



Department of Planning  
and Environment

Issued under the Fjellheim Ski Lodge Cooperative Ltd Act 1979

6 Calvert Street, Killara, 2074, NSW.

Approved Application No DA 22/9145

Granted on the 17 February 2023

Signed M Brown

Sheet No 4 of 17

**Date:** 4<sup>th</sup> April 2022

**No. Pages:** 5

**Project No.:** 2022-048

## Geotechnical Assessment for Development Application at

Fjellheim Ski Lodge (91 Burramys Road), Perisher Valley, NSW.

We understand that you propose to make alterations and additions to the existing development for the above site, Fjellheim Ski Lodge (91 Burramys Road), Perisher Valley, NSW.

As a result we have reviewed the following documents:

1. Development Application design drawings including survey by Matthew Murtagh, Sheet No.: A00 to A09, Dated: 21/01/2022.
2. 'As built' design plans by David Epstein and Assoc., Reference: A57, Dated: August 97

It is understood that the changes involve extending the existing basement/lower floor level at its south-east corner approximately 1.75m towards the south, with subsequent re-configuration of the internal layout to accommodate a new entry on the front eastern side of the building. Other works involve internal re-configuration/refurbishment of the existing bathrooms. The works require no bulk excavation however minor excavation into an existing garden/rock wall and for new footings will be necessary.

Due to the location of the site and the very limited nature of the development works a desktop review and assessment was undertaken for submission with the Development Application.

The property is located on the western side of Burramys Road, close to the intersection with Pretty Valley Road. It is located adjacent to the crest, at the lower end, of a north-east plunging ridge line, slightly above the valley floor with small creek located 50m to the west of the existing building. Ground surface slopes vary between moderate west dipping to gently north-east to east dipping. The existing development, which is understood to have existed since 1962, is a one and two storey rock and timber structure with the basement/lower floor level below the north eastern end due to the ground surface slope.



Photograph 1: Aerial photo of site and surrounds, as shown via NSW

Govt Six Map Spatial Data System

The area surrounding the site consists of sparse tree vegetation with low grasses and access trails along with a series of medium to large boulders down slope to the west, as seen in Photograph: 2 and 3.



Photograph: 2 – showing site and existing development from northern side.



Photograph: 3 – showing land upslope to south/south-west of site.

Local geology consists of the Mowambah Granodiorite which produces silty sand to silty clay soils with gravel to boulder size fragments. A large outcrop consisting of numerous boulders is evident on the lower north-west side of the existing development.

It is understood that significant snow drifts build against the southern wall of the existing basement level, creating access problems. These conditions are visible in the following Photograph: 4 and 5.



Photograph: 4 – showing south-east corner of lodge.



Photograph: 5 – Google earth (street view) snip showing snow drift into south-east corner.



Photograph: 6 – South-east corner of lodge, showing existing entry pathway and gardens to south, where extension will occur.



Photograph: 7 – showing entry area to basement and low garden to south.

### **Geotechnical Assessment:**

It is understood that a Development Application for alterations and additions is proposed for the site and existing development. The proposed alterations will include an extension of the basement level/lower ground floor to the south approximately 1.75m for an area of approximately 8.4m<sup>2</sup> that will be bound to the north and west by the existing building structure.

This work will extend through an existing pathway and also a low stacked rock wall and gently sloping garden. The maximum excavation depth, along the southern edge of the works, including footings is estimated at <1.20m depth, see Photographs 6 and 7.

The excavation works required are expected to extend through sandy colluvium and silty to sandy clay residual soils along with isolated high strength cobbles/boulders. Groundwater is not anticipated outside of seepage due to the site location along a ridge crest and shallow depth of excavation. Surface stormwater flow could impact temporary batter slopes (1.0V:1.0H) and should be directed away from the excavation via sediment fences/sand bags.

The site is located within relatively gently sloping topography with no obvious landslip hazards identified from the supplied and available documentation. The slopes adjacent to the site are gently to moderately sloping and in relatively natural state. The existing development has been in existence for at least 60 years and shows no signs of previous landslide instability or impact.

Based on the identified site conditions and proposed works it is considered that no sensible landslip hazards require assessment for the site. The proposed excavation is minor with no structures located upslope and will be temporary with support supplied by the new external wall of the development, as such it will not create any new landslip hazards. Therefore, a landslide risk assessment to AGS 2000 and 2007 Guidelines is not required.

The footings for the existing development adjacent to the western side of the proposed works must be inspected and fully supported at all times and prevented from being impacted by the works. This may require minor underpinning.

Therefore, it is considered that the site is suitable for the development proposed.

Where natural ground is exposed it should be designed for an allowable bearing pressure of 100kPa. For certification of footings a geotechnical inspection of the excavated footing must occur.

Hope the above comments meet your requirements, if we can be of further assistance in regard to this matter please don't hesitate to contact the undersigned.

Yours faithfully,



Troy Crozier

Principal

MIE Aust.; MAIG.

RPGeo – Geotechnical and Engineering

Registration No.: 10197



Planning &  
Environment



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979

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**Geotechnical Policy**

Kosciuszko Alpine Resorts

**Form 4 – Minimal Impact Certification**

Granted on the 17 February 2023

Signed M Brown

DA Number: \_\_\_\_\_

Sheet No 5 of 17

This form may be used where minor construction works which present minimal or no geotechnical impact on the site or related land are proposed to be erected within the "G" line area of the geotechnical maps.

A geotechnical engineer or engineering geologist must inspect the site and/or review the proposed development documentation to determine if the proposed development requires a geotechnical report to be prepared to accompany the development application. Where the geotechnical engineer determines that such a report is not required then they must complete this form and attach design recommendations where required. A copy of Form 4 with design recommendation, if required, must be submitted with the development application.

**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 geotechnical engineer or engineering geologist in relation to a nil or minimal geotechnical impact assessment and site classification**

I,   
 Mr ☒ Ms ☐ Mrs ☐ Dr ☐ Other

First Name

Tray

Family Name

Crozier

OF

Company/organisation

Crozier Geotechnical Consultants

certify that I am a geotechnical engineer /engineering geologist as defined by the "Policy" and I have inspected the site and reviewed the proposed development known as

Fjellheim Ski Lodge - Alterations

As a result of my site inspection and review of the following documentation

(List of documentation reviewed)

Development Application design drawings including survey  
by Matthew Murtagh, Sheet No.: A00 to A09, Dated: 21-01-22

As built design plus by David Epstein & Assoc,  
Ref. A57 Dated: August 97

I have determined that;

- ☒ the current load-bearing capacity of the existing building will not be exceeded or adversely impacted by the proposed development, and
- ☒ the proposed works are of such a minor nature that the requirement for geotechnical advice in the form of a geotechnical report, prepared in accordance with the "Policy", is considered unnecessary for the adequate and safe design of the structural elements to be incorporated into the new works, and
- ☒ in accordance with AS 2870.1 Residential Slabs and Footings, the site is to be classified as a type

(insert classification type)

A

- ☒ I have attached design recommendations to be incorporated in the structural design in accordance with this site classification.

I am aware that this declaration shall be used by the Department as an essential component in granting development consent for a structure to be erected within the "G" line area (as identified on the geotechnical maps) of Kosciuszko Alpine Resorts without requiring the submission of a geotechnical report in support of the development application.

## 2. Signatures

Signature

T. Cozier

Name

Trey Cozier

Chartered professional status

MIE Aust. RPGeo: 10197

Date

04-04-22

## 3. Contact details

### Alpine Resorts Team

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