-2016, AS/NZS 4534-2006, AS/NZS 4680-2006 & AS/NZS 4792-2006. NO CONNECTION SHALL HAVE LESS THAN 2 BOLTS. ALL BOLTS AND WASHERS SHALL BE GALVANISED. ALL HOLES SHALL BE 2mm LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE.

S9. MINIMUM YIELD STRESS:
- HOT ROLLED SECTIONS = 300MPa
- SQUARE HOLLOW SECTIONS = 350MPa
- RECTANGULAR HOLLOW SECTIONS = 350MPa
- CIRCULAR HOLLOW SECTION = 250MPa
- HOT ROLLED PLATE = 250MPa

S10. COLD FORMED SECTIONS TO CONFORM WITH:
- AS/NZS 1594-2002, AS/NZS 1595-1998, AS/NZS 4600-2018 AND AS 1397-2011, AS1397, AS/NZS1594 AND AS/NZS1595.
- MINIMUM YIELD STRESSES SECTIONS 450MPa.

S11. SURFACE TREATMENT UNLESS NOTED OTHERWISE:
- PROTECTED FROM WEATHER = AS/NZS 2312-IZS2
- EXPOSED TO WEATHER = AS/NZS 2312-HDG600P3
- BUILT INTO THE INTERNAL SKIN OF EXTERNAL WALLS = AS/NZS 2312-HDG600P3

REFER TO PURLIN & GIRTS NOTES FOR SURFACE TREATMENT OF THESE ITEMS

S12. FIX CROSS BRACING TO PURLINS AT 3000 MAXIMUM CTS WITH M10 BOLTS OR M6 HOOKS.

S13. STEELWORK TO BE CONCRETE ENCASED SHALL BE FREE FROM ALL LOOSE RUST, LOOSE MILL SCALE, DIRT, OIL, GREASE, ETC. AND REINFORCED WITH SL41 FABRIC OR EQUIVALENT BLACK IRON WIRE, 3mm DIA.

S13.a ALL BURIED STEELWORK TO BE PAINTED FIRST USING 'EXPOSED TO WEATHER' TREATMENT SYSTEM FOLLOWED BY THE APPLICATION OF A TWO PART EPOXY SUCH AS 'SIKAGUARD-63N' OR APPROVED EQUIVALENT. ALTERNATIVELY, ENCASE BURIED STEELWORK IN CONCRETE WITH A MINIMUM COVER OF 75mm TO STEELWORK.

S14. BOLT SYMBOLS:
- 4.6/S = GRADE 4.6 BOLT / SNUG TIGHTENED.
- 8.8/S = GRADE 8.8 BOLT / SNUG TIGHTENED.
- 8.8/TF = GRADE 8.8 BOLT / FULLY TENSIONED FRICTION TYPE (USE LOAD INDICATOR WASHERS)
- 8.8/TB - GRADE 8.8 BOLT / FULLY TENSIONED BEARING TYPE (USE LOAD INDICATOR WASHERS)

S15. THE CONTRACTOR SHALL SUPPLY WRITTEN CERTIFICATION TO THE STRUCTURAL ENGINEER PRIOR TO THE ERECTION OF ANY STRUCTURAL STEEL STATING THAT THE BOLTS PROPOSED TO BE USED COMPLY WITH AS/NZS 1252.1-1996. HIGH STRENGTH BOLTS (8.8) ARE NOT TO BE WELDED.

S16. THE FABRICATION AND ERECTION OF THE STRUCTURAL STEEL WORK SHALL BE SUPERVISED BY A QUALIFIED PERSON EXPERIENCED IN SUCH SUPERVISION, IN ORDER TO ENSURE THAT ALL REQUIREMENTS OF THE DESIGN ARE MET.

S17. ALL MEMBERS SHALL BE SUPPLIED IN SINGLE LENGTHS. SPLICES SHALL ONLY BE PERMITTED IN LOCATIONS SHOWN ON THE STRUCTURAL DRAWINGS.

STEELWORK CONT.

S18. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION BUTT WELDS CATEGORY SP TO AS1554.1-2004 U.N.O THE EXTENT ON NON-DESTRUCTIVE WELD EXAMINATION SHALL BE AS NOTED BELOW:
- RADIOGRAPHIC OR ULTRASONIC EXAMINATION SHALL BE TO AS/NZS 1554.1-2014, AS 2177-2006 AND AS2207-2007 AS APPROPRIATE.

S19. GROUT ALL STEEL BASES BY DRY PACKING USING GROUT WHICH IS NON-SHRINK AND HAS A MINIMUM COMPRESSIVE STRENGTH AT 7 DAYS OF 40MPa

S20. PROVIDE SEAL PLATES TO THE ENDS OF ALL HOLLOW SECTIONS, WITH 'BREATHER' HOLES IF MEMBERS ARE TO BE HOT DIP GALVANISED.

S21. THESE DRAWINGS MAY NOT IDENTIFY ALL SECONDARY STEELWORK ELEMENTS THAT ARE REQUIRED FOR SUPPORT, FIXING AND FINISHING OF GLAZING, CLADDING AND LINING. THE TENDERER IS RESPONSIBLE FOR THE INCLUSION OF SUCH STEELWORK ELEMENTS TO THE EXTENT REQUIRED ON THE ARCHITECT'S DRAWINGS.

S22. IMPORTED STRUCTURAL STEEL MATERIAL
ALL STRUCTURAL STEELWORK USED ON THIS PROJECT SHALL BE COMPLIANT WITH AS4100, AND IN PARTICULAR:
- CERTIFIED MILL TEST REPORTS, OR TEST CERTIFICATES SHALL BE PROVIDED AS EVIDENCE OF COMPLIANCE WITH THE STANDARDS REFERRED TO IN AS4100. THESE CERTIFICATES SHALL BE SUBMITTED TO PMI ENGINEERS FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.
- PROVIDE TEST CERTIFICATED FOR COMPLIANCE FOR ALL FASTENERS. THESE CERTIFICATES SHALL BE SUBMITTED TO PMI ENGINEERS FOR APPROVAL PRIOR TO FABRICATION.
- FOR COLD FORMED SECTIONS A "CERTIFICATE OF CONFORMITY TO AS1163-1991" SHALL BE SUBMITTED TO PMI ENGINEERS FOR APPROVAL PRIOR TO FABRICATION.
- CERTIFICATES SHALL ONLY BE ACCEPTED FROM TESTING COMPANIES ACCREDITED BY A TESTING AUTHORITY RECOGNISED IN AUSTRALIA, EG NATA or JAS-ANZ CERTIFIED.
- UNIDENTIFIED STEEL ie. ANY STEEL THAT IS NOT ACCOMPANIED WITH EVIDENCE STATING COMPLIANCE WITH THE REQUIREMENT OF AS4100 SHALL ONLY BE USED STRICTLY IN ACCORDANCE WITH CLAUSE 2.2.3 OF AS4100.

IF MATERIALS SUPPLIED AND INSTALLED ARE SUBSEQUENTLY PROVEN TO BE NON COMPLIANT WITH THE SPECIFIED AUSTRALIAN STANDARDS IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND COST TO UNDERTAKE NATA OR EQUIVALENT CERTIFIED TESTING TO PROVE CONFORMANCE TO THE AUSTRALIAN STANDARDS AND DESIGN SPECIFICATIONS. SIMILARLY ANY RECTIFICATION WORKS THAT MAY SUBSEQUENTLY BE REQUIRED TO SATISFY AUSTRALIAN CODE REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR..

FIRE PROTECTION OF STEELWORK

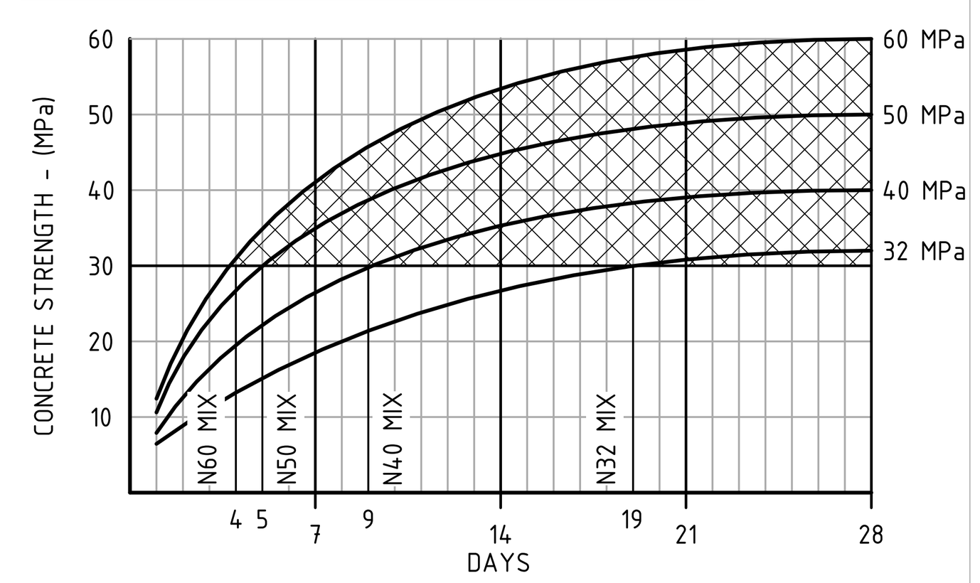
FP1. PROVIDE 120/120/120 FIRE PROTECTION TO ALL PERMANENT STRUCTURAL STEEL MEMBERS AND CONNECTIONS.

FP2. REINSTATE ANY FIRE PROTECTION REMOVED FROM EXISTING STRUCTURAL STEELWORK.

FP3. INSTALL FIRE PROTECTION MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS.

FP4. PROVIDE CERTIFICATION OF FIRE PROTECTION ON COMPLETION.

CONCRETE STRENGTH V AGE - TYPE A PORTLAND CEMENT



CS1. CONCRETE TO BE SAMPLED AND TESTED IN ACCORDANCE WITH AS1012.2

CS2. CHART TO BE USED AS A GUIDE ONLY AND SHOULD BE CONFIRMED WITH SUPPLIER

CS3. BUILDER TO OBTAIN WRITTEN CONFIRMATION OF CONCRETE STRENGTH FROM SUPPLIER

CONCRETE

C1. CARRY OUT ALL CONCRETE WORK IN ACCORDANCE WITH AS3600-2018 AND NATSPEC CONCRETE STANDARDS.

C2. CONCRETE PROPERTIES AND COVER TO REINFORCING :

COVER TO REINFORCEMENT

ELEMENT		CONCRETE STRENGTH f'c (MPa)	MAXIMUM 56 DAY DRY SHRINKAGE	COVER (mm)	
BORED PIERS		40	650 um	45	
SLABS ON GROUND	EXPOSED	40	650 um	TOP 30	BTM 20
	COVERED	40		TOP 20	BTM 20
STRIP FOOTING		40	650 um	45	
PAD FOOTING		40	650 um	45	
SUSPENDED SLABS	EXPOSED	40	650 um	TOP 30	BTM 30
	COVERED	40		20	
BEAMS	EXPOSED	40	650 um	TOP 30	BTM 30
	COVERED	40		20	
COLUMNS	EXPOSED	40	650 um	30	
	COVERED	40		20	
WALLS	EXPOSED	40	650 um	30	
	COVERED	40		20	

MAXIMUM AGGREGATE SIZE = 20mm U.N.O.
SLUMP DURING PLACING = 75mm ±10mm
EXPOSURE CLASSIFICATION = A2 (INTERNAL CONCRETE ELEMENTS)
= A2 (EXTERNAL CONCRETE ELEMENTS)

NO ADMIXTURES SHALL BE USED IN THE CONCRETE MIX UNLESS APPROVED BY PMI ENGINEERS IN WRITING.

C3. CONCRETE PROPERTIES FOR SLABS AND BEAMS SHALL BE VARIED FROM NORMAL CLASS AS FOLLOWS :
- MINIMUM CEMENT CONTENT 250kg/m3/
- MAXIMUM 56 DAY SHRINKAGE STRAIN = AS NOMINATED ABOVE
- PRIOR TO COMMENCEMENT CONCRETE SUPPLIER TO PROVIDE DRYING SHRINKAGE TEST RESULTS FROM PRODUCTION ASSESSMENT AS EVIDENCE THAT SPECIFIED DRYING SHRINKAGE LIMITS CAN BE ACHIEVED USING NORMAL MIX DESIGN.

C4. SUBMIT FOR APPROVAL THE FOLLOWING TO THE ENGINEER :
- CURING PROCEDURE (PVA MEMBRANES NOT PERMITTED)
- STRIPPING AND BACK PROPPING PROCEDURE
- DETAILS AND LOCATION OF CONDUITS AND PENETRATIONS
- CONSTRUCTION JOINT LOCATIONS

C5. FOR TENDER PURPOSES ASSUME MINIMUM STRIPPING TIMES AND EXTENT OF BACK PROPPING AS PER AS3610-1995 SECTION 5.0 AND AS PER GENERAL NOTES FOR FORMWORK AND PROPPING.

C6. FORMWORK FINISH CLASSIFICATION TO AS3610.1-2010 :

ELEMENT	CLASS
- INGROUND FOOTINGS	5
- RETAINING WALLS	5 EARTH FACE
- RETAINING WALLS	2 EXPOSED FACE
- COLUMNS	2
- LIFT WALLS	2
- BEAMS & SLABS	2
- STAIRS	2
- GRANO TREATED SURFACES	2

(UNLESS NOTED OTHERWISE BY ARCHITECTURAL DOCUMENTATION)

C7. SURFACE FINISHES :
- COLUMNS & WALLS OFF FORM
- FLOOR SLABS (U.N.O.) MACHINE FLOAT
- SLABS TO BE TILED WOOD FLOAT
- STAIRS STEEL TROWEL

(UNLESS NOTED OTHERWISE BY ARCHITECTURAL DOCUMENTATION)

C8. COMPACT ALL CONCRETE, INCLUDING FOOTINGS AND SLABS USING MECHANICAL VIBRATORS.

C9. PLACE CONCRETE CONTINUOUSLY BETWEEN CONSTRUCTION JOINTS SHOWN ON PLAN. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS SUCH THAT COLD JOINTS OCCUR. ANY REVISIONS OR ADDITIONS TO CONSTRUCTION JOINTS SHOWN ON PLAN REQUIRE APPROVAL FROM PMI ENGINEERS.

C10. CONCRETE PROFILES :
- BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE THE SLAB THICKNESS.
- SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN SHOWN IN THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF PMI ENGINEERS.
- PROVIDE DRIP GROOVES AT ALL EXPOSED EDGES. CHAMFERS, DRIP GROOVES, REGLETS ETC TO ARCHITECT'S DETAILS.

C11. ALL PENETRATIONS TO HAVE 2/N16 TRIMMER BARS TOP AND BOTTOM TO EACH FACE. U.N.O. EXTEND TRIMMERS 600 BEYOND PENETRATION.

C12. SETDOWNS OR FALLS IN FLOOR SURFACES ARE NOT PERMITTED UNLESS SHOWN ON DRAWINGS. MAINTAIN MINIMUM SLAB THICKNESS SHOWN ON PLAN WHERE FALLS OCCUR.

C13. CONCRETE IS INCLINED TO CRACK, AND SURFACE FINISH QUALITY IS LARGELY DEPENDENT UPON FINISHING AND PLACEMENT METHODOLOGY. AS SUCH PMI ENGINEERS TAKES NO RESPONSIBILITY FOR THE QUALITY OF CONCRETE FINISH.

C14. REINFORCEMENT QUALITY AND NOTATION :
ALL REINFORCING BAR SHALL BE GRADE D500N TO AS/NZS 4671-2001 AND ALL MESH SHALL BE GRADE 500L TO AS/NZS 4671-2001. UNLESS NOTED OTHERWISE CLASS L REINFORCEMENT SHALL NOT BE USED.

REINFORCEMENT NOTATION

SYMBOL	BAR TYPE	STRENGTH GRADE (MPa)	DUCTILITY CLASS	TO COMPLY WITH AUSTRALIAN STANDARD
S	STRUCTURAL GRADE DEFORMED RIB BAR	250	NORMAL	AS/NZS 4671-2001
N	STRUCTURAL GRADE DEFORMED RIB BAR	500	NORMAL	AS/NZS 4671-2001
R	PLAIN ROUND BAR	250	NORMAL	AS/NZS 4671-2001
RL	RECTANGULAR MESH DEFORMED RIB BAR	500	LOW	AS/NZS 4671-2001
SL	SQUARE MESH DEFORMED RIB BAR	500	LOW	AS/NZS 4671-2001
L-TM	TRENCH MESH	500	LOW	AS/NZS 4671-2001

REINFORCEMENT LABELS :

N12-300: SPACING; BAR SIZE (mm); TYPE OF REO.
3/N20: BAR SIZE (mm); TYPE OF REO.; NO. OF BARS
SL92: BAR SPACING IN 100mm; BAR SIZE (mm); DUCT. CLASS; SQUARE MESH

C15. REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY, AND NOT NECESSARILY IN TRUE PROJECTION. BARS SHOWN ARE INDICATIVE ONLY AND LENGTHS MAY VARY. BEAM ELEVATIONS TAKE PRECEDENCE OVER SECTIONS. SLAB PLANS TAKE PRECEDENCE OVER SECTIONS. REFER TO SECTIONS FOR EXTRA BARS THAT MAY BE REQUIRED.

C16. USE ONLY PLASTIC OR CONCRETE CHAIRS AT EXTERNAL SURFACES.

C17. SITE BENDING OF REINFORCEMENT BARS SHALL BE DONE WITHOUT HEATING USING A RE-BENDING TOOL. THE BARS SHALL BE RE-BENT AGAINST A FLAT SURFACE OR A PIN WITH A DIAMETER NOT LESS THAN THE MINIMUM PIN SIZE PRESCRIBED IN AS3600-2009.

C18. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN ON THE STRUCTURAL DRAWINGS OR IN POSITIONS OTHERWISE APPROVED IN WRITING BY PMI ENGINEERS. LAPS SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR AND IN ACCORDANCE WITH AS3600-2018 SECTION 13.

C19. LAPS IN MESH IN ACCORDANCE WITH AS3600-2018 SECTION 13.

C20. WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY PMI ENGINEERS.

C21. AT EXTERNALLY EXPOSED SURFACES NO METALLIC ITEMS INCLUDING FORM BOLTS, FORM SPACERS, METALLIC BAR CHAIRS AND TIE-WIRE ARE TO BE PLACED IN THE COVER ZONE.

C22. ALL REINFORCEMENT, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION AND INSPECTED BY PMI ENGINEERS PRIOR TO PLACING CONCRETE.

C23. HOLD DOWN BOLTS SHALL BE HOT DIPPED GALVANISED.

C24. U.N.O., ALL MASONRY ANCHORS INTO CONCRETE SHALL BE RAMSET TRUBOLTS (LONGEST VERSION) OR APPROVED EQUIVALENT. BOLTS SHALL BE GALVANISED WHERE THEY ARE ADJOINING NON FERROUS OR PREPAINTED MEMBERS. PROVIDE STAINLESS STEEL BOLTS FOR ALL EXTERNAL CONDITIONS, OR WHERE EXPOSED TO THE WEATHER.

C25. ALL CONCRETE MIXES SHALL BE DESIGNED BY A RECOGNISED TESTING LAB AND SUBMITTED FOR REVIEW BY PMI ENGINEERS.

C26. ALL COMPRESSIVE STRENGTH TEST REPORTS SHALL BE SUBMITTED TO PMI ENGINEERS FOR REVIEW.

C27. TESTING SHALL BE CARRIED OUT ON ALL CONCRETE IN ACCORDANCE WITH AS1379-2007. TEST CYLINDERS ARE TO BE KEPT ON SITE.

C28. CURING OF ALL CONCRETE IS TO BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 7 DAYS, UNLESS SPECIFIED OTHERWISE. APPROVED SPRAY ON CURING COMPOUNDS THAT COMPLY WITH AS3799-1998 MAY BE USED WHERE FLOOR FINISHES WILL NOT BE AFFECTED. POLYTHENE SHEETING OR WET HESSIAN MAY BE USED TO RETAIN CONCRETE MOISTURE WHERE PROTECTED FROM WIND AND TRAFFIC. CURING IS TO COMMENCE IMMEDIATELY AFTER CONCRETE PLACEMENT.

C29. FOR ELAPSED TIME BETWEEN THE WETTING OF THE MIX AND THE DISCHARGE OF THE MIX, REFER TO CONCRETE - ELAPSED DELIVERY TIMES NOTE.

CONCRETE - ELAPSED DELIVERY TIMES

CE1. ELAPSED TIME BETWEEN THE WETTING OF THE MIX AND THE DISCHARGE OF THE MIX AT THE SITE MUST NOT EXCEED THE CRITERIA IN THE ELAPSED DELIVERY TIMETABLE BELOW

ELAPSED DELIVERLY TIME TABLE

CONC. TEMP. AT DISCHARGE (°C)	MAXIMUM ELAPSED TIME (HOURS)
≤ 24	2.00
24 to 27	1.50
27 to 30	1.00
30 to 32	0.75
32 to 35	0.50

IF THE ELAPSED TIME IS LONGER THAN THE CORRESPONDING TIME IN THE TABLE ABOVE, OR THE TEMPERATURE IS GREATER THAN 35°C, EITHER PMI ENGINEERS OR THE CONCRETE MIX DESIGN ENGINEER ARE TO BE CONTACTED TO CONFIRM WHETHER PLACEMENT IS TO PROCEED OR IF THE POUR IS TO BE STOPPED. IF THE POUR IS STOPPED, PRIOR TO ANY FURTHER CONCRETE PLACEMENT PMI ENGINEERS ARE TO BE CONTACTED TO INSPECT THE WORKS AND DETERMINE WHAT, IF ANY, RECTIFICATION WORKS ARE REQUIRED.

SLAB ON GROUND - RESIDENTIAL

RSG1. RESIDENTIAL SLABS ON GROUND SHALL BE IN ACCORDANCE WITH AS2870-2011.

RSG2. THE SITE OF THE WORKS SHALL BE STRIPPED OF ALL GRASS, ROOTS, VEGETABLE MATTER AND COMPRESSIBLE TOPSOIL.

RSG3. THE GROUND BELOW SLABS SHALL BE PROOF ROLLED WITH AN APPROVED HEAVY COMPACTOR. ALL "SOFT SPOTS" ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH COMPACTED CRUSHED ROCK OR APPROVED FILL IN ACCORDANCE WITH AS2870-2011 & AS3798-2007.

RSG4. CLEAN GRANULAR FILLING UP TO 600mm MAY BE PLACED UNDER THE SLAB IN ACCORDANCE WITH THE PROVISIONS OF AS2870-2011 PART 6.4. FILLING SHALL BE COMPACTED IN 150mm THICK LAYERS BY MECHANICAL ROLLER.

RSG5. TERMITE PROTECTION SHALL BE PROVIDED AS REQUIRED BY AS3660.1-2000 AND THE LOCAL STATUTORY AUTHORITY.

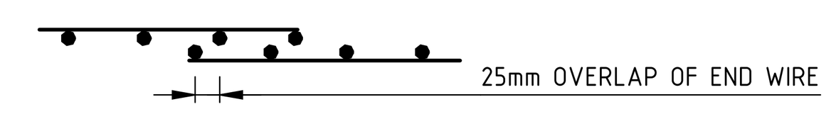
RSG6. SLABS SHALL BE LAID ON A 0.2mm POLYTHENE MEMBRANE, CONTINUOUS, LAPPED 20mm MINIMUM AND TAPED AT JOINTS, PUNCTURES AND SERVICE PIPE PENETRATIONS.

RSG7. BEAM AND STRIP FOOTING REINFORCEMENT SHALL ACHIEVE THE REQUIRED COVER AS NOTED IN CONCRETE SPECIFICATIONS

RSG8. TRENCH MESH SHALL BE LAID CONTINUOUSLY AND SHALL BE SPLICED WHERE NECESSARY WITH A LAP OF 600mm.

RSG9. TRENCH MESH SHALL BE OVERLAPPED BY THE WIDTH OF MESH AT CORNERS AND INTERSECTIONS AND THE ENDS OF TRENCH MESH SHALL TERMINATE WITH A CROSSBAR.

RSG10. MESH SHALL BE PLACED NEAR THE TOP OF THE SLAB AND SHALL ACHIEVE THE REQUIRED COVER. MESH SHALL BE LAPPED A MINIMUM OF TWO WIRES PLUS 25mm AND SHALL BE SET OUT SUCH THAT NO MORE THAN THREE THICKNESSES OF MESH OCCUR AT ANY LOCATION.



RSG11. HOT WATER HEATING PIPES MAY BE EMBEDDED IN THE SLAB IF THE THICKNESS IS INCREASED BY 25mm AND LAID ON SL52 MESH, OR IF THE SLAB THICKNESS IS INCREASED BY 25mm AND THE MESH SIZE IS INCREASED BY ONE SIZE (eg FROM SL82 MESH TO SL92 MESH).

RSG12. THE GROUND SURROUNDING THE SLAB SHALL HAVE ITS SURFACE AT LEAST 150mm LOWER THAN THE SLAB SURFACE AND BE GRADED AWAY FROM THE SLAB EDGE TO THE SITE DRAINAGE SYSTEM.

RSG13. ADDITIONAL PLUMBING REQUIREMENTS FOR CLASS M, H & E SITES.
CLASS M H or E SITES: THE BASE OF TRENCHES SHALL BE SLOPED AWAY FROM THE BUILDING. TRENCHES SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE BUILDING AND THE CLAY COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM THE FULL DEPTH OF THE TRENCH SHALL BE BACKFILLED WITH CLAY or CONCRETE. SUBSURFACE DRAINS TO REMOVE GROUNDWATER SHALL NOT BE USED WITHIN 1.5m OF THE BUILDING UNLESS NOTED OTHERWISE.
ADDITIONAL REQUIREMENTS FOR CLASS H & E SITES: THESE REQUIREMENTS APPLY TO ALL STORMWATER, SANITARY PLUMBING DRAINS & DISCHARGE PIPES.
- CLOSED-CELL POLYETHYLENE LAGGING SHALL BE USED AROUND PIPE PENETRATIONS THROUGH FOOTINGS. THE LAGGING SHALL BE A MINIMUM OF 20mm THICK ON CLASS H1 SITES & 40mm THICK ON CLASS H2 & CLASS E SITES. VERTICAL PENETRATIONS DO NOT REQUIRE LAGGING.
- DRAINS ATTACHED TO or EMERGING FROM UNDERNEATH THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER TO ACCOMMODATE A TOTAL RANGE OF DIFFERENTIAL MOVEMENT IN ANY DIRECTION EQUAL TO THE ESTIMATED CHARACTERISTIC SURFACE MOVEMENT ON THE SITE (ys). ys = ???, (IN THE ABSENCE OF THE SPECIFIC DESIGN GUIDANCE, THE FITTINGS or OTHER DEVICES TO ALLOW FOR THE MOVEMENT SHALL BE SET AT THE MID POSITION OF THEIR RANGE OF POSSIBLE MOVEMENT AT THE TIME OF INSTALLATION).
- PIPES MAY BE ENCASED IN CONCRETE or IN RECESSES IN THE SLAB WHEN PROVIDED WITH FLEXIBLE JOINTS AT THE EXTERIOR OF THE SLAB. METHODS USED SHOULD COMPLY WITH THE AS/NZS 3500 SERIES.
- COLD WATER PIPES AND HEATED or HOT WATER PIPES SHALL NOT BE INSTALLED UNDER A SLAB UNLESS THE PIPES ARE INSTALLED WITHIN A CONDUIT SO THAT IF THE PIPE LEAKS WATER IT WILL BE NOTICED ABOVE THE SLAB or OUTSIDE THE SLAB AND WILL NOT LEAK UNNOTICED UNDER THE SLAB. WATER SERVICE PIPES INSTALL UNDER CONCRETE SLABS SHOULD COMPLY WITH THE RELEVANT REQUIREMENTS OF AS/NZS 3500.1. HEATED WATER SERVICE PIPES INSTALLED UNDER CONCRETE SLABS SHOULD COMPLY WITH THE RELEVANT REQUIREMENTS OF AS/NZS 3500.4.

STEEL DECK SLABS (BONDEK or CONDECK)

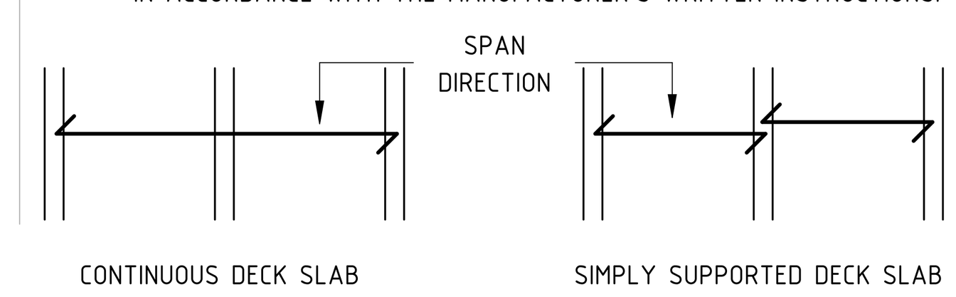
BS1. STEEL DECKING TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

BS2. REFER TO PLAN FOR STEEL DECKING SPECIFICATION. CONTRACTOR MAY SUBMIT FOR APPROVAL EQUIVALENT DECKING PRODUCTS.

BS3. PROVIDE 40mm MINIMUM BEARING AT SUPPORTS.

BS4 AT ALL RE-ENTRANT CORNERS PROVIDE 3/N12 TRIMMERS 2000 LONG TIED TO UNDERSIDE OF MESH.

BS5. UNLESS NOTED OTHERWISE, PROVIDE TEMPORARY PROPPING OF DECK IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.



CONTINUOUS DECK SLAB

SIMPLY SUPPORTED DECK SLAB

REGULATED DESIGN RECORD

PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO
PROJECT TITLE: BLACK BEAR INN
CONSENT NUMBER:

REV	DATE	DESCRIPTION	DP FULL NAME	REG NO
	07.09.2021	ISSUE FOR COMMENT	THOMAS WILLIAMS	PRE0001122
1	15.09.2021	ISSUED FOR CC	THOMAS WILLIAMS	PRE0001122
2	07.10.2021	FOR CONSTRUCTION	THOMAS WILLIAMS	PRE0001122
3	16.11.2021	REVISED FOR ANCHORAGES	THOMAS WILLIAMS	PRE0001122
4	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN - GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122
5	28.02.2022	CONSOLIDATED SHEETS FOR DA SUBMISSION	THOMAS WILLIAMS	PRE0001122

DRAWING TITLE
EXCAVATION PLAN ASDAD

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10** REVISION **5**

SCALE AT B1: As indicated

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NOTE:

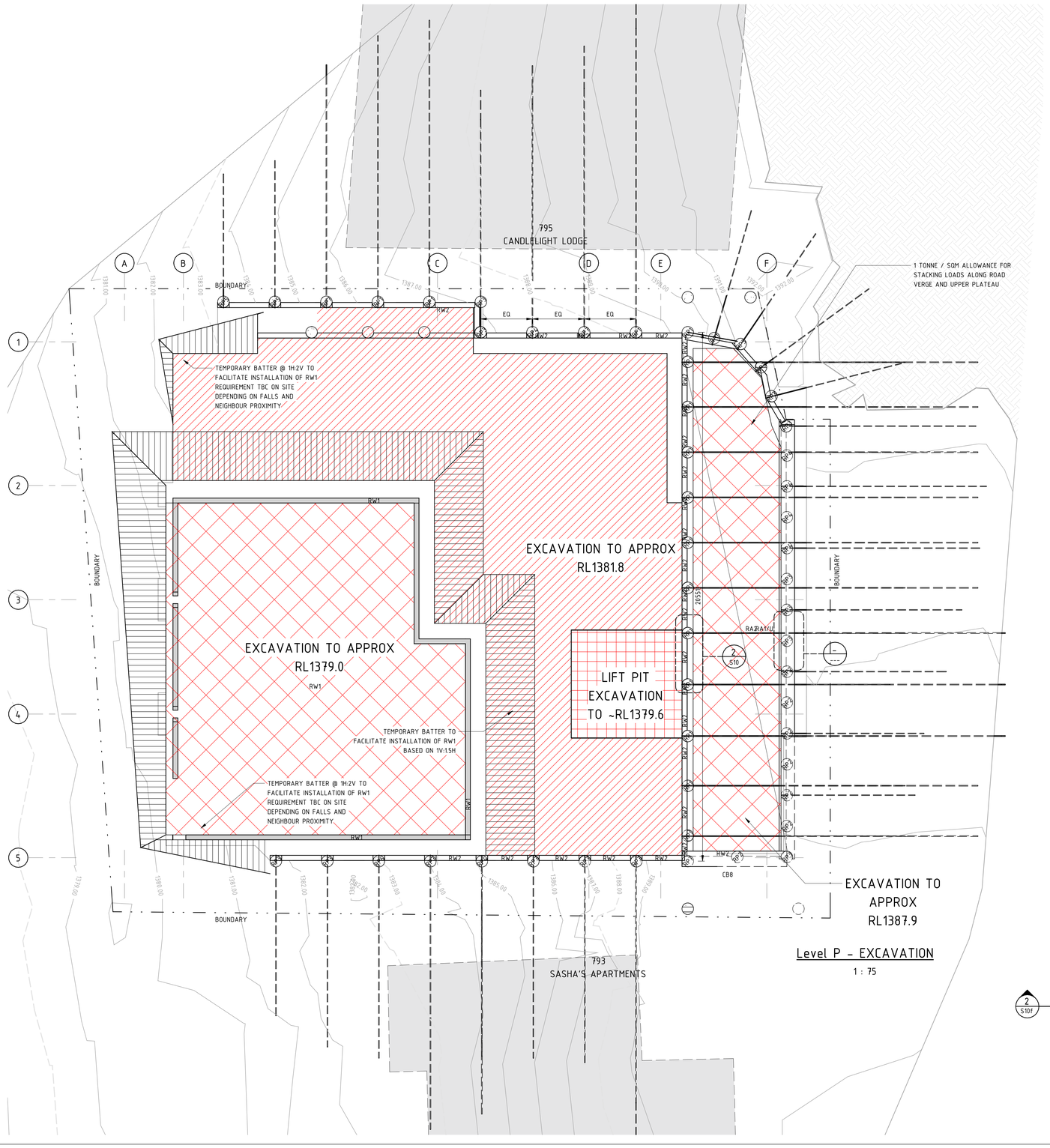
ALL ANCHORS TO BE TESTED TO TEST LOAD FOR 15 MINUTES AND ANCHOR IS TO BE CONFIRMED HOLDING 'TEST LOAD' FOR THE FULL 15 MIN DURATION
ANCHOR WORKING LOADS TEST LOADS AND LOCK-OFF LOADS ARE SOURCED FROM THE ANCHOR SCHEDULE - SEE S10d, S10e + S10f

TOLERANCES:
- ALL ANCHORS TO BE LOCATED WITHIN 250mm OF THE STATED RL
- WITHIN 5 DEG OF STATED ANGLE OFF HORIZONTAL
- ALL ANCHORS TO BE PERPENDICULAR TO EXCAVATION CUT WITHIN 5 DEG
- MINIMUM FREE LENGTH OF ANCHORS OF 3m AS NOTED ON SECTIONS

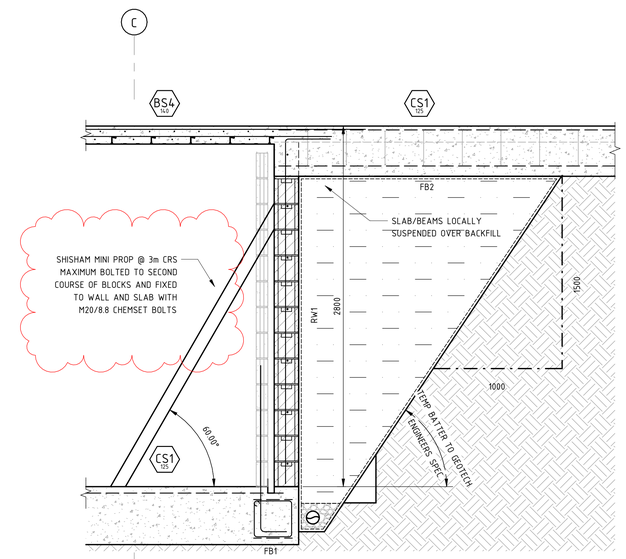
#SCHEDULE - P - RETAINING

Type Mark	Description
ANCHORS	
RA1	26.5mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
RA2	32mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
RA3	36mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
FOUNDATIONS	
CB8	600Wx400D CAPPING BEAM TO ROAD - 3N20s TOP & BTM with N12 STIRRUPS @ 300 CRS
RETAINING SYSTEM	
RP1	450 DIA PIER REINFORCED WITH 6/N28s @ N12 SPIRAL @ 250 PITCH
RP2	450 DIA PIER REINFORCED WITH 4/N16s @ N10 SPIRAL @ 300 PITCH
RP3	450 DIA PIER REINFORCED WITH 4/N20s @ N12 SPIRAL @ 300 PITCH
RP4	450 DIA PIER REINFORCED WITH 4/N24s @ N10 SPIRAL @ 300 PITCH
RP5	450 DIA PIER REINFORCED WITH 4/N16s @ N12 SPIRAL @ 300 PITCH
RP6	450 DIA PIER REINFORCED WITH 6/N20s @ N12 SPIRAL @ 300 PITCH
RP7	450 DIA PIER REINFORCED WITH 6/N24s @ N12 SPIRAL @ 300 PITCH
RW1	190 COREFILLED BLOCKWORK WALLS - N16s @ 400 CRS VERTICAL - N12s @ 400 CRS HORIZONTAL - TEMP RESTRAINT REQUIRED AT TOP PRIOR TO SLAB OVER BEING POURED
RW2	200mm 32MPa SHOTCRETE WALLS - SEE S10 FOR DETAILS

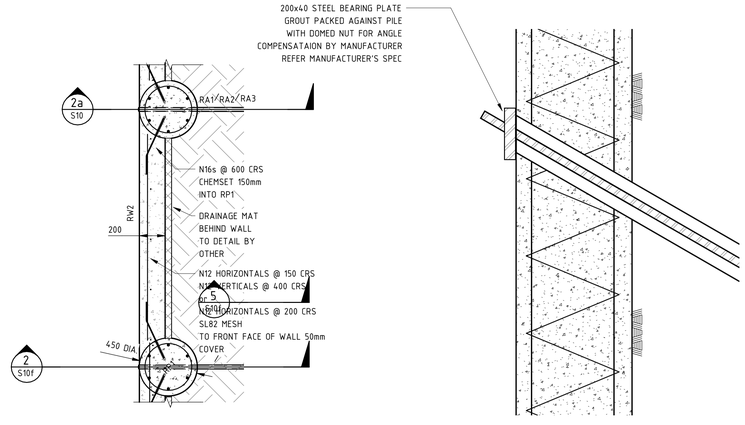
NOTE:
- RETAINING PILES DESIGNED BASED ON RECTANGULAR PRESSURE DISTRIBUTION
  - 8H + 5kPa SURCHARGE, 10kPa SURCHARGE FROM ROAD
  - ADDITIONAL 64kN/m LATERAL LOAD AT TOP OF N1/N2 PILES TO ACCOUNT FROM PRESSURE FROM ROAD RETENTION PILES
- GROUND SUPPORT MEASURES ARE INDICATIVE ONLY PRIOR TO CONFIRMATION OF GROUND CONDITIONS ON OPENING UP OF SITE
- ALLOWABLE TEMPORARY/PERMANENT BATTER ANGLES TO BE VERIFIED ONSITE WITH GROUND INVESTIGATIONS AND AS EXCAVATION PROCEEDS



Level P - EXCAVATION
1 : 75



DETAIL 1 / S10a
1 : 20



DETAIL 2 / S10
1 : 20

DETAIL 2a / S10
1 : 10

REGULATED DESIGN RECORD						
PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO	REV	DATE	DESCRIPTION	DP FULL NAME	REG NO	
PROJECT TITLE: BLACK BEAR INN		07.09.2021	ISSUE FOR COMMENT	THOMAS WILLIAMS	PRE0001122	
CONSENT NUMBER:	1	15.09.2021	ISSUED FOR CC	THOMAS WILLIAMS	PRE0001122	
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DRAWING TITLE
EXCAVATION DETAILS - 1

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10a** REVISION **4**

SCALE AT B1: 1 : 50

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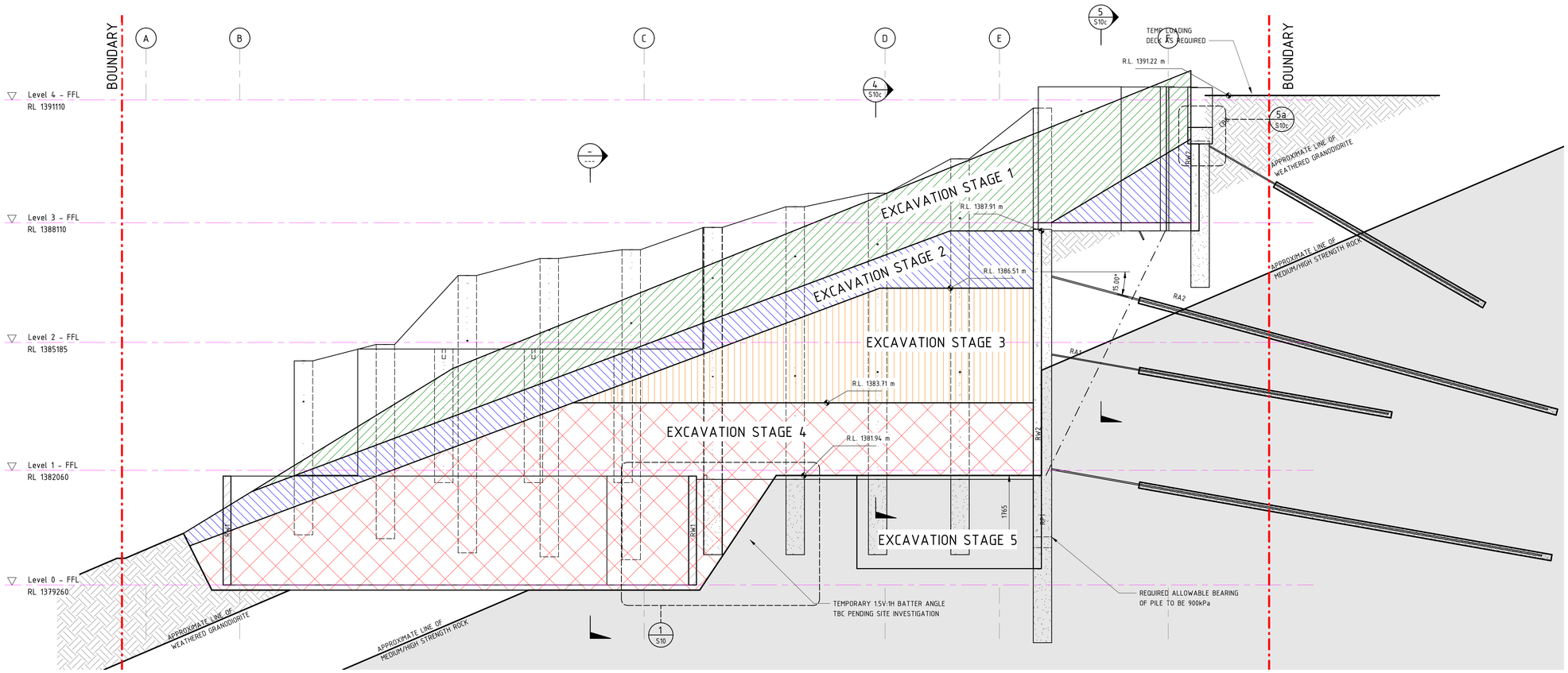
PROPOSED METHODOLOGY

1. INSTALL PILES TO LEVEL 4 @ 1.2m AND AROUND EXCAVATION PERIMETER @ ~2m CRS AND INSTALL CAPPING BEAMS AS REQUIRED
2. EXCAVATE STAGE 1 AS INDICATED TO SHOTCRETING PILES AS REQUIRED AND TAKING READINGS OF PILES TO CHECK DEFLECTIONS
3. INSTALLING ANCHORS TO SOUTHERN PILES AND FIRST ROW OF EAST AND WESTERN PILES
4. INSTALL LOWER PILES ALONG GRID E WITH ADDITIONAL EXCAVATION AS REQUIRED
5. TEST SELECTED ROCK ANCHORS TO NOMINATED LOAD TO CONFIRM CAPACITY
6. EXCAVATE STAGE 2 AS INDICATED SLOPING TO THE NORTH AS NECESSARY TO ENABLE ACCESS TO ANCHORAGES TAKING READINGS OF PILES TO CHECK DEFLECTIONS
7. SHOTCRETE BETWEEN PILES
8. POUR 200mm CS6 CAPPING SLAB TO CONNECT RP1 AND RP2 PILES AT RL1387.90
9. INSTALL TOP STAGE OF ROCK ANCHORS TO PILES ON GRID E AND OTHER PERIMETER PILES AS AVAILABLE
10. TEST SELECTED ROCK ANCHORS TO NOMINATED LOAD TO CONFIRM CAPACITY
11. EXCAVATE STAGE 3 TAKING READINGS OF PILES TO CHECK DEFLECTIONS
12. INSTALL NEXT ROW OF ANCHORS ALONG GRID E AND 2nd ROW OF ANCHORS TO EAST AND WEST WINGS
13. SHOTCRETE BETWEEN PILES
14. TEST SELECTED ROCK ANCHORS TO 1.3x WORKING LOAD TO CONFIRM CAPACITY
15. EXCAVATE STAGE 4, SHOTCRETING WALLS AS NECESSARY
16. INSTALL FINAL ROW OF ANCHORS AROUND LIFT PIT AND TEST SELECTED ROCK ANCHORS TO NOMINATED LOAD TO CONFIRM CAPACITY
17. EXCAVATE STAGE 5 LIFT PIT
18. PROGRESSIVELY CONSTRUCT STRUCTURE TAKING READINGS OF WALLS AT KEY STAGES TO MONITOR DEFLECTIONS
19. ONCE LEVEL 3 SLAB HAS REACHED DESIGN STRENGTH (40 MPa), DE-STRESS ROCK ANCHORS

WITNESS, HOLD AND MONITORING POINTS

- GEOTECHNICAL INVESTIGATION ONSITE POST DEMOLITION OF EXISTING STRUCTURE TO CONFIRM ASSUMPTIONS
- GEOTECHNICAL INVESTIGATION ONSITE EVERY 1.5m DEPTH OF EXCAVATION TO CONFIRM GROUND CONDITIONS
- STRUCTURAL INSPECTION REQUIRED:
  - PRIOR TO POURING CONCRETE PILES/PIERS TO CONFIRM BEARING CAPACITY AND REINFORCING
  - PRIOR TO SHOTCRETING WALLS
  - PRIOR TO STRESSING OF ROCK ANCHORS
  - PRIOR TO EXCAVATION RESUMING AFTER TEMPORARY BRACING STEEL INSTALLED
- VIBRATION MONITORING TO BE CARRIED OUT ON BOUNDARIES IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS DURING EXCAVATION
- SURVEY POINTS TO BE ESTABLISHED AND LOCATIONS SUBMITTED FOR APPROVAL TO ALL RETAINING WALLS. SURVEY TO BE SUBMITTED TO GEOTECH AND STRUCTURAL ENGINEER TO MONITOR MOVEMENTS. SURVEY TO BE CARRIED OUT AT FOLLOWING STAGES:
  - COMPLETION OF TOP RP2 PILE INSTALLATION
  - COMPLETION OF EXCAVATION STAGE 1
  - PRIOR TO ROCK ANCHOR STRESSING
  - COMPLETION OF ROCK ANCHOR STRESSING AND TEMPORARY PROP INSTALLATION
  - ONCE EXCAVATION ACHIEVES ~RL1381.94
  - ONCE EXCAVATION IS COMPLETED



SECTION 1 S10c
1 : 50

NOTE:
- EXCAVATION TO NOT EXCEED 1.5m IN ONE GO.
- EACH 1.5m EXCAVATION TO BE INSPECTED BY A COMPETENT GETOECHNICAL ENGIEER AND SIGNED OFF PRIOR TO PROGRESSING EXCAVATION TO FURTHER DEPTH

REGULATED DESIGN RECORD						
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	3	16.11.2021	REVISED FOR ANCHORAGES	THOMAS WILLIAMS	PRE0001122	
	4	23.11.2021	RL CHANGES	THOMAS WILLIAMS	PRE0001122	
	5	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN – GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122	

DRAWING TITLE
EXCAVATION DETAILS - 2

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10b** REVISION **5**

SCALE AT B1: 1 : 50

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#SCHEDULE - P - RETAINING

Type Mark	Description
ANCHORS	
RA1	26.5mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
RA2	32mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
RA3	36mm DYWIDAG Y1050H PRESTRESSING STEEL BAR - OR OTHER APPROVED - SEE ACCOMPANYING SHEET FOR LOADS
FOUNDATIONS	
CB8	600Wx400D CAPPING BEAM TO ROAD - 3N20s TOP & BTM with N12 STIRRUPS @ 300 CRS
RETAINING SYSTEM	
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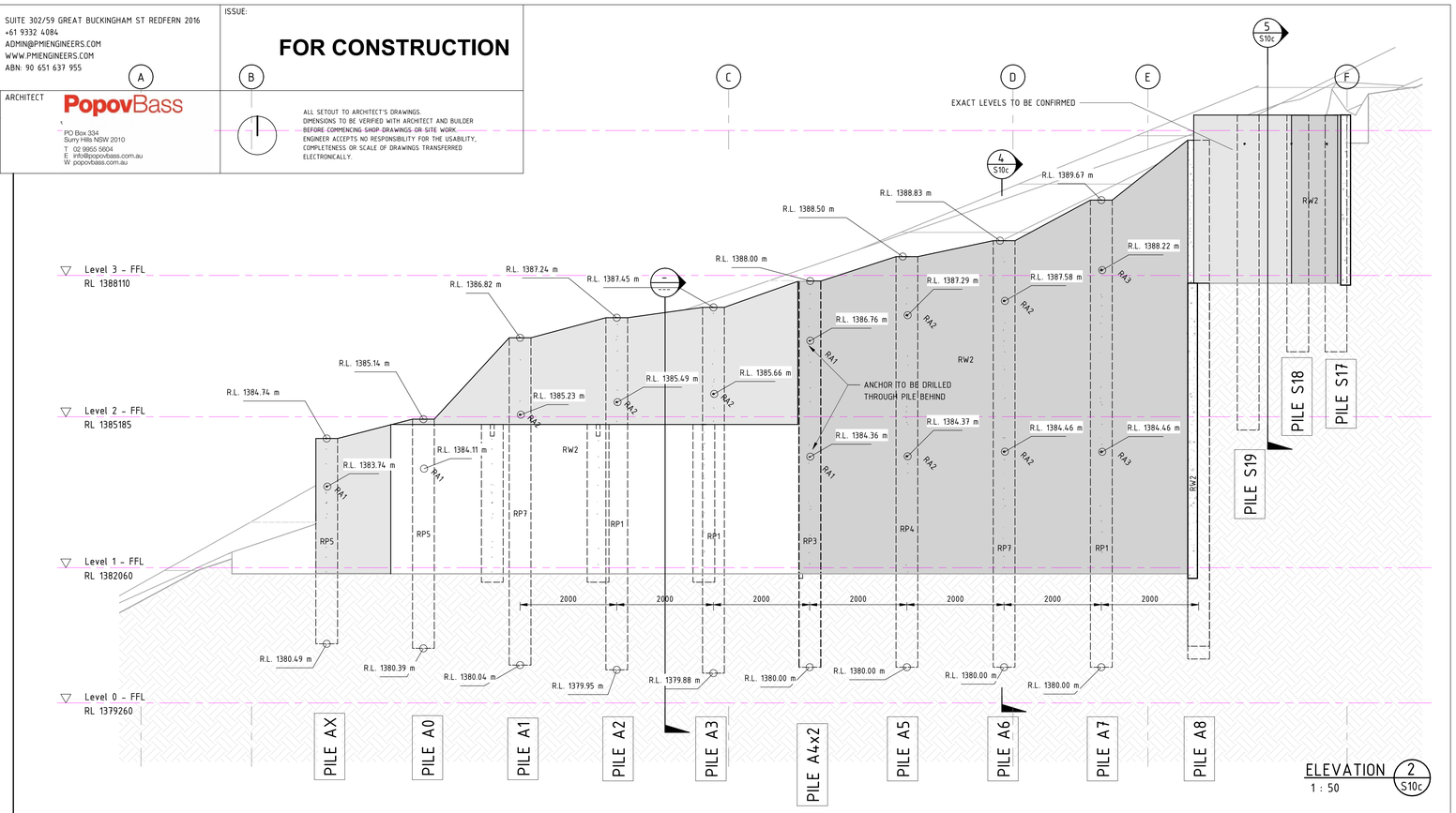
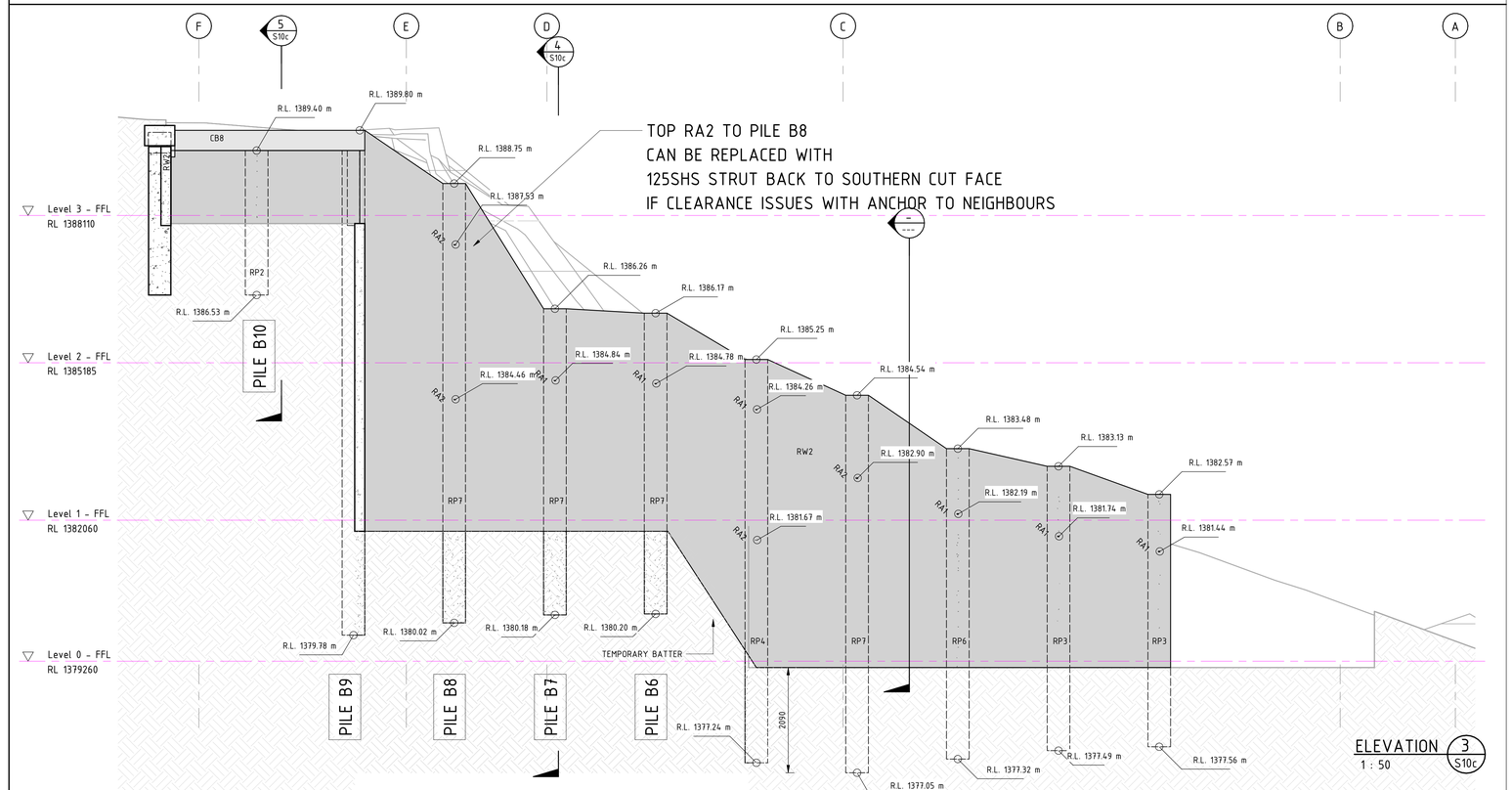
RW1	190 COREFILLED BLOCKWORK WALLS - N16s @ 400 CRS VERTICAL - N12s @ 400 CRS HORIZONTAL - TEMP RESTRAINT REQUIRED AT TOP PRIOR TO SLAB OVER BEING POURED
RW2	200mm 32MPa SHOTCRETE WALLS - SEE S10 FOR DETAILS



ELEVATION 2 S10c
1 : 50



ELEVATION 3 S10c
1 : 50

REGULATED DESIGN RECORD						
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PROJECT TITLE: BLACK BEAR INN		07.09.2021	ISSUE FOR COMMENT	THOMAS WILLIAMS	PRE0001122	
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	3	16.11.2021	REVISED FOR ANCHORAGES	THOMAS WILLIAMS	PRE0001122	
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DRAWING TITLE
EXCAVATION DETAILS - 3

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10c** REVISION **4**

SCALE AT B1: As indicated

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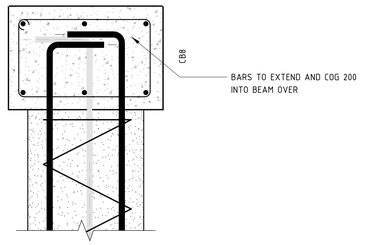
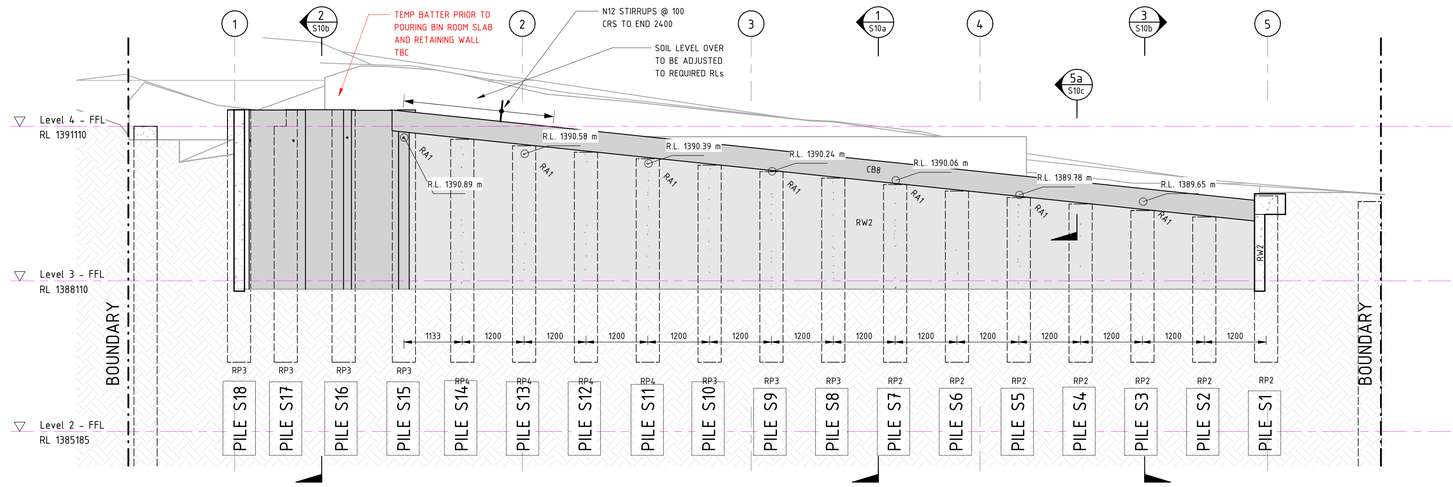
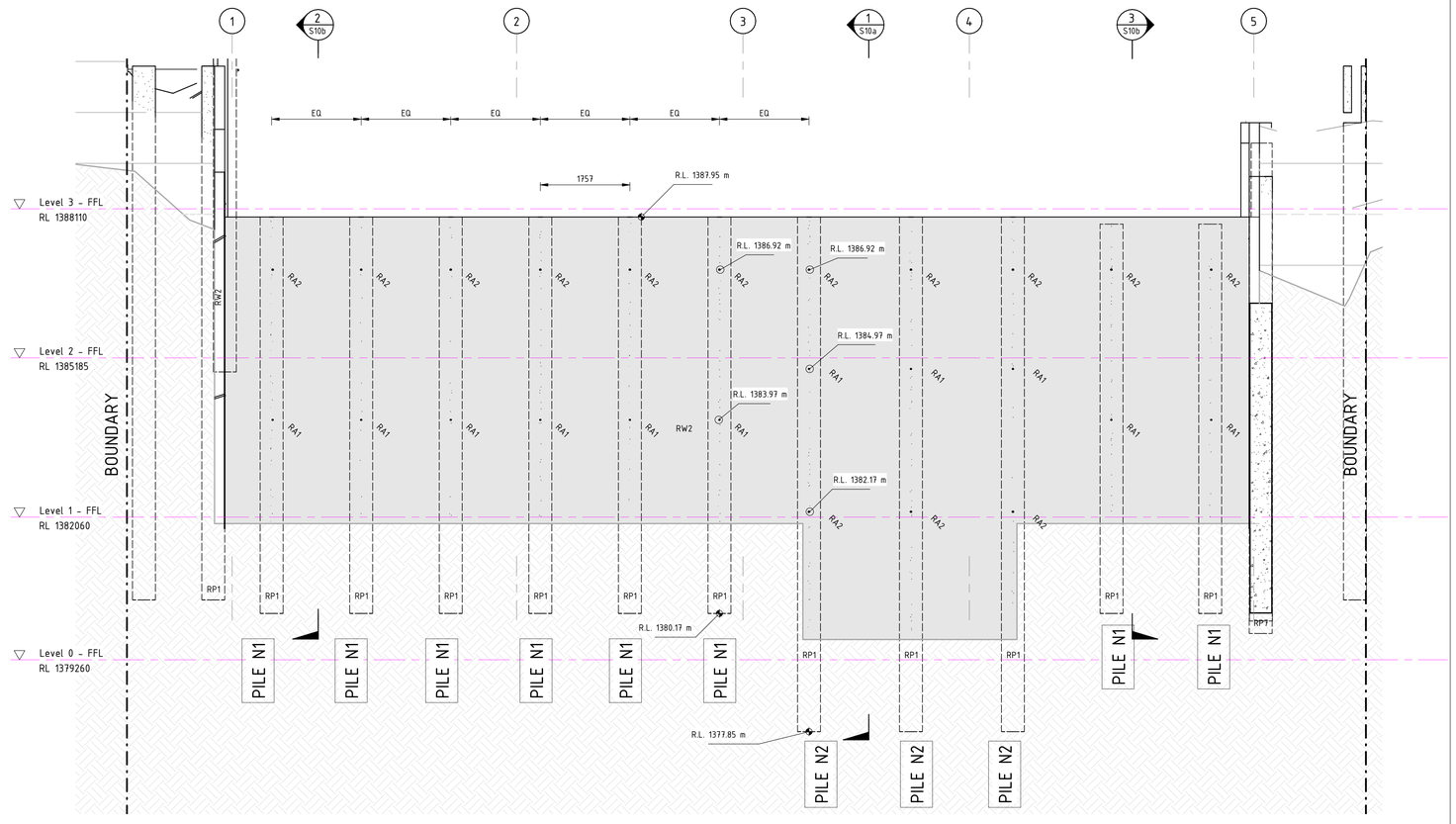


TYPICAL CAPPING BEAM CONNECTION

DETAIL 5a / S10a
1 : 10



ELEVATION 5 / S10a
1 : 50



ELEVATION 4 / S10a
1 : 50

REGULATED DESIGN RECORD						
PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO	REV	DATE	DESCRIPTION	DP FULL NAME	REG NO
PROJECT TITLE: BLACK BEAR INN	1	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN - GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122
CONSENT NUMBER:	2	28.02.2022	CONSOLIDATED SHEETS FOR DA SUBMISSION	THOMAS WILLIAMS	PRE0001122

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ISSUE:

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DRAWING TITLE
PILING PLAN

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10d**

REVISION **2**

SCALE AT B1: 1 : 50

CLIENT:
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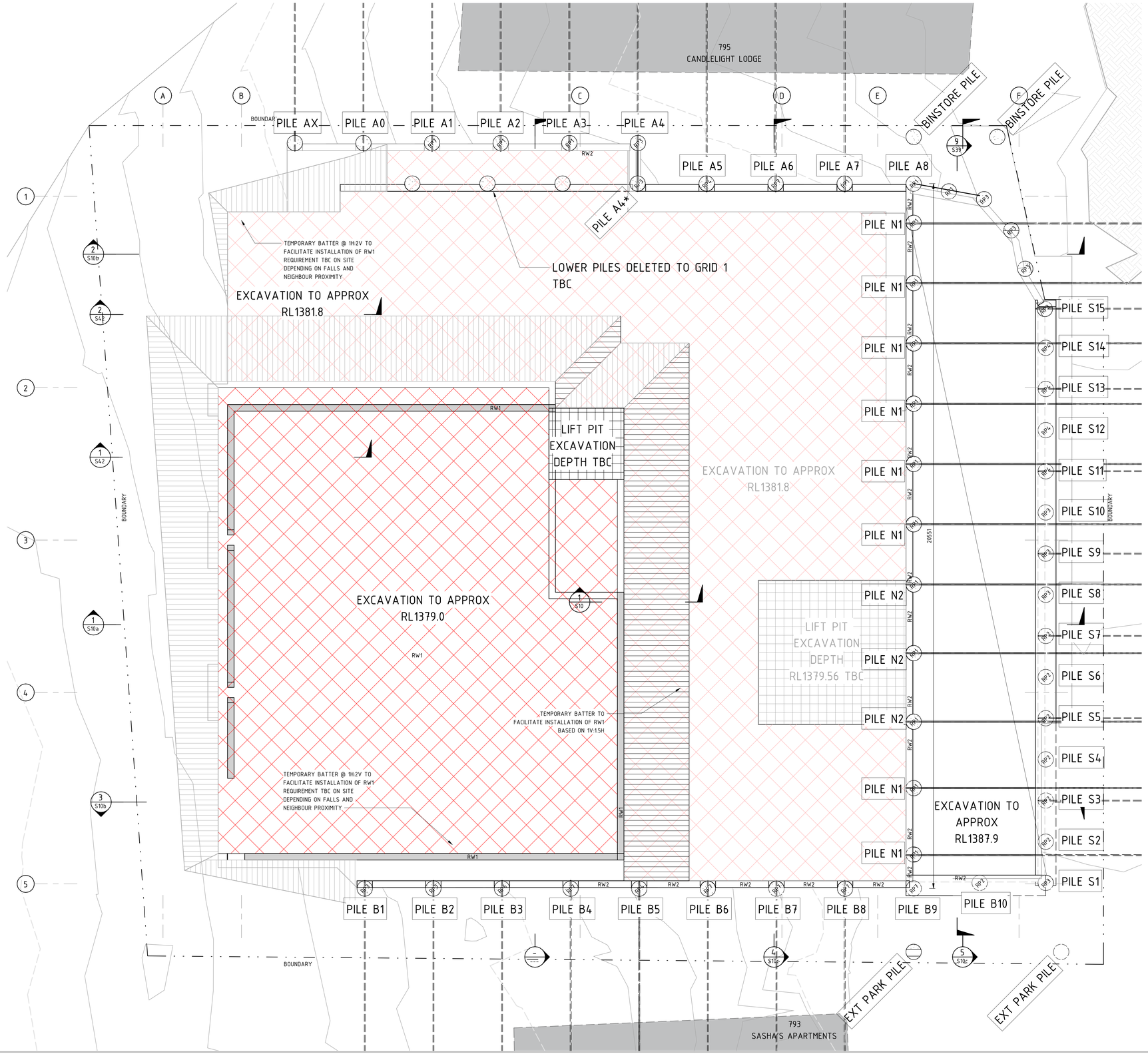

ANCHOR SCHEDULE

IDENTIFIER	TYPE MARK	DIAMETER	LENGTH (mm)	ANCHOR RL	ANGLE	WORKING LOAD (kN)	TEST LOAD (kN)	LOCK OFF LOAD (kN)	MIN EXTENSION - TEST LOAD (mm)	MAX EXTENSION - TEST LOAD (mm)
A0	RA1	26.5mm	6600	1384.12	30°	130	270	130	7.16	11.46
A1	RA2	32mm	10900	1385.24	30°	290	580	290	10.55	24.45
A2	RA2	32mm	12200	1385.50	30°	340	680	340	12.37	31.35
A3	RA2	32mm	12900	1385.67	30°	360	730	360	13.28	35.20
A4-1	RA1	26.5mm	9800	1386.77	30°	300	500	300	13.27	28.30
A4-2	RA1	26.5mm	10100	1384.37	17.5°	320	520	320	13.80	30.12
A5-1	RA2	32mm	10500	1387.30	30°	330	550	330	10.01	22.52
A5-2	RA2	32mm	11100	1384.38	17.5°	360	590	360	10.74	25.23
A6-1	RA2	32mm	11200	1387.60	30°	360	600	360	10.92	25.84
A6-2	RA2	32mm	11900	1384.48	17.5°	390	650	390	11.83	29.37
A7-1	RA3	36mm	13900	1388.24	30°	480	800	480	11.50	32.40
A7-2	RA3	36mm	13900	1384.48	17.5°	480	800	480	11.50	32.40
AX	RA1	26.5mm	6000	1383.75	30°	110	220	110	5.84	8.76
B1	RA1	26.5mm	7200	1381.45	30°	150	310	150	8.23	13.98
B2	RA1	26.5mm	8600	1381.75	30°	210	410	210	10.88	21.03
B3	RA1	26.5mm	9100	1382.20	30°	220	450	220	11.94	24.08
B4	RA2	32mm	12300	1382.91	30°	340	680	340	12.37	31.55
B5-1	RA1	26.5mm	9000	1384.27	30°	270	440	270	11.67	23.35
B5-2	RA2	32mm	10400	1381.68	15°	330	540	330	9.83	21.94
B6	RA1	26.5mm	9100	1384.79	30°	220	450	220	11.94	24.08
B7	RA1	26.5mm	9300	1384.85	30°	230	470	230	12.47	25.56
B8-1	RA2	32mm	11100	1387.55	30°	360	590	360	10.74	25.23
B8-2	RA2	32mm	11600	1384.48	15°	380	630	380	11.46	27.89
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N2-1	RA2	32mm	13000	1386.93	15°	440	730	440	13.28	35.42
N2-2	RA1	26.5mm	8200	1384.98	10°	230	380	230	10.08	18.82
N2-3	RA2	32mm	12600	1382.18	10°	420	700	420	12.74	33.12
S3	RA1	26.5mm	6000	1389.66	30°	140	220	140	5.84	8.76
S5	RA1	26.5mm	6400	1389.79	30°	150	250	150	6.63	10.39
S7	RA1	26.5mm	7400	1390.07	30°	200	320	200	8.49	14.72
S9	RA1	26.5mm	8100	1390.25	30°	230	370	230	9.82	18.16
S11	RA1	26.5mm	8900	1390.40	30°	260	430	260	11.41	22.63
S13	RA1	26.5mm	9200	1390.59	30°	270	450	270	11.94	24.28
S15	RA1	26.5mm	8800	1390.91	30°	260	420	260	11.14	21.92

REGULATED DESIGN RECORD						
PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO	REV	DATE	DESCRIPTION	DP FULL NAME	REG NO	
PROJECT TITLE: BLACK BEAR INN	1	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN - GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122	
CONSENT NUMBER:	2	28.02.2022	CONSOLIDATED SHEETS FOR DA SUBMISSION	THOMAS WILLIAMS	PRE0001122	

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ISSUE:

FOR CONSTRUCTION

DRAWING TITLE
ANCHOR SECTIONS

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10e** REVISION **2**

SCALE AT B1: 1 : 100

CLIENT: HIDALI PTY LTD

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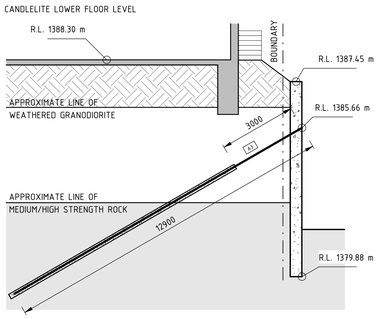
ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY.



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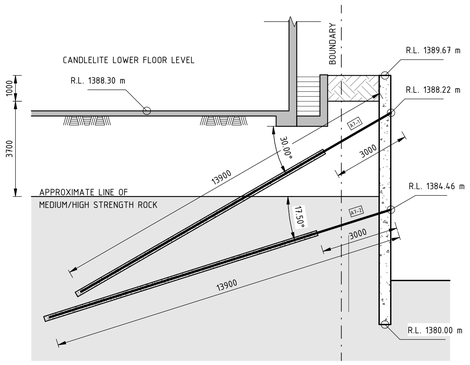

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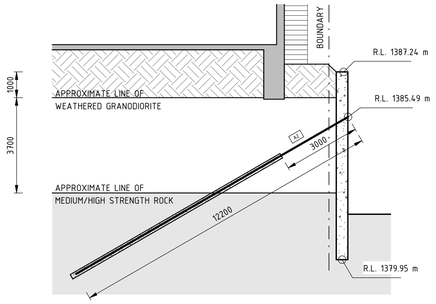

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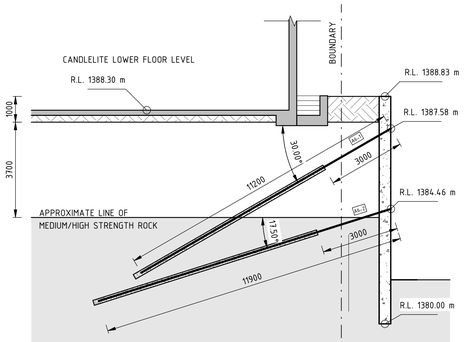

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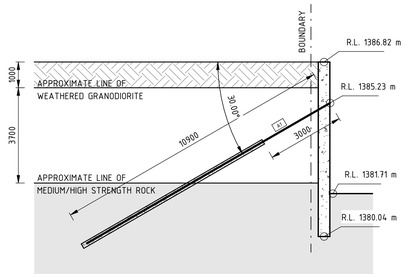
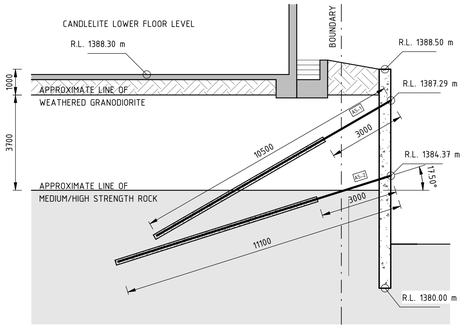


PILE A1



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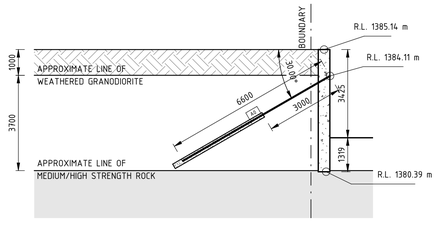

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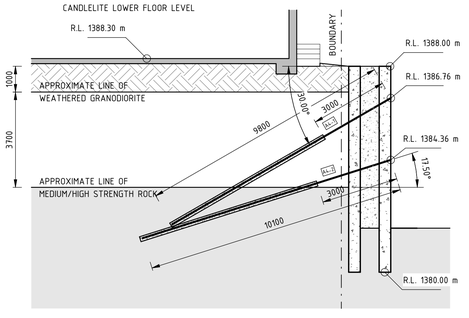

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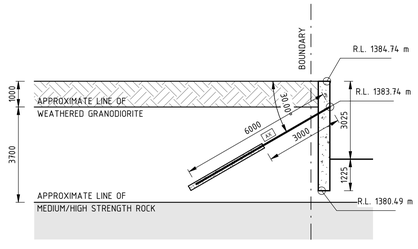

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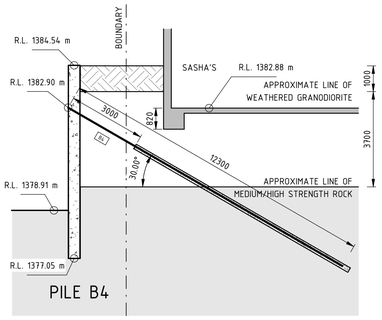

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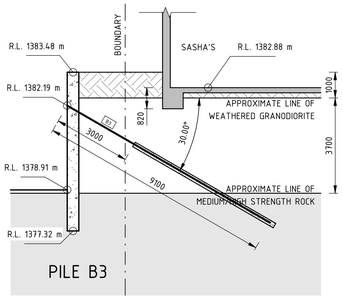

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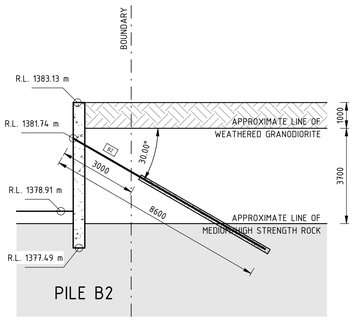
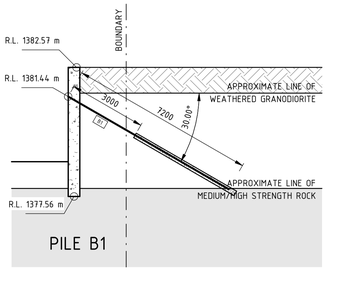


PILE B2



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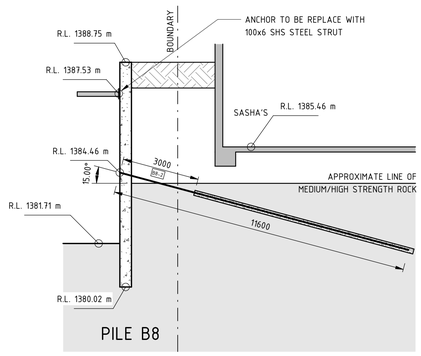

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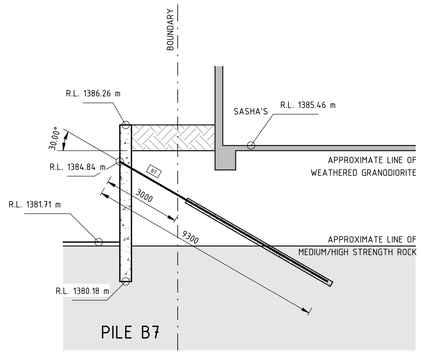

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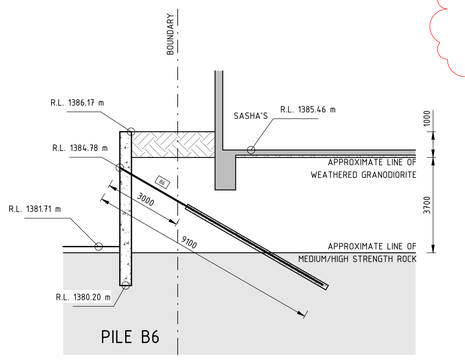

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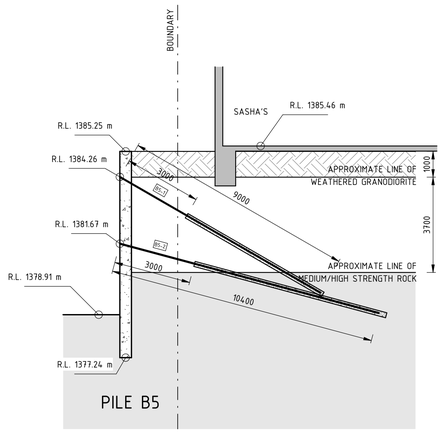

PILE B5

NOTE:

- ALL ANCHORS TO BE TESTED TO TEST LOAD FOR 15 MINUTES AND ANCHOR IS TO BE CONFIRMED HOLDING 'TEST LOAD' FOR THE FULL 15 MIN DURATION
- ANCHOR WORKING LOADS TEST LOADS AND LOCK-OFF LOADS ARE TO BE IN ACCORDANCE WITH SCHEDULE BELOW.
- ANCHORS TO BE DYWIDAG Y1050H PRESTRESSING STEEL BAR OR SIMILAR APPROVED
- ALL ANCHORS HOLES TO BE 125mm DIA MINIMUM
- ANCHOR BARS ARE TO BE BLACK STEEL WITH NO CORROSION PROTECTION / SHEATHING REQUIRED DUE TO TEMPORARY NATURE
- NO FIRE TREATMENT IS REQUIRED FOR TEMPORARY ANCHORS

TOLERANCES:

- ALL ANCHORS TO BE LOCATED WITHIN 250mm OF THE STATED RL
- WITHIN 5 DEG OF STATED ANGLE OFF HORIZONTAL
- ALL ANCHORS TO BE PERPENDICULAR TO EXCAVATION CUT WITHIN 5 DEG
- MINIMUM FREE LENGTH OF ANCHORS OF 3m AS NOTED ON SECTIONS

DESIGN LOADS:

- ALL ANCHORS DESIGNED FOR 8H + SURCHARGE LOADING FROM LIVE LOAD
- LIVE LOAD ASSUMED AS 5kPA FOR EAST AND WEST SIDE OF SITE
- LIVE LOAD ASSUMED AS 10kPA FOR SOUTHERN SIDE OF SITE

ANCHOR WORKING LOADS:

- WORKING LOAD SPECIFIED AS LOAD RESULTING FROM LIVE LOAD + 6H DEAD LOAD
- TEST LOAD DEFINED AS LIVE LOAD + 8H DEAD LOAD WITH APPROPRIATE SAFETY FACTORS APPLIED
- ANCHOR LENGTH DESIGN BASED ON 150kPa ULTIMATE BOND STRESS
- MIN EXTENSION BASED ON EXTENSION OVER 3m FREE LENGTH ONLY
- MAX EXTENSION BASED ON EXTENSION OVER 3m FREE LENGTH + 1/2 BONDED LENGTH

ANCHOR SCHEDULE

IDENTIFIER	TYPE MARK	DIAMETER	LENGTH (mm)	ANCHOR RL	ANGLE	WORKING LOAD (kN)	TEST LOAD (kN)	LOCK OFF LOAD (kN)	MIN EXTENSION - TEST LOAD (mm)	MAX EXTENSION - TEST LOAD (mm)
A0	RA1	26.5mm	6600	1384.12	30°	130	270	130	7.16	11.46
A1	RA2	32mm	10900	1385.24	30°	290	580	290	10.55	24.45
A2	RA2	32mm	12200	1385.50	30°	340	680	340	12.37	31.35
A3	RA2	32mm	12900	1385.67	30°	360	730	360	13.28	35.20
A4-1	RA1	26.5mm	9800	1386.77	30°	300	500	300	13.27	28.30
A4-2	RA1	26.5mm	10100	1384.37	17.5°	320	520	320	13.80	30.12
A5-1	RA2	32mm	10500	1387.30	30°	330	550	330	10.01	22.52
A5-2	RA2	32mm	11100	1384.38	17.5°	360	590	360	10.74	25.23
A6-1	RA2	32mm	11200	1387.60	30°	360	600	360	10.92	25.84
A6-2	RA2	32mm	11900	1384.48	17.5°	390	650	390	11.83	29.37
A7-1	RA3	36mm	13900	1388.24	30°	480	800	480	11.50	32.40
A7-2	RA3	36mm	13900	1384.48	17.5°	480	800	480	11.50	32.40
AX	RA1	26.5mm	6000	1383.75	30°	110	220	110	5.84	8.76
B1	RA1	26.5mm	7200	1381.45	30°	150	310	150	8.23	13.98
B2	RA1	26.5mm	8600	1381.75	30°	210	410	210	10.88	21.03
B3	RA1	26.5mm	9100	1382.20	30°	220	450	220	11.94	24.08
B4	RA2	32mm	12300	1382.91	30°	340	680	340	12.37	31.55
B5-1	RA1	26.5mm	9000	1384.27	30°	270	440	270	11.67	23.35
B5-2	RA2	32mm	10400	1381.68	15°	330	540	330	9.83	21.94
B6	RA1	26.5mm	9100	1384.79	30°	220	450	220	11.94	24.08
B7	RA1	26.5mm	9300	1384.85	30°	230	470	230	12.47	25.56
B8-1	RA2	32mm	11100	1387.55	30°	360	590	360	10.74	25.23
B8-2	RA2	32mm	11600	1384.48	15°	380	630	380	11.46	27.89
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N2-1	RA2	32mm	13000	1386.93	15°	440	730	440	13.28	35.42
N2-2	RA1	26.5mm	8200	1384.98	10°	230	380	230	10.08	18.82
N2-3	RA2	32mm	12600	1382.18	10°	420	700	420	12.74	33.12
S3	RA1	26.5mm	6000	1389.66	30°	140	220	140	5.84	8.76
S5	RA1	26.5mm	6400	1389.79	30°	150	250	150	6.63	10.39
S7	RA1	26.5mm	7400	1390.07	30°	200	320	200	8.49	14.72
S9	RA1	26.5mm	8100	1390.25	30°	230	370	230	9.82	18.16
S11	RA1	26.5mm	8900	1390.40	30°	260	430	260	11.41	22.63
S13	RA1	26.5mm	9200	1390.59	30°	270	450	270	11.94	24.28
S15	RA1	26.5mm	8800	1390.91	30°	260	420	260	11.14	21.92

REGULATED DESIGN RECORD

PROJECT ADDRESS: 30 DIGGINGS TERRACE, THREDBO
PROJECT TITLE: BLACK BEAR INN
CONSENT NUMBER:

REV	DATE	DESCRIPTION	DP FULL NAME	REG NO
1	01.02.2022	REVISED FOR PARTICULARS OF REGULATED DESIGN - GROUND ANCHORS	THOMAS WILLIAMS	PRE0001122
2	28.02.2022	CONSOLIDATED SHEETS FOR DA SUBMISSION	THOMAS WILLIAMS	PRE0001122

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ISSUE:

FOR CONSTRUCTION

DRAWING TITLE
ANCHOR SECTIONS

JOB NUMBER
PMI-2021-053

DRAWING NUMBER **S10f** REVISION **2**

SCALE AT B1: 1 : 100

CLIENT:
HIDALI PTY LTD

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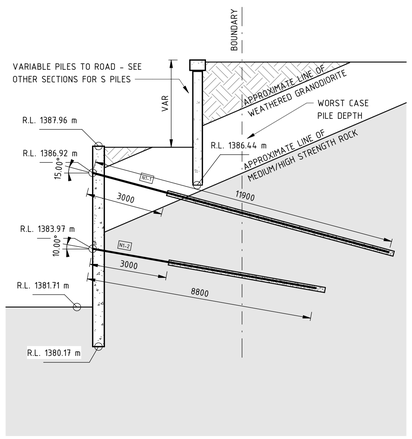
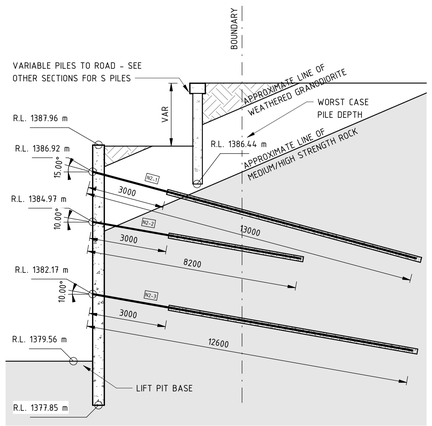


PILES N1



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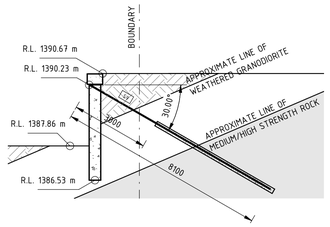

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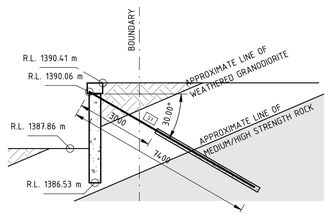

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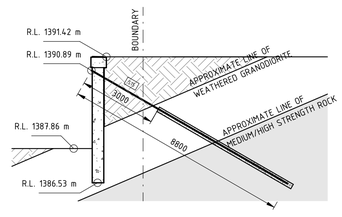

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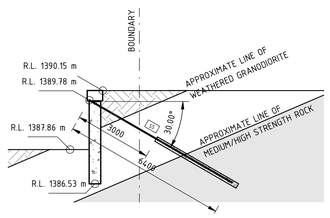

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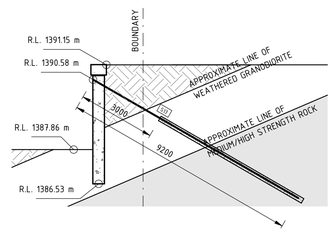

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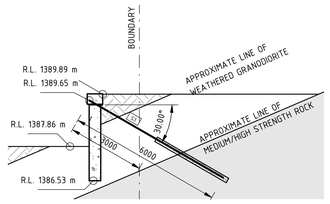

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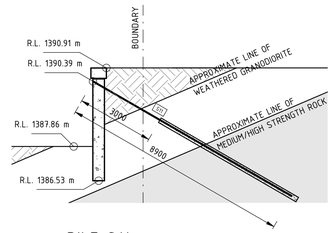


PILE S11

NOTE:

- ALL ANCHORS TO BE TESTED TO TEST LOAD FOR 15 MINUTES AND ANCHOR IS TO BE CONFIRMED HOLDING 'TEST LOAD' FOR THE FULL 15 MIN DURATION
- ANCHOR WORKING LOADS TEST LOADS AND LOCK-OFF LOADS ARE TO BE IN ACCORDANCE WITH SCHEDULE BELOW.
- ANCHORS TO BE DYWIDAG Y1050H PRESTRESSING STEEL BAR OR SIMILAR APPROVED
- ALL ANCHORS HOLES TO BE 125mm DIA MINIMUM
- ANCHOR BARS ARE TO BE BLACK STEEL WITH NO CORROSION PROTECTION / SHEATHING REQUIRED DUE TO TEMPORARY NATURE
- NO FIRE TREATMENT IS REQUIRED FOR TEMPORARY ANCHORS

TOLERANCES:

- ALL ANCHORS TO BE LOCATED WITHIN 250mm OF THE STATED RL
- WITHIN 5 DEG OF STATED ANGLE OFF HORIZONTAL
- ALL ANCHORS TO BE PERPENDICULAR TO EXCAVATION CUT WITHIN 5 DEG
- MINIMUM FREE LENGTH OF ANCHORS OF 3m AS NOTED ON SECTIONS

DESIGN LOADS:

- ALL ANCHORS DESIGNED FOR 8H + SURCHARGE LOADING FROM LIVE LOAD
- LIVE LOAD ASSUMED AS 5kPA FOR EAST AND WEST SIDE OF SITE
- LIVE LOAD ASSUMED AS 10kPA FOR SOUTHERN SIDE OF SITE

ANCHOR WORKING LOADS:

- WORKING LOAD SPECIFIED AS LOAD RESULTING FROM LIVE LOAD + 6H DEAD LOAD
- TEST LOAD DEFINED AS LIVE LOAD + 8H DEAD LOAD WITH APPROPRIATE SAFETY FACTORS APPLIED
- ANCHOR LENGTH DESIGN BASED ON 150kPa ULTIMATE BOND STRESS
- MIN EXTENSION BASED ON EXTENSION OVER 3m FREE LENGTH ONLY
- MAX EXTENSION BASED ON EXTENSION OVER 3m FREE LENGTH + 1/2 BONDED LENGTH

ANCHOR SCHEDULE

IDENTIFIER	TYPE MARK	DIAMETER	LENGTH (mm)	ANCHOR RL	ANGLE	WORKING LOAD (kN)	TEST LOAD (kN)	LOCK OFF LOAD (kN)	MIN EXTENSION - TEST LOAD (mm)	MAX EXTENSION - TEST LOAD (mm)
A0	RA1	26.5mm	6600	1384.12	30°	130	270	130	7.16	11.46
A1	RA2	32mm	10900	1385.24	30°	290	580	290	10.55	24.45
A2	RA2	32mm	12200	1385.50	30°	340	680	340	12.37	31.35
A3	RA2	32mm	12900	1385.67	30°	360	730	360	13.28	35.20
A4-1	RA1	26.5mm	9800	1386.77	30°	300	500	300	13.27	28.30
A4-2	RA1	26.5mm	10100	1384.37	17.5°	320	520	320	13.80	30.12
A5-1	RA2	32mm	10500	1387.30	30°	330	550	330	10.01	22.52
A5-2	RA2	32mm	11100	1384.38	17.5°	360	590	360	10.74	25.23
A6-1	RA2	32mm	11200	1387.60	30°	360	600	360	10.92	25.84
A6-2	RA2	32mm	11900	1384.48	17.5°	390	650	390	11.83	29.37
A7-1	RA3	36mm	13900	1388.24	30°	480	800	480	11.50	32.40
A7-2	RA3	36mm	13900	1384.48	17.5°	480	800	480	11.50	32.40
AX	RA1	26.5mm	6000	1383.75	30°	110	220	110	5.84	8.76
B1	RA1	26.5mm	7200	1381.45	30°	150	310	150	8.23	13.98
B2	RA1	26.5mm	8600	1381.75	30°	210	410	210	10.88	21.03
B3	RA1	26.5mm	9100	1382.20	30°	220	450	220	11.94	24.08
B4	RA2	32mm	12300	1382.91	30°	340	680	340	12.37	31.55
B5-1	RA1	26.5mm	9000	1384.27	30°	270	440	270	11.67	23.35
B5-2	RA2	32mm	10400	1381.68	15°	330	540	330	9.83	21.94
B6	RA1	26.5mm	9100	1384.79	30°	220	450	220	11.94	24.08
B7	RA1	26.5mm	9300	1384.85	30°	230	470	230	12.47	25.56
B8-1	RA2	32mm	11100	1387.55	30°	360	590	360	10.74	25.23
B8-2	RA2	32mm	11600	1384.48	15°	380	630	380	11.46	27.89
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-1	RA2	32mm	11900	1386.93	15°	390	650	390	11.83	29.37
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N1-2	RA1	26.5mm	8800	1383.98	10°	260	420	260	11.14	21.92
N2-1	RA2	32mm	13000	1386.93	15°	440	730	440	13.28	35.42
N2-2	RA1	26.5mm	8200	1384.98	10°	230	380	230	10.08	18.82
N2-3	RA2	32mm	12600	1382.18	10°	420	700	420	12.74	33.12
S3	RA1	26.5mm	6000	1389.66	30°	140	220	140	5.84	8.76
S5	RA1	26.5mm	6400	1389.79	30°	150	250	150	6.63	10.39
S7	RA1	26.5mm	7400	1390.07	30°	200	320	200	8.49	14.72
S9	RA1	26.5mm	8100	1390.25	30°	230	370	230	9.82	18.16
S11	RA1	26.5mm	8900	1390.40	30°	260	430	260	11.41	22.63
S13	RA1	26.5mm	9200	1390.59	30°	270	450	270	11.94	24.28
S15	RA1	26.5mm	8800	1390.91	30°	260	420	260	11.14	21.92

APPENDIX C – FORM 2 DECLARATION AND CERTIFICATION

Form 2 – Declaration and certification made by a structural engineer or civil engineer and geotechnical engineer or engineering geologist in relation to a geotechnical report

DA Number: 10064

To be submitted with structural design forming part of an application for a construction certificate

This form must be attached with the submission of the structural documentation required for the determination of a construction certificate or combined development application and construction certificate submission. The applicant must issue a copy of the structural documents and form 2 to the geotechnical engineer who prepared or technically verified the geotechnical report for the development application now requiring a construction certificate.

Please contact the Alpine Resorts Team in Jindabyne for further information - phone 02 6456 1733.

To complete this form, please place a cross in the appropriate boxes ☐ and complete all sections.

1. Declaration made by structural or civil engineer in relation to the geotechnical report

I,

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other ☐

First Name: Thomas

Family Name: Williams

OF

Company/organisation: PMI Engineers

certify that I am a structural or civil engineer as defined by the "Policy" and I have prepared the below listed structural documents in accordance with the recommendations given in the following geotechnical report:

Title of geotechnical report: ALLIANCE GEOTECHNICAL REPORT No.: 13526-GR-1-1 Rev B

Development Site Address: 30 Diggings Terrace, Thredbo NSW

Author: Harshan Panchalingam

Dated: 08/12/2021

List of Structural Documents

S10(5) - EXCAVATION PLAN

S10a(4) - EXCAVATION DETAILS - 1

S10b(5) - EXCAVATION DETAILS - 2

S10c(4) - EXCAVATION DETAILS - 3

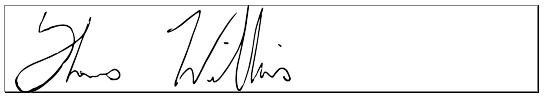
S10d(2) - PILING PLAN

S10e(2) - ANCHOR SECTIONS

S10f(2) - ANCHOR SECTIONS

I am aware that the certifying authority will rely on this declaration in granting a construction certificate for works to which the above design documents and geotechnical report relate.

Signature



Chartered professional status

CPEng, NER, NSW Registered Engineer and Design Practitioner

Name

Thomas Williams

Date

07/03/2022

2. Declaration made by geotechnical engineer or engineering geologist in relation to structural drawings

I,

Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other ☐

First Name

Mark

Family Name

Green

OF

Company/organisation

Alliance Geotechnical Pty Ltd

certify that I prepared and/or technically verified the above geotechnical report and now certify that I have viewed the above listed structural documents prepared for the same development. I am satisfied that the recommendations given in the above geotechnical report have been incorporated into the structural design as specifically intended.

Signature

Chartered professional status

CPEng NER (#4104405)

Name

Mark Green

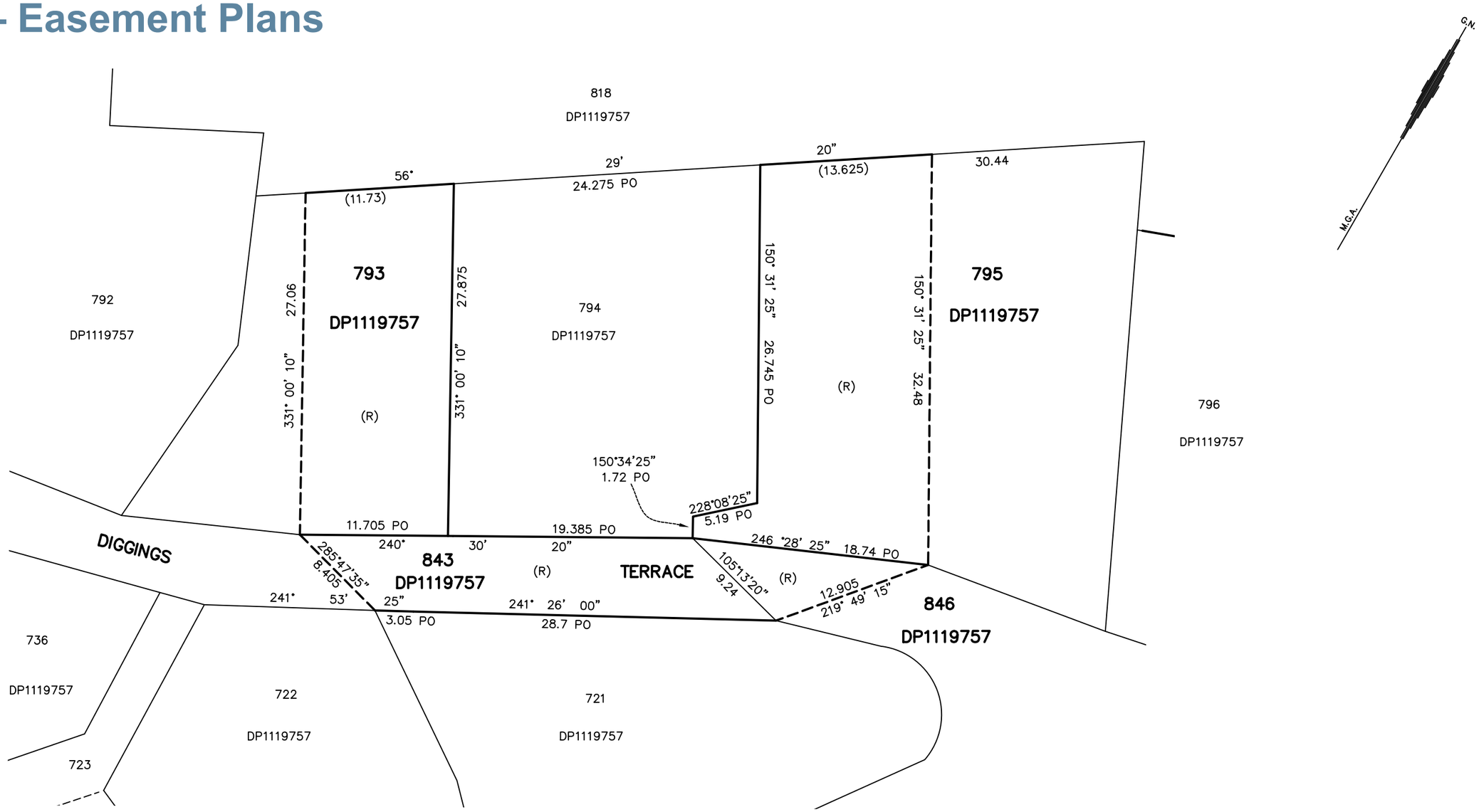
Date

7/03/2022

3. Contact details

Alpine Resorts Team
Shop 5A, 19 Snowy River Avenue
P O Box 36, JINDABYNE NSW 2627
Telephone: 02 6456 1733
Facsimile: 02 6456 1736
Email: alpineresorts@planning.nsw.gov.au

Appendix D – Easement Plans



EASEMENT:

(R) EASEMENT FOR TEMPORARY ROCK ANCHORS VARIABLE WIDTH

NOTE:

(1) PO BOUNDARIES COMPILED FROM DP1119757

SURVEYOR Name: PETER W BURNS Date: 03.02.2022 Reference: 3576/6	PLAN HEADING PLAN SHOWING EASEMENTS OVER LOTS 793, 795, 843 AND 846 DP1119757	L.G.A.: SNOWY MONARO REGIONAL Locality: THREDBO Reduction Ratio: 1:250 Lengths are in metres	REGISTERED	DP

10 | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 | 110 | 120 | 130 | 140 | 150

Appendix E - Arboricultural Review

Martin Peacock Tree Care
Arboricultural & Horticultural Consultancy

John Fielding
Hidali Pty Ltd

9th March 2022

Re: Temporary Ground Anchor Installation – 30 Diggins Terrace, Thredbo

This document has been prepared in relation to the potential impact of temporary ground anchor installation on trees located in the neighbouring property to the east of 30 Diggins Terrace (the site). The site is currently being developed and it is understood that the trees within the site have been removed and piling and excavation works are being undertaken within the building footprint.

The Site Structural Retention Documents (prepared by PMI Engineers, dated 01.02.22) which have been reviewed in the preparation of this document indicate that the proposed ground anchor AX within the TPZ area of the neigbhbours tree C will be installed between piles from within the building footprint. The ground anchor will be installed at a depth of 1.45m below the top of the piles will be angled downwards at an angle of thirty degrees (refer Appendix A).

Research shows that regardless of species the majority of a tree's root system is located in the upper 600mm of the soil profile. Therefore, based on the proposed ground anchor design and installation methodology, the trees within the neighbouring property should not be significantly impacted by the works as the ground anchors will be installed below the trees' root zones.

Please do not hesitate to contact me if you have any questions.

Regards

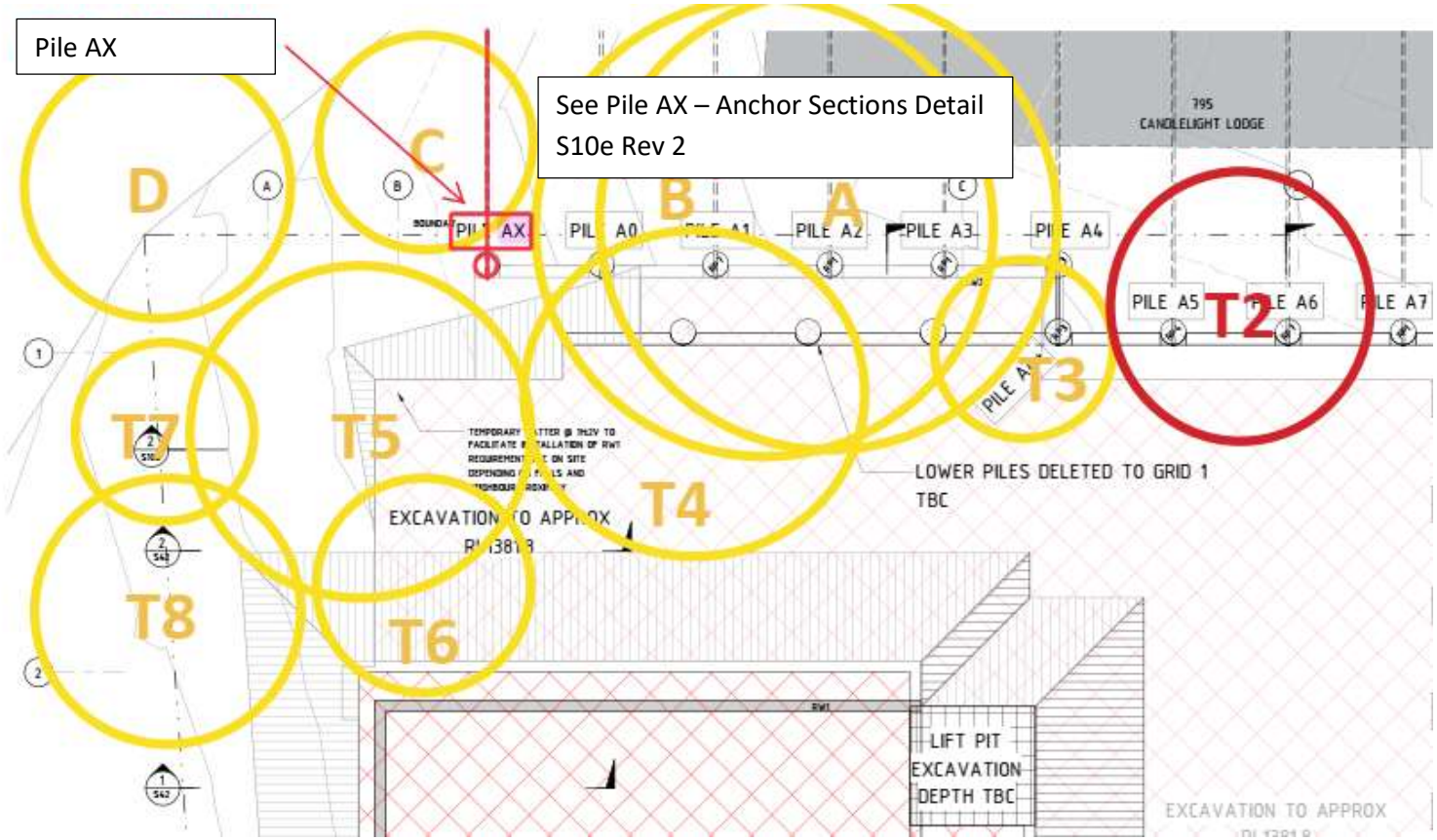
Martin Peacock

BSc (hons.) Arboriculture (UK)
Higher National Diploma Arboriculture (UK)
National Diploma Horticulture (Arb.) (UK)
Diploma Horticulture (Landscape Design) (AUS)

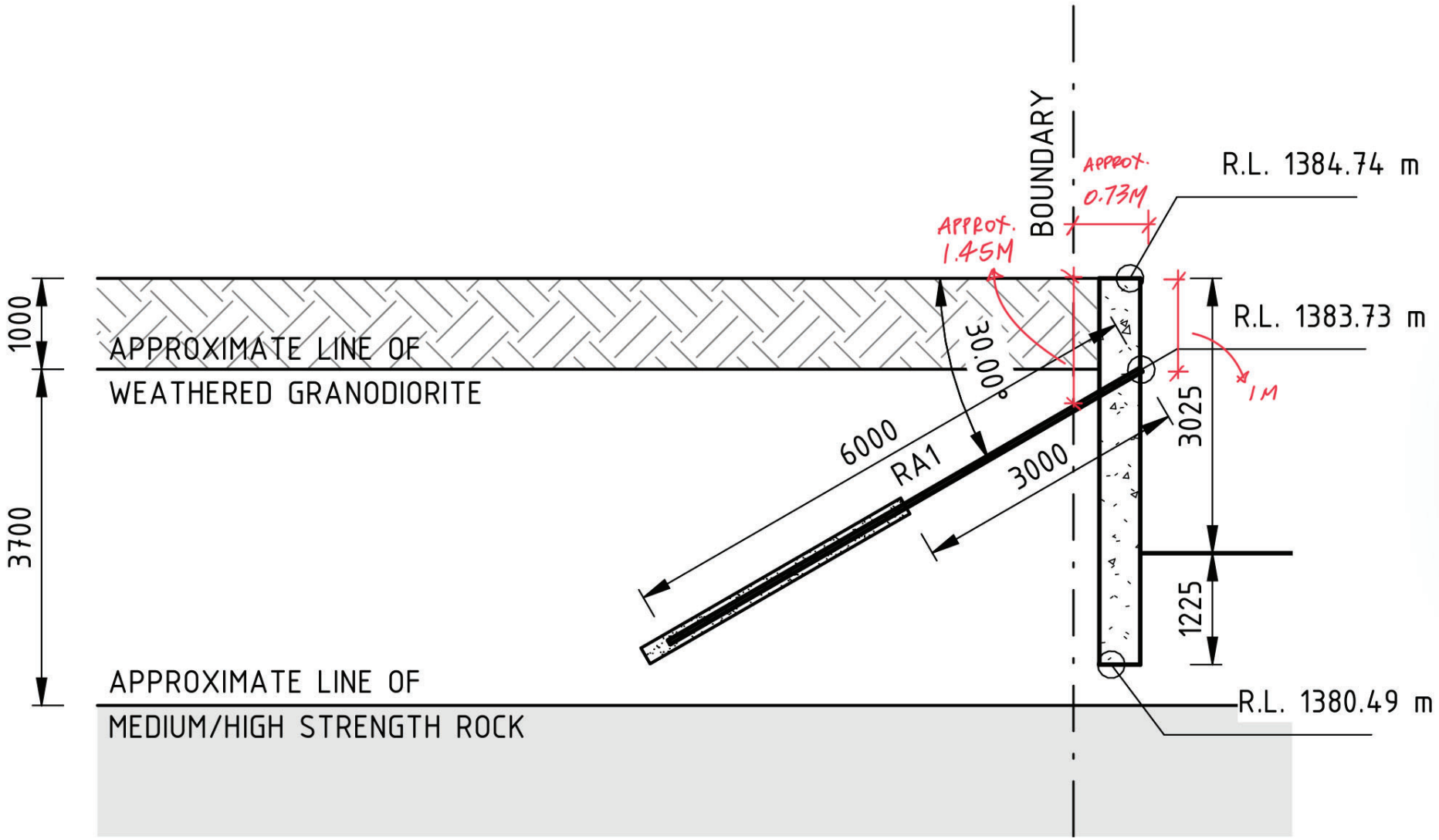
MEMBER ISA

- Martin Peacock Tree Care
- 39 Davidson Rd, Leura, NSW, 2780
- ph: 0405 221 056
- email: martin@martinpeacocktreecare.com.au
- web: www.martinpeacocktreecare.com.au

Appendix A – Excerpt from Site Structural Retention Documents



- Martin Peacock Tree Care
- 39 Davidson Rd, Leura, NSW, 2780
- ph: 0405 221 056
- email: martin@martinpeacocktreecare.com.au
- web: www.martinpeacocktreecare.com.au


BOUNDARY
APPROX. 0.73M
APPROX. 1.45M
R.L. 1384.74 m
R.L. 1383.73 m
1M
1000
3700
APPROXIMATE LINE OF
WEATHERED GRANODIORITE
30.00°
6000
RA1
3000
3025
1225
APPROXIMATE LINE OF
MEDIUM/HIGH STRENGTH ROCK
R.L. 1380.49 m

PILE AX

Appendix F - Horticultural Review

Alpine Flora

Elizabeth MacPhee
Alpine Flora
37 Banjo Paterson Crescent
Jindabyne NSW 2627
ABN: 40445767440

John Fielding
Hidali Pty Ltd
11 Fitzroy St,
Forrest ACT 2603

07 March 2022

Re: Temporary Ground Anchors - Black Bear Lodge Redevelopment

Dear John,

I refer to my previous Horticulturist Statement dated 16th September 2021, in regard to the impact of redevelopment to any horticultural values of the Black Bear site.

My experience in the Australian Alps in regard to vegetation management is extensive. I am a professional horticulturist with a Master of Applied Science in Horticulture from Melbourne University. The topic of my post graduate degree was the "Germination Ecology of Seven Australian Alpine and Subalpine Shrubs'. I have specialist skills in high altitude ecosystems and have worked in the Australian Alps for over 32 years in land rehabilitation and landscaping of subalpine and alpine areas. I worked for National Parks and Wildlife Service for 12 years as a Rehabilitation Officer in the Kosciuszko National Park. My website is: alpineflora.com and can provide you with more details as to the validity of my qualifications and the basis for the plant selection and ecological assessment and management of the Black Bear site.

I have reviewed and considered the Temporary Ground Anchors design as depicted in the architectural/engineering drawings and consider that there will not be any adverse impacts to any existing flora and fauna on and around this site. The anchors will be directed under the adjacent buildings; Candlelight and Sasha Lodges and under the access road to the front of the site. These areas are built up with urban infrastructure, have had all the introduced species removed and are not native vegetation zones. Where there are existing Snow Gum coppices at the back of the site, no anchors will be used. Further, the temporary ground anchors also have a narrow diameter, are well spread out and will have minimal impact, if any, to the local soil profile or native animal habitat.

My assessment is that once the temporary ground anchors are destressed and even whilst they are in place, there will be no impact on the existing vegetation of the Black Bear site or on the future revegetation program.

Yours sincerely
Elizabeth MacPhee

Appendix G - Environmental Validation Letter

25 February 2022
Reference: E26548Plet2

Bellevarde Constructions Pty Ltd

Attention: Tom Wetzlar
Email: tom.w@bellevarde.com.au

REVIEW OF PREVIOUS REPORT/LETTER AND ADDITIONAL PROPOSED DEVELOPMENT DETAILS
PROPOSED BLACK BEAR APARTMENTS
30 DIGGINGS TERRACE, THREDBO, NSW

JK Environments (JKE) was engaged by Belleverde Constructions Pty Ltd ('the client') to undertake a re-validation of the former tank pit for the proposed Black Bear Apartments development at 30 Diggings Terrace, Thredbo, NSW ('the site') and we subsequently prepared the validation report referenced as E26548Prpt, dated 19 November 2021. We also previously prepared a letter (Ref: E26548Plet, dated 17 November 2020) outlining a review of a report prepared by us in 2013.

The client advised by email on 24 February 2022 that they are applying for an additional Development Consent for the inclusion of Temporary Ground Anchors at the site. This letter has been prepared to confirm that the additional consent being sought for ground anchors does not alter the outcome or conclusions of the report and letter referenced above.

The findings presented in this letter are based on site conditions that existed at the time of the previous reports. The conclusions are based on the investigation of conditions at specific locations, chosen to be as representative as possible under the given circumstances.

This letter has been prepared for the particular project described and no responsibility is accepted for the use of any part of this letter in any other context or for any other purpose. Copyright in this letter is the property of JKE.

JKE has used a degree of care, skill and diligence normally exercised by consulting engineers/scientists in similar circumstances and locality. No other warranty expressed or implied is made or intended. Subject to payment of all fees, the client alone shall have a licence to use this letter.

Please contact the undersigned if you have any questions.

Kind Regards

Brendan Page
Principal Associate | Environmental Scientist