

Our Ref: PSM1551-120L

6 December 2022

High Alpine Club Co-op Limited
c/- Mr David Longhurst
129A Darling St
Balmain, NSW, 2041

Attention: David Longhurst
davidlonghurst1@gmail.com

Dear David,

**RE: SITE DRAINAGE AND WATERPROOFING WORKS
GEOTECHNICAL RECOMMENDATIONS**

G3 56 Delhi Road
North Ryde NSW 2113
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F +61-2 9812 5001
E mailbox@psm.com.au
www.psm.com.au



**Department of Planning
and Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/15955

Granted on the 5 September 2023

Signed S Butler

Sheet No 3 of 7

1. Introduction

1. This letter transmits Form 4 regarding site drainage and waterproofing works proposed to be undertaken at the High Alpine Club, 130 Wheatley Road, Perisher Valley, NSW. In addition, it provides geotechnical recommendations in regard to those proposed works.
2. In preparing this letter I have had regard to photographs shown to me by Mr Longhurst, aerial photography of the site and two drawings of the proposed works (HAC DA BWP 1&2, 20.10.2022, attached). In addition, I am familiar with geotechnical conditions within the Kosciuszko National Park, not least of which by my extensive involvement for the NSW Police/Coroner as part of the Thredbo Coronal Inquest.

2. Geotechnical recommendations

3. With regard to the Certificate:
 - (a) There is no significant effect of the proposed works on the load bearing capacity of the existing building as the proposed works involve only the re-invigoration and/or improvement of the external perimeter drainage and waterproofing.
 - (b) The proposed works are of a minor nature and do not require a geotechnical report as they do not incorporate any structural elements.
 - (c) The proposed works do not require a site classification in accordance with AS2870-2011 Residential slabs and footings.
 - (d) I have not sighted a structural design nor do I consider one is required. On this basis, I do not have design recommendations to be incorporated into such a design.
4. Notwithstanding the above, the material to be excavated is existing fill and temporary batters should be laid back at no steeper than 1.5H:1V and no persons should be in excavations during or for one day after rainfall.
5. The owner and or principal contractor should observe all relevant OH&S requirements.
6. This advice should be confirmed or varied if the proposed works differ from those on the drawings referenced in Paragraph 2 above.

If you have any questions regarding this advice, please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in blue ink, appearing to read 'Garry Mostyn', with a stylized, cursive script.

GARRY MOSTYN
PRINCIPAL

ATTACHMENTS

Form 4 – Minimal Impact Certification
HAC DA BWP1&2, 20.10.2022

Attachment A

Form 4 – Minimal Impact Certification

Form 4 – Minimal Impact Certification

DA Number: High Alpine Club, 130 Wheatley Rd, Perisher

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

Garry

Family Name

Mostyn

OF

Company/organisation

PSM

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

High Alpine Club

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

(List of documentation reviewed)

HAC DA BWP1.pdf, 20.10.2022
HAC DA BWP2.pdf, 20.10.2022



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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)

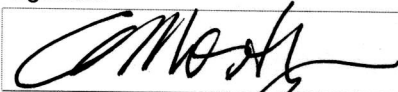
N/A See attached letter

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

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



Name

G MOSTYN

Chartered professional status

FIE Aust NPER

Date

6 December 2022

3. Contact details

Alpine Resorts Team

Shop 5A, 19 Snowy River Avenue

P O Box 36, JINDABYNE NSW 2627

Telephone: 02 6456 1733

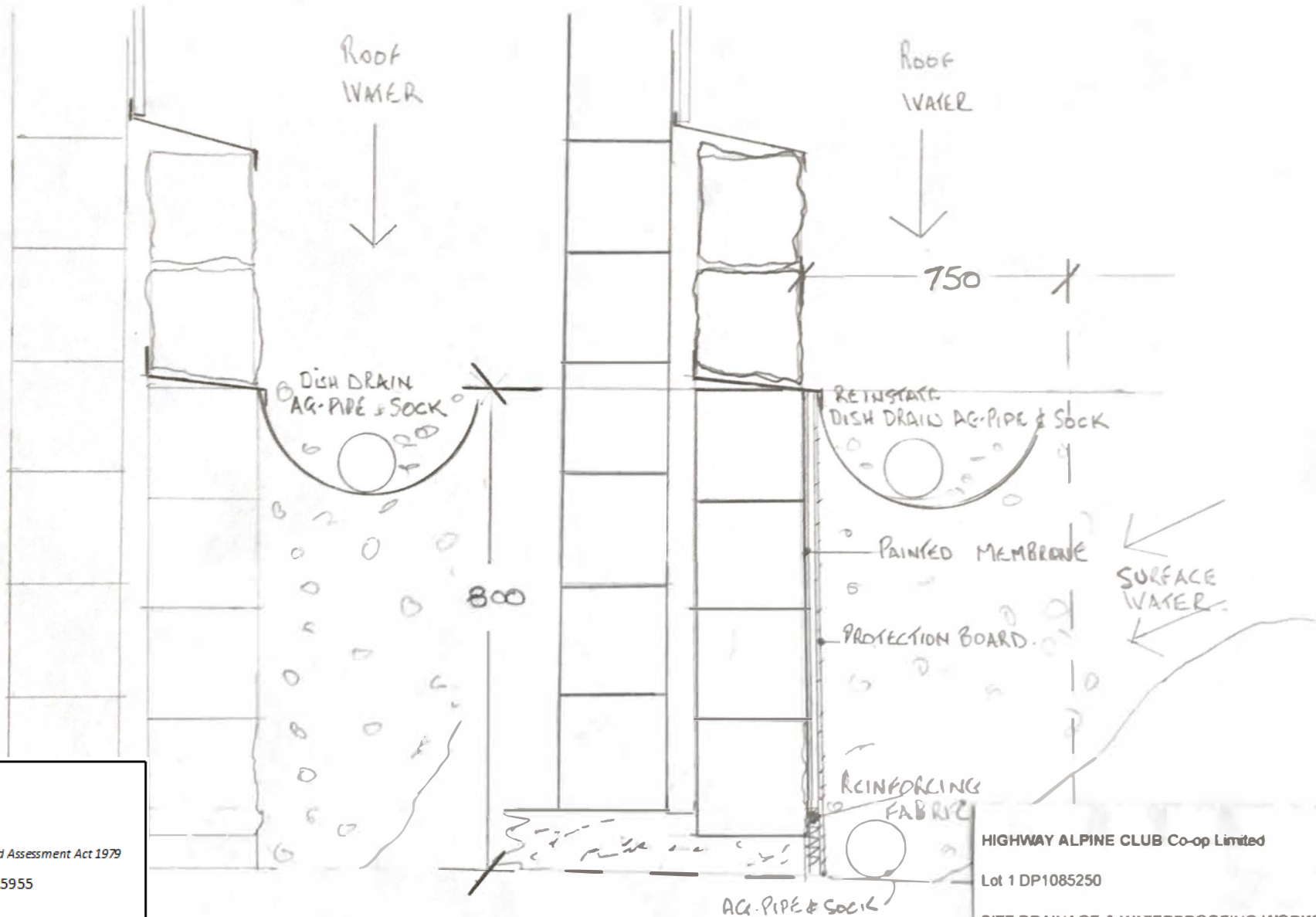
Facsimile: 02 6456 1736

Email: alpineresorts@planning.nsw.gov.au

Attachment B
HAC DA BWP1&2, 20.10.2022

EXISTING

PROPOSED



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Sheet No 6 of 7

HIGHWAY ALPINE CLUB Co-op Limited

Lot 1 DP1085250

SITE DRAINAGE & WATERPROOFING WORKS

Date 20.10.2022

Scale 1:100

HAC BWP2 TYPICAL SECTION DRAWING