

Elouera Ski Club Ltd
PO Box 135
Darlinghurst NSW 1300

Project 215571.00
22 July 2022
R.001.Rev0
MJJ

Attention: Jon Barber

Email: jon.barber@eloueraskiclub.asn.au

Report on Geotechnical Assessments
Proposed Additions
Pygmy Possum Lodge, Lot 108 DP1242013, Charlotte Pass

As requested, the above site was visited by the writer on 27 May 2022 for the purposes of assessing the geotechnical implications (if any) of the proposed development at the site. It is understood that the construction of two fire escapes and associated exit path to the access road is proposed for the existing building.

Site works as detailed in drawings 1 – 14 dated 3 June 2022, prepared by Precision Planning Pty Ltd (see attached drawings) indicate that minimal site earthworks will be required to facilitate construction levels.

At the time of the inspection, the existing building was in good condition, and no signs of global slope instability were observed within or adjacent to the development area. Nearly all trees in the area was observed with a downward lean, possibly indicating near-surface creep.

It is concluded that the proposed development will have minimal geotechnical impact on site conditions from a stability perspective, provided the below recommendations are incorporated into the design:

- All loads from the new fire escapes are transferred through the overburden soils (possibly prone to soil creep) to within the weathered rock. A minimum socket of 0.5 m into weathered rock (minimum extremely low strength) is recommended with an allowable end bearing pressure of 300 kPa.
- All new footings must be founded below the zone of influence of any adjacent/existing footings.
- Site excavation and filling for the fire escape pathway should be limited to less than 0.5 m, and where required to exceed for the fire escape pathway this value, it should incorporate a suspended steel mesh grate (supported on piers in to weathered rock) to avoid excavation or filling.
- We would recommend that all footing excavation be viewed by a Geotechnical Engineer to confirm suitability of the founding stratum.
- Site surface drainage or and existing subsurface drainage systems must not be compromised by the proposed works.

This letter must be read in conjunction with the attached notes "About This inspection Report" A Form 4 "Minimal Impact Certification" report is also attached to this report. We trust the above is in accordance with your present requirements. If you have any questions please contact the undersigned.

Please contact the undersigned if you have any questions on this matter.

Yours faithfully

Douglas Partners Pty Ltd



Michael Jones
Principal

Reviewed by



Colin Reid
Senior Associate

Attachments: About This Inspection Report
 Form 4 Certificate
 Development Plans (14 pages)

About this Inspection Report

Douglas Partners



Introduction

These notes are provided to amplify DP's inspection report in regard to the limitations of carrying out inspection work. Not all notes are necessarily relevant to this report.

Standards

This inspection report has been prepared by qualified personnel to current engineering standards of interpretation and analysis.

Copyright and Limits of Use

This inspection report is the property of DP and is provided for the exclusive use of the client for the specific project and purpose as described in the report. It should not be used by a third party for any purpose other than to confirm that the construction works addressed in the report have been inspected as described. Use of the inspection report is limited in accordance with the Conditions of Engagement for the commission.

DP does not undertake to guarantee the works of the contractors or relieve them of their responsibility to produce a completed product conforming to the design.

Reports

This inspection report may include advice or opinion that is based on engineering and/or geological interpretation, information provided by the client or the client's agent, and information gained from:

- an investigation report for the project (if available to DP);
- inspection of the work, exposed ground conditions, excavation spoil and performance of excavating equipment while DP was on site;
- investigation and testing that was carried out during the site inspection;
- anecdotal information provided by authoritative site personnel; and

- DP's experience and knowledge of local geology.

Such information may be limited by the frequency of any inspection or testing that was able to be practically carried out, including possible site or cost constraints imposed by the client/contractor(s). For these reasons, the reliability of this inspection report is limited by the scope of information on which it relies.

Every care is taken with the inspection report as it relates to interpretation of subsurface conditions and any recommendations or suggestions for construction or design. However, DP cannot anticipate or assume responsibility for:

- unexpected variations in subsurface conditions that are not evident from the inspection; and
- the actions of contractors responding to commercial pressures.

Should these issues occur, then additional advice should be sought from DP and, if required, amendments made.

This inspection report must be read in conjunction with any attached information. This inspection report should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions from review by others of this inspection report or test data, which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this inspection report.

Form 4 – Minimal Impact Certification

DA Number: _____

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

Family Name

Michael Jones

OF

Company/organisation

Douglas Partners Pty Ltd

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

Pygmy Possum Lodge, Lot 108, DP 1242013, Charlotte Pass Village

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

(List of documentation reviewed)

Architectural Drawing Set #220 by Precision Planning dated 3/6/22 - 14 pages

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)

- ☒ 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



Chartered professional status

CPENG NER

Name

Michael Jones

Date

21/7/22

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

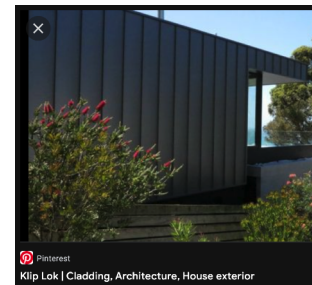
Alterations and Additions Pygmy Possum Lodge, Lot 108, DP 1242013, Charlotte Pass Village for Elouera SKI Club

Architectural Drawing Set #220

DA Issue

External Colours and Finishes Schedule - Industrial Modern

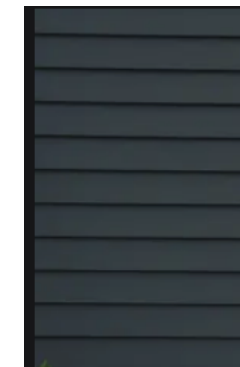
- 1 cover page - external finishes and materials
- 2 plan: site and site analysis detail
- 3 plan: level 1 (ground level) floor plan
- 4 plan: level 2 floor plan
- 5 plan: level 3 floor plan
- 6 plan: west wing fire escape (detail)
- 7 plan: east wing fire escape (detail)
- 8 elevations : north and south and facade analysis
- 9 elevations: east and west
- 10 sections: 1-1, 2-2
- 11 sections: 3-3, 4-4
- 12 section: west wing fire escape detail
- 13 section : east wing fire escape detail
- 14 perspectives 3D renders of proposal



barge capping
'surfmist'



morclad
'timber look'
cladding

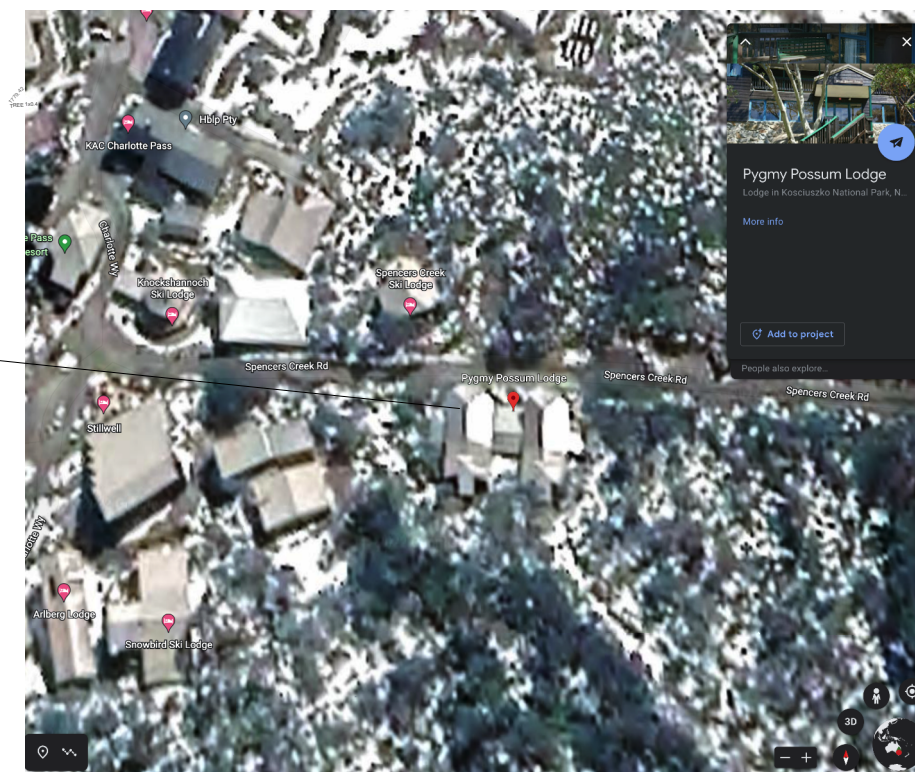
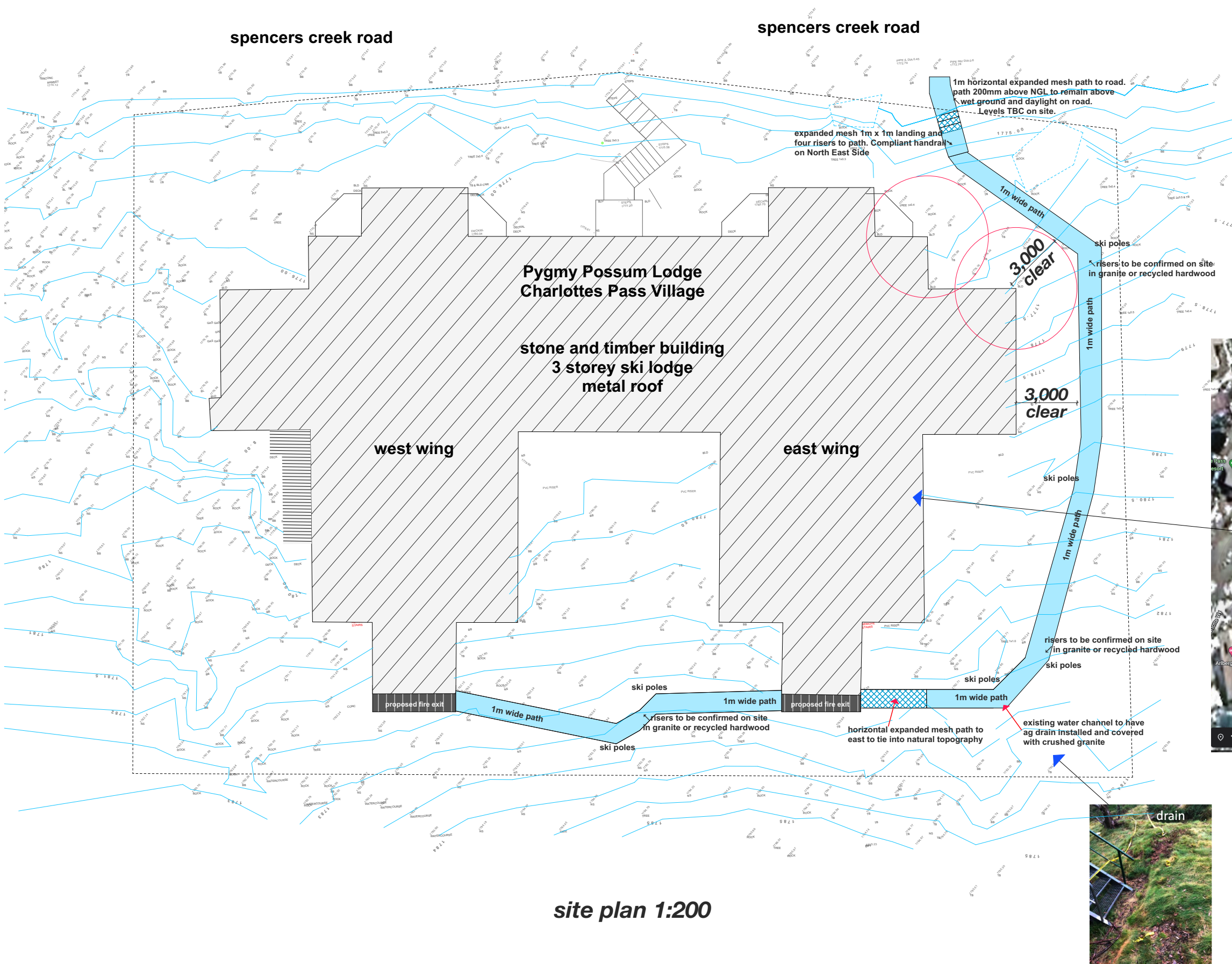
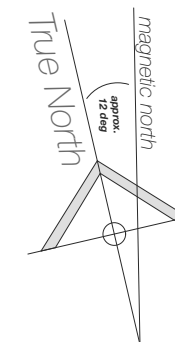


www.precisionplanning.com.au
info@precisionplanning.com.au
Plan Set Date: Friday, 3 June 2022
Project Reference: #220

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spencers creek road



*location plan
(google earth courtesy)*

NB: Exit path to run from rear exits to road
most areas to be natural and with minimal disturbance
locally recycled sleepers or granite steps to be added
as required
Main transitions marked with reflective ski poles



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PO Box 4344 North Rocks NSW 2151
email: info@precisionplanning.com.au

Studio Director - Daniel Sutton
Contact: 0416 110 281

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General Notes/ Spec: DISCLAIMER

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This Plan is intended for Council DA or Certifier Submission (CDC) only

Builder and Contractors to check and ensure:

Boundary peg-out and registered survey is completed prior to concrete pour and other construction works, **CHECK SETBACKS** builder/surveyor to mark boundaries prior to construction and setout, **CONFIRM** all dimensions on-site, **PRIOR TO BUILDING WORKS** Contact Precision Planning with any dimension queries.

- Confirm Window/door/skylight sizes prior to order.
- No underground services search has been conducted

It is advised to do a 'Dig Before You Dig' before construction work commences.

Termite Protection:

Termite Protection:
Termimesh/Kordon Blanket or similar termite protection system is to be used in the protection against subterranean termites in accordance with AS3660.1-2000 and to manufacturer's specifications.

<i>by</i>	<i>date</i>	<i>revision</i>

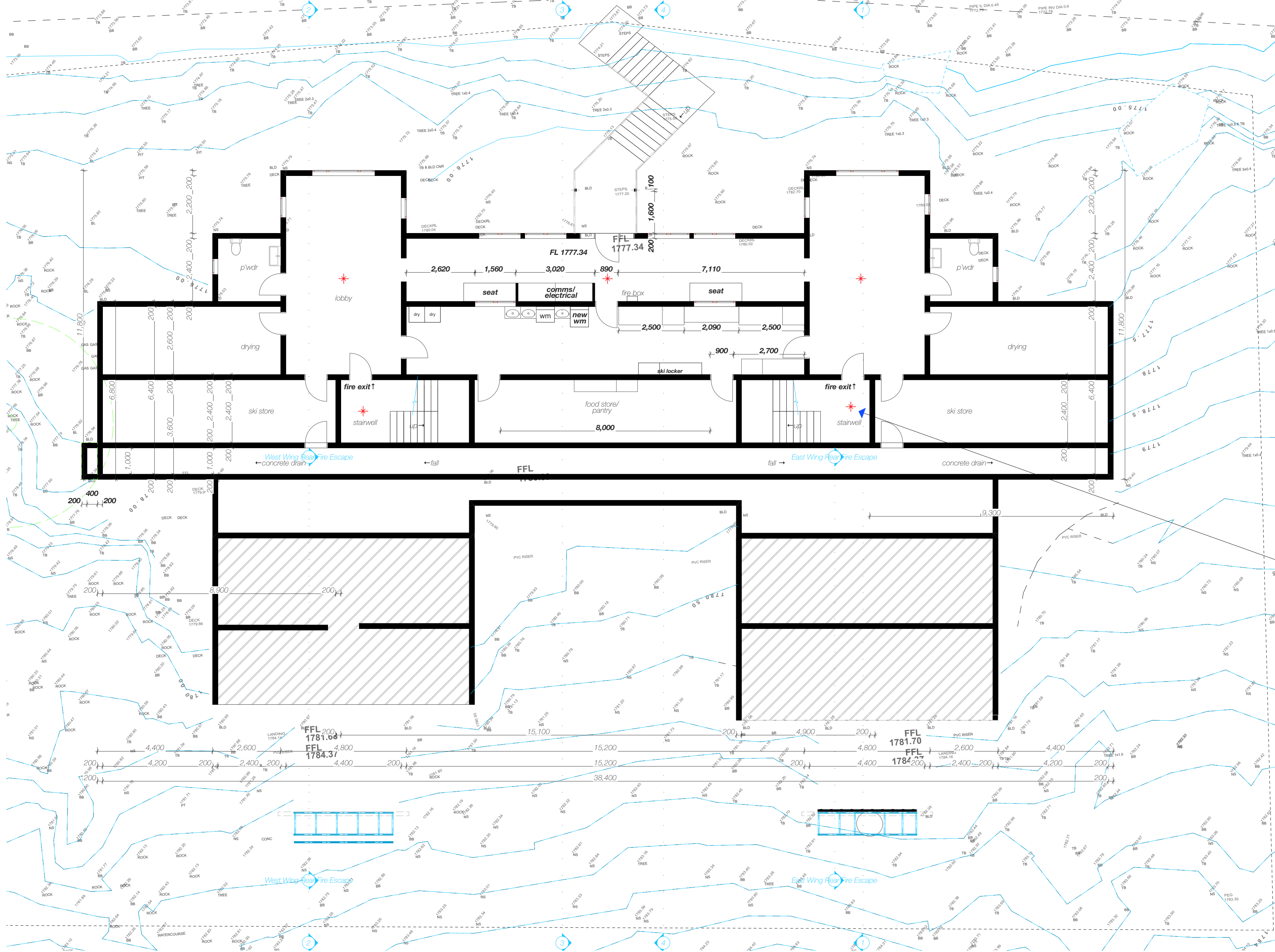
DA Issue

Alterations and Additions

Pygmy Possum Lodge,
Lot 108, DP 1242013
Charlotte Pass Village
for Elouera Ski Club

in association with
Ken George - Architect
email: kengedesign@bigpond.com

Date	3/6/22
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	2



Notes for BCA upgrades

- Ground Level**
1. Structural steel columns along front inside of lower level to be covered with 2 layers of 13mm plasterboard.
 2. All service pipes entering lower level from above to be sealed with Promoseals.
 3. External exit lighting on main lodge entrance to comply with E4.2
 4. Exit signage for main lodge front exit to comply with E4.5.
 5. Upgrade fire alarm system to incorporate a strobe light on the primary entrance. Light to comply with AS1670.1 – 2018.
 6. Fire orders to be upgraded to reflect upgraded hose reel & extinguisher locations. Orders to be posted throughout building to comply with BCA G4.9.

Legend

- existing walls
- existing elements for removal/demolition
- emergency lighting 'spitfire' to be installed where required : certification to be provided
- exit lighting in portico to AS/NZ 2293.1

Spitfire Emergency Light



level 1 floor plan
(ground floor)

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Contact Precision Planning with any dimension queries.
- Confirm Window/door/sky/light sizes prior to order.
- No underground services search has been conducted.
It is advised to do a 'Dial Before You Dig' before construction work commences.
Termite Protection:
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by	date			revision	

DA Issue
Alterations and Additions
Pygmy Possum Lodge,
Lot 108, DP 1242013
Charlotte Pass Village
for Elouera Ski Club
in association with
Ken George - Architect
email: kengeorge@bigpond.com

Date	3/6/22
Drawn	DS
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Scale	
Drawing No.	
	#220- 3

Legend

- existing walls
- existing elements for removal/demolition
- emergency lighting 'spitfire' to be installed where required : certification to be provided
- exit lighting in portico to AS/NZ 2293.1

Spitfire Emergency Light



Notes for BCA upgrades

- Level 2**
- SOU bathrooms W9-W14 & E9-E14 to have exhaust fan replaced with Airware AW908 Fire-rated Exhaust fan System or equivalent. Proposed model is compliant with AS/NZS1668.1 for fire and smoke control in multi-compartment buildings.
 - SOU bathrooms W9-W14 & E9-E14 to have non-locking lever door handles (to replace existing knob handles).
 - All SOU exit doors to be smoke sealed. Floor seal to be Lorient 8009 which conforms with BCA C3.4. Side & top to be sealed with Kilargo IS7087 compression seals.
 - All SOU exit doors to be fitted with lockable lever action handles (replaces knob handles).
 - Exit doors from SOU corridor to front & rear stairs to be replaced with 45mm MDF door sets to FRL-/60/30 rating with self-closing mechanism & factory fitted flame proof glass.
 - All exit doors to be marked "Open Inwards". Specifically, games room, kitchens, rear fire exit. Signage letters to be a minimum 75mm in height & in a colour contrasting with surrounding.
 - All exit doors to be fitted with a lever handle, operable with one hand.
 - New rear exit door to be signed EXIT to comply with E4.5. All existing exit signage to be relocated & reinstalled to correctly identify new exits to egressing occupants.
 - New rear exit to have external exit lighting to comply with E4.2.
 - Electrical meters & distribution boards (lounge dining) to be suitably clad in non-combustible or fire protective coverings.
 - Internal stairs. All balustrades to be raised to 1000mm height.
 - Fire hose in lounges to be decommissioned after sprinkler system installed & replaced by adequate portable extinguishers in accordance with AS2444.
 - Existing extinguishers to meet AS2444 in location, size and signage.
 - All internal stairs to have floor to ceiling height increased to 2100mm if possible or to 2000mm for head height compliance (currently 1950mm) In rear exit (east wing only) the lower step in a winder. Signage to be installed "CAUTION Watch Your Step" in 50-75mm high letters with contrasting textured strips on the treads.

Balustrades

All balustrades to be replaced with steel or aluminium to D16 standard. That is 1000mm height & no lower rung above 150mm & no opening greater than 125mm. Applies to Level 2 east and west dining areas and games room balcony

level 2 floor plan

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Contact Precision Planning with any dimension queries.

- Confirm Window/door/sky/light sizes prior to order.

- No underground services search has been conducted.

It is advised to do a 'Dial Before You Dig' before construction work commences.

Termite Protection:

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by	date	revision

DA Issue

Alterations and Additions

Pygmy Possum Lodge,

Lot 108, DP 1242013

Charlotte Pass Village

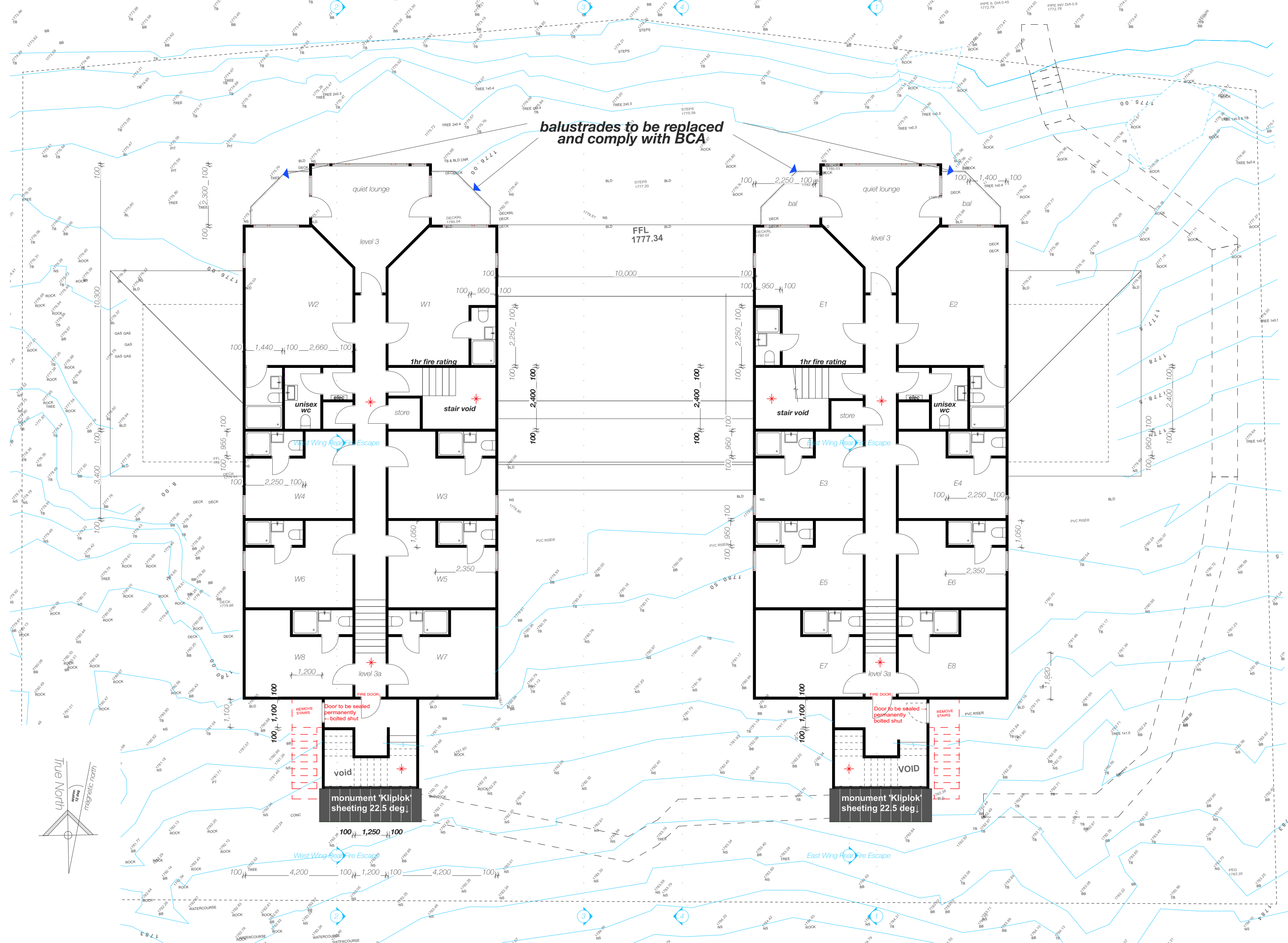
for Elouera Ski Club

in association with

Ken George - Architect

email: kengeorge@bigpond.com

Date	3/6/22
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Drawing No.	
#220-	4



Notes for BCA upgrades

- Level 3**
1. SOU bathrooms W9-W14 & E9-E14 to have exhaust fan replaced with Airware AW908 Fire-rated Exhaust fan System or equivalent. Proposed model is compliant with AS/NZS1668.1 for fire and smoke control in multi compartment buildings.
2. SOU bathrooms W9-W14 & E9-E14 to have non-locking lever door handles (replaces knob handles).
3. All SOU exit doors to be smoke sealed. Floor seal to be Lorient 8009 which conforms with BCA C3.4. Side & top to be sealed with Kilargo IS7087 compression seals.
4. All SOU exit doors to be fitted with lockable lever action handles (replaces knob handles).
5. Exit doors from SOU corridor to front & rear stairs to be replaced with 45mm MDF door sets to FRL-/60/30 rating with self-closing mechanism & factory fitted flame proof glass.
6. Quiet lounge room doors to be replaced with 45mm MDF door sets to FRL-/60/30 rating with self-closing mechanism & factory fitted flame proof glass.
7. Ladies' toilet exit doors (east & west wing) to be smoke sealed. Floor seal to be Lorient 8009 to meet BCA C3.4. Side & top to be sealed with Kilargo IS7087 compression seals

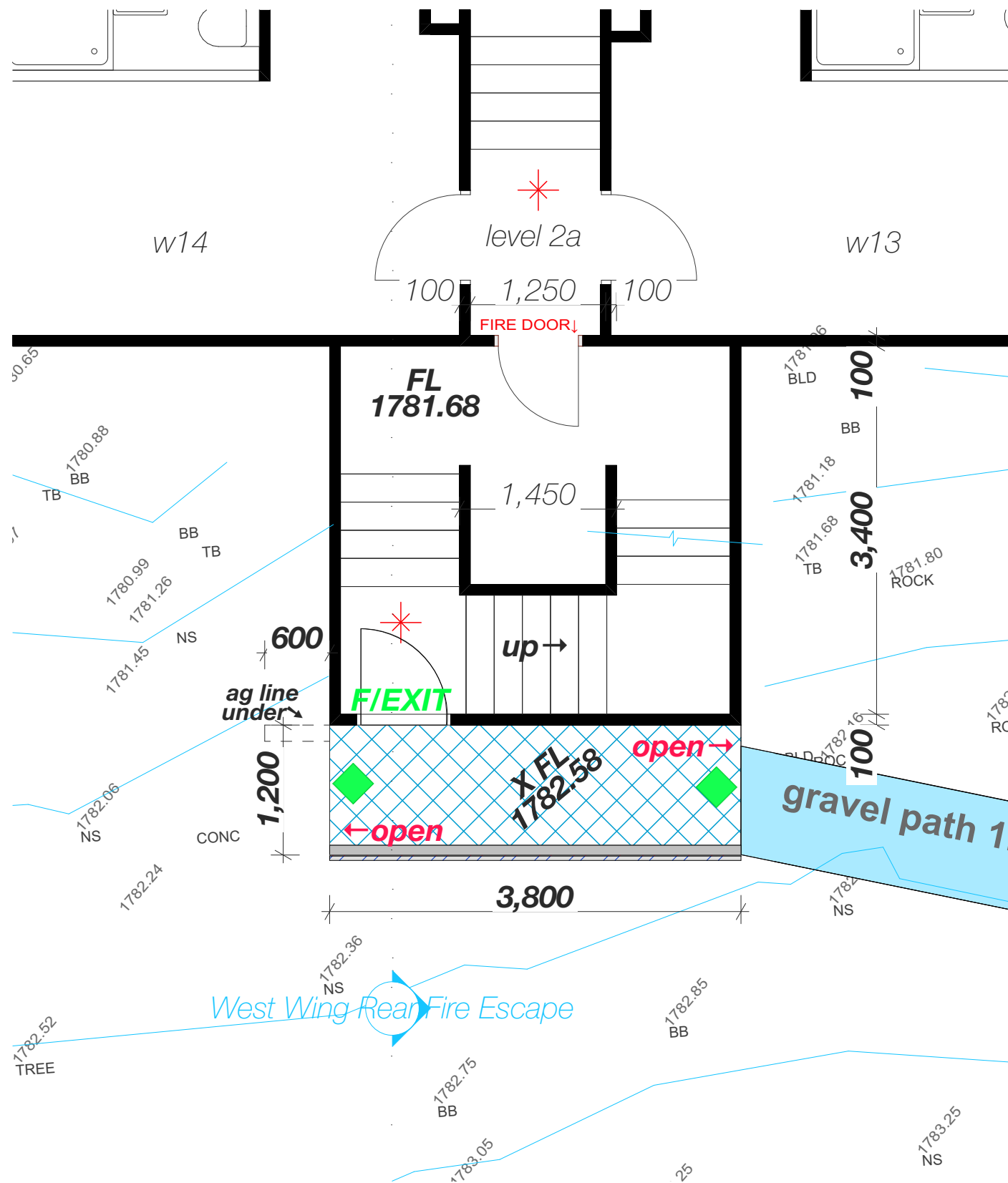
Balustrades

All balustrades to be replaced with steel or aluminium to D16 standard. That is 1000mm height & no lower rung above 150mm & no opening greater than 125mm. Applies to Level 3 east and west wing quiet room balconies

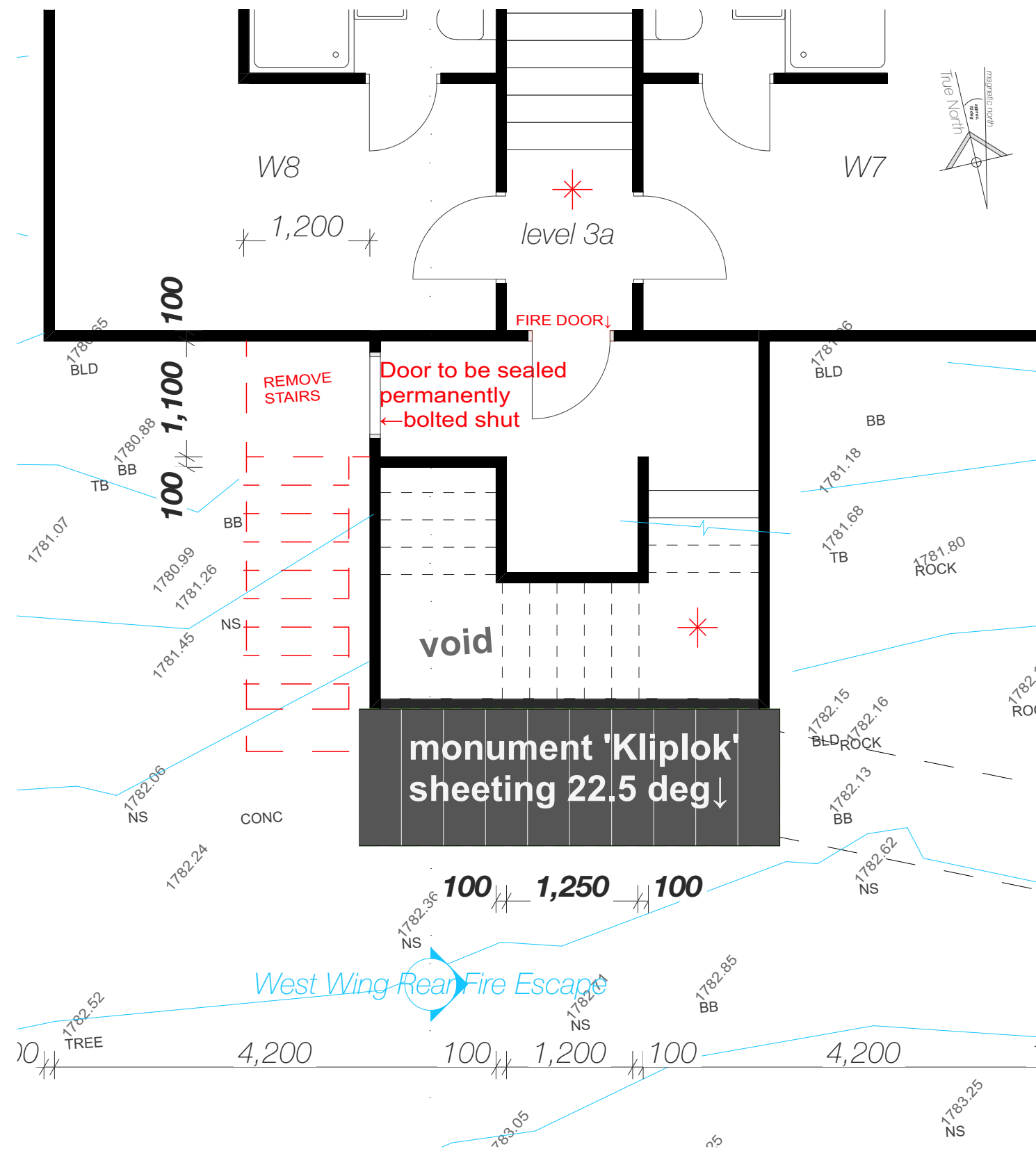
level 3 floor plan

by	date	revision

Date	3/6/22
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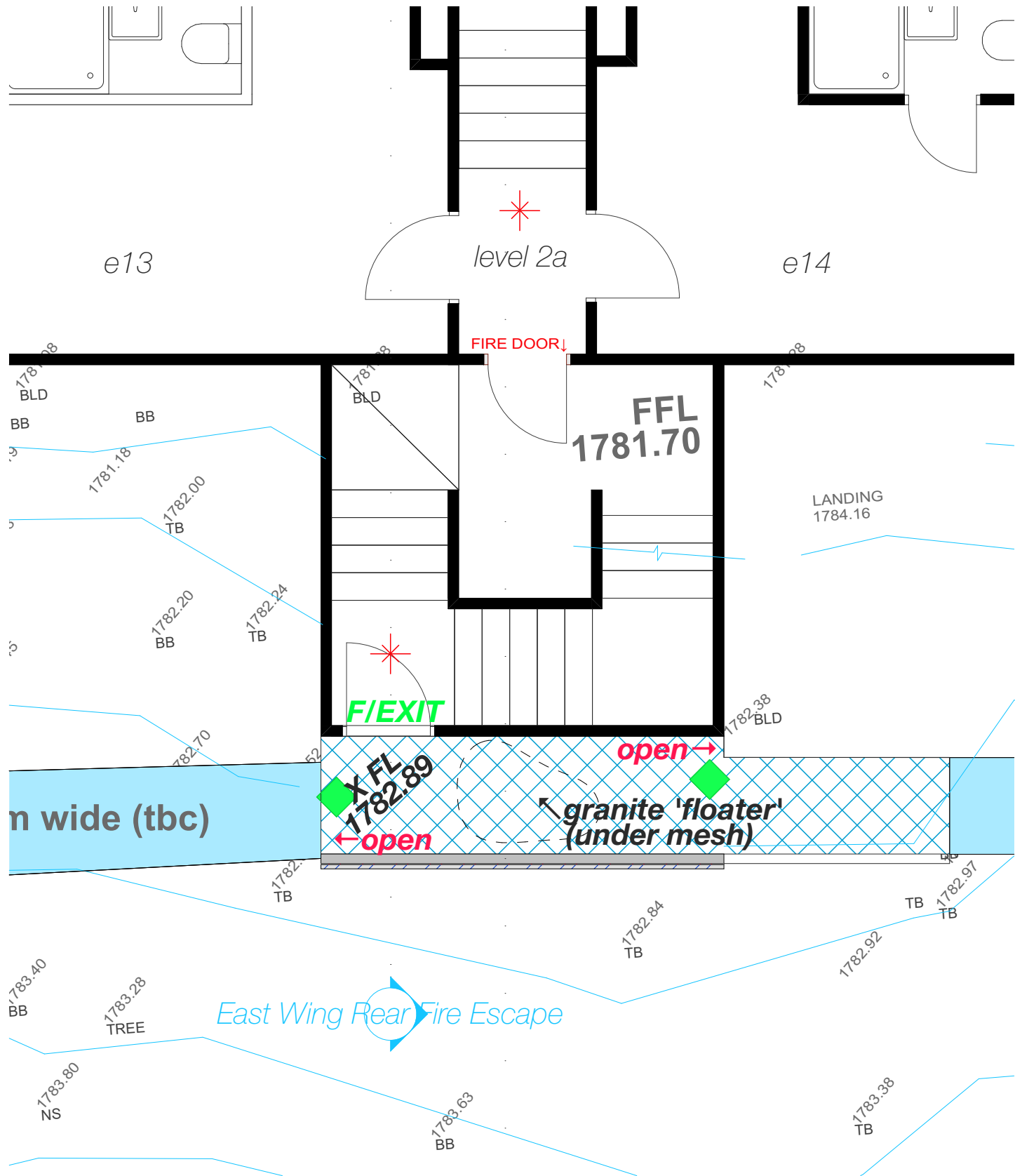
west wing fire escape
[plan view] scale 1:50 - Level 2



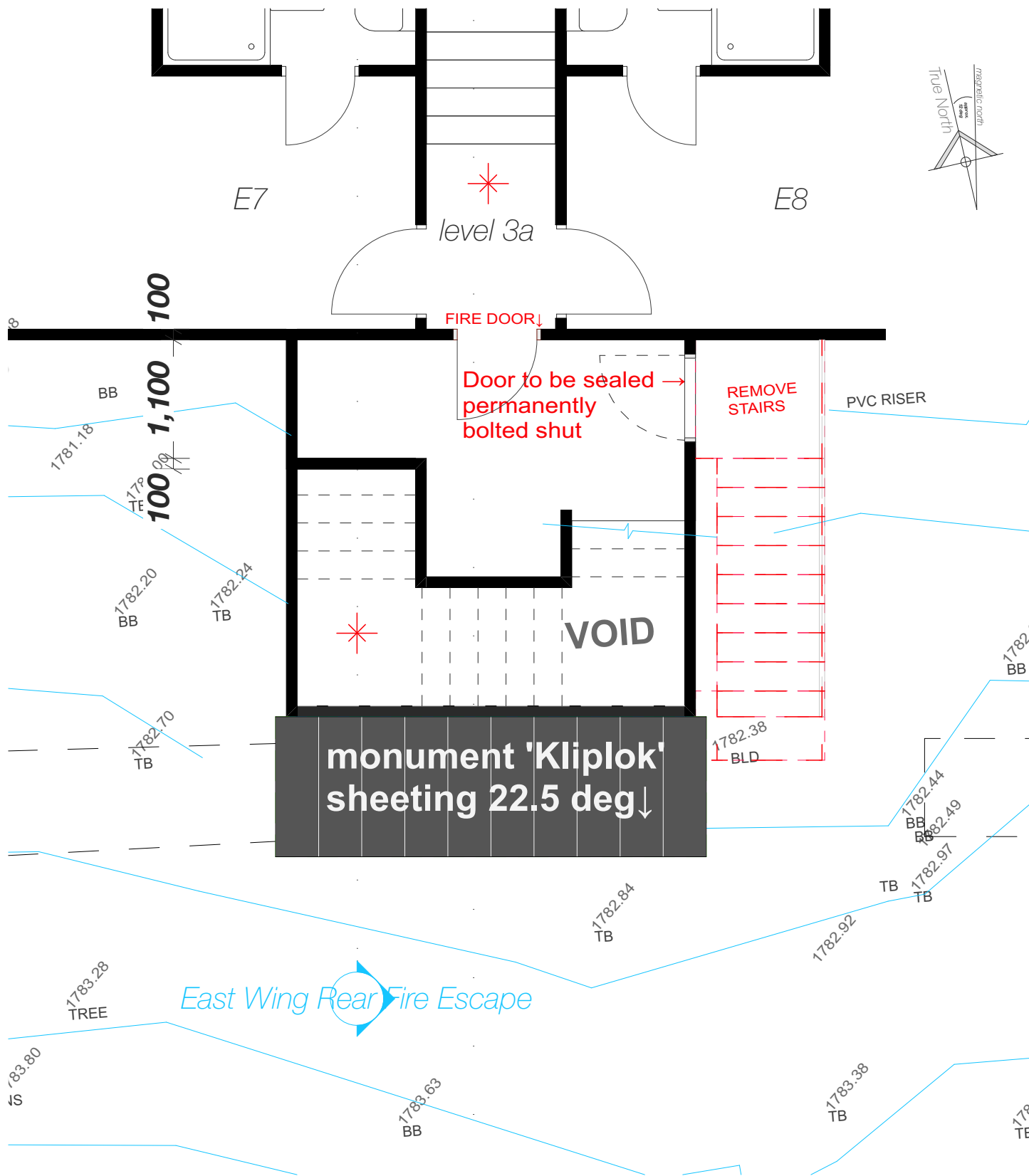
east wing fire escape
[plan view] scale 1:50 - Level 3

by	date	revision

Date	3/6/22
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Drawing No.	
#220-	6



east wing fire escape
[plan view] scale 1:50 - Level 2

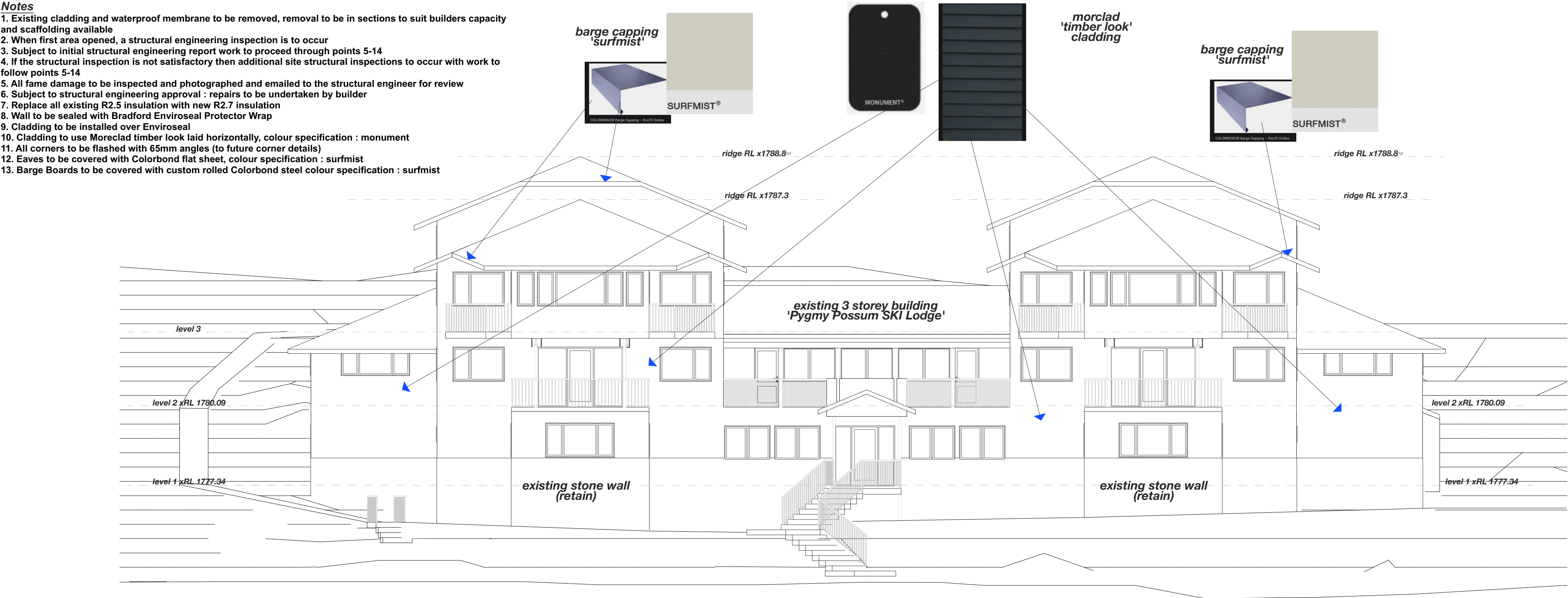


east wing fire escape
[plan view] scale 1:50 - Level 3

by	date	revision

Date	3/6/22
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	7

- Notes**
- Existing cladding and waterproof membrane to be removed, removal to be in sections to suit builders capacity and scaffolding available
 - When first area opened, a structural engineering inspection is to occur
 - Subject to initial structural engineering report work to proceed through points 5-14
 - If the structural inspection is not satisfactory then additional site structural inspections to occur with work to follow points 5-14
 - All fame damage to be inspected and photographed and emailed to the structural engineer for review
 - Subject to structural engineering approval : repairs to be undertaken by builder
 - Replace all existing R2.5 insulation with new R2.7 insulation
 - Wall to be sealed with Bradford Enviroseal Protector Wrap
 - Cladding to be installed over Enviroseal
 - Cladding to use Moreclad timber look laid horizontally, colour specification : monument
 - All corners to be flashed with 65mm angles (to future corner details)
 - Eaves to be covered with Colorbond flat sheet, colour specification : surfmist
 - Barge Boards to be covered with custom rolled Colorbond steel colour specification : surfmist

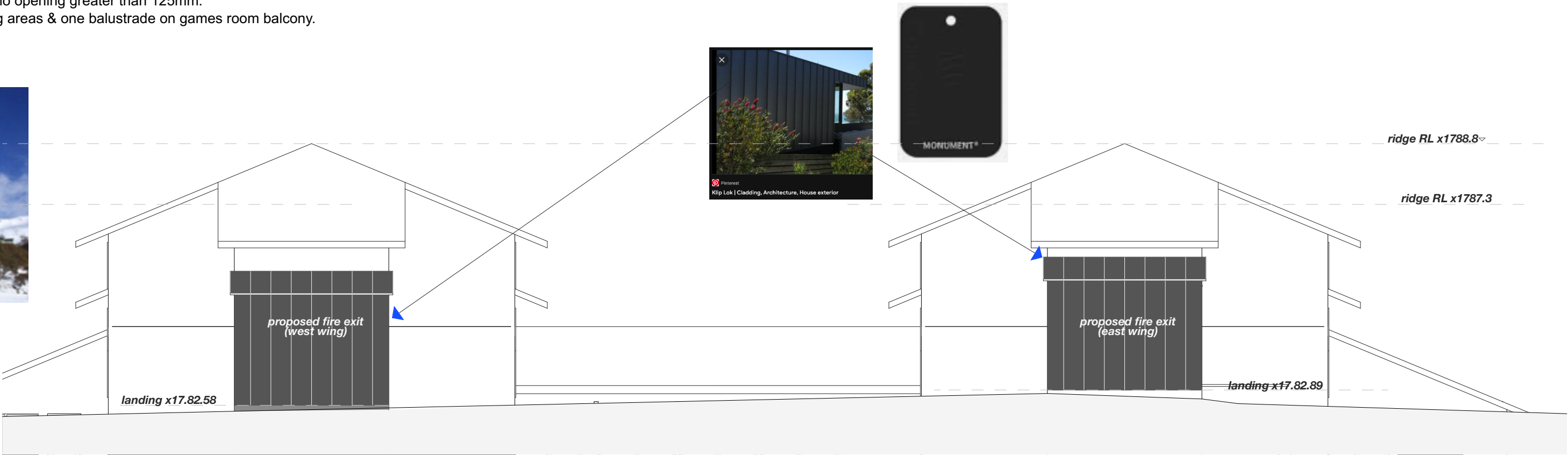


Balustrades
All balustrades to be replaced with steel or aluminium to D16 standard.
That is 1000mm height & no lower rung above 150mm & no opening greater than 125mm.
Applies to 4 x level 3 quiet lounge areas, two level 2 dining areas & one balustrade on games room balcony.

north elevation front facade



existing photo (east wing)



south elevation rear facade



existing photo (west wing)

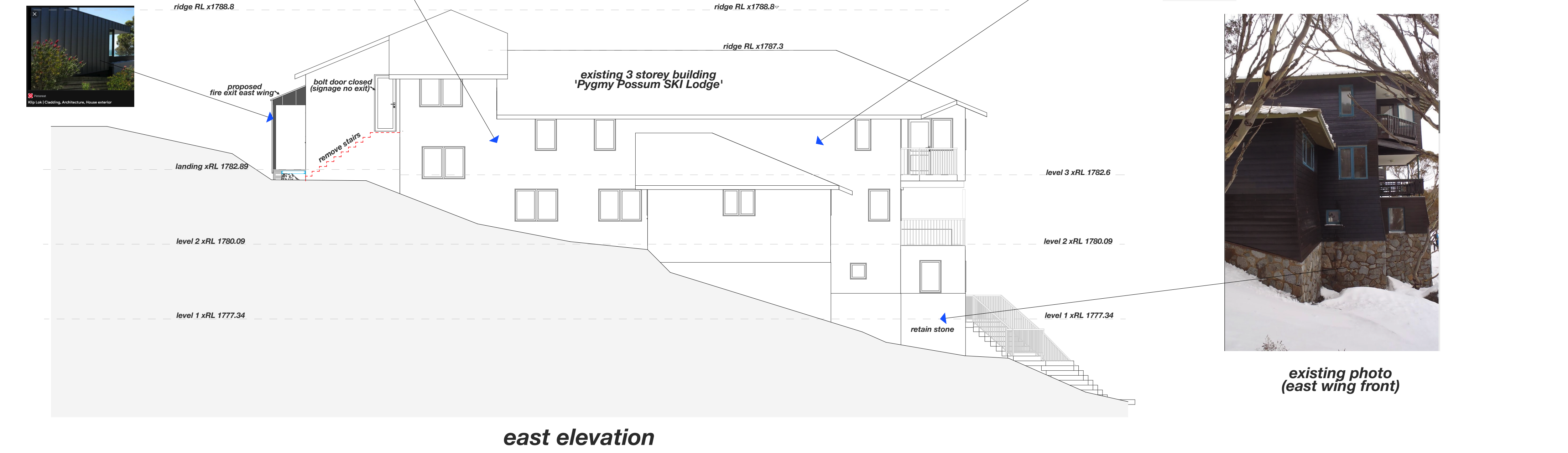
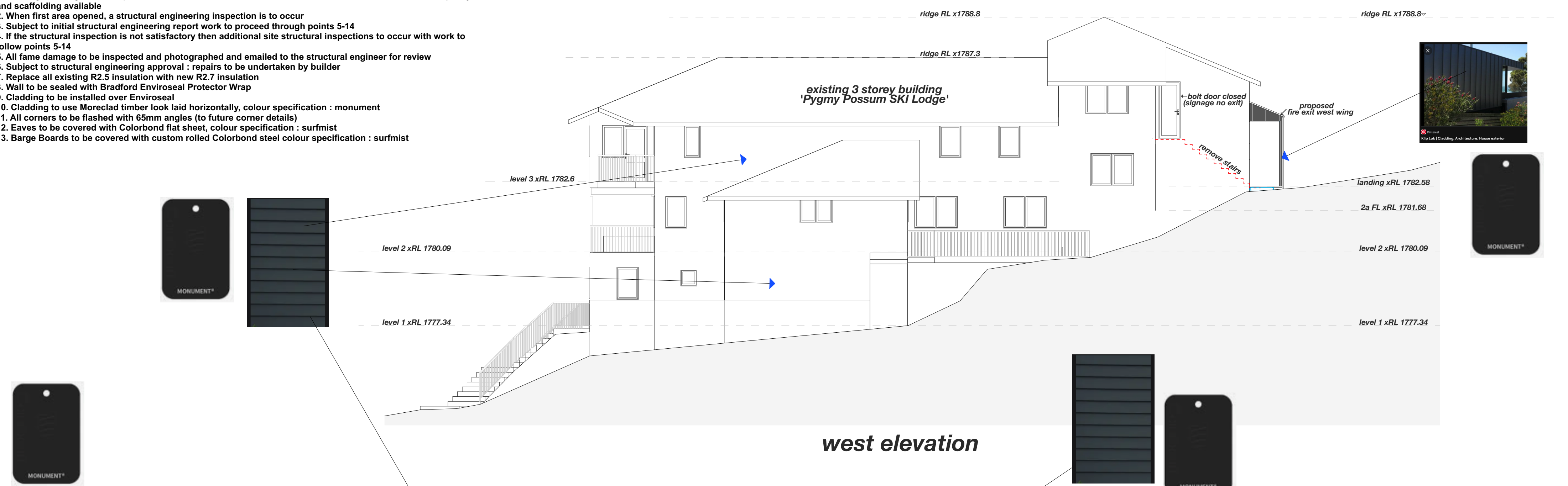


existing photo (west wing)

by	date	revision

DA Issue	
Alterations and Additions	
Pygmy Possum Lodge, Lot 108, DP 1242013 Charlotte Pass Village for Elouera Ski Club in association with Ken George - Architect email: kengeorge@bigpond.com	
Date	3/6/22
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	8

- Notes**
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 - Wall to be sealed with Bradford Enviroseal Protector Wrap
 - Cladding to be installed over Enviroseal
 - Cladding to use Moreclad timber look laid horizontally, colour specification : monument
 - All corners to be flashed with 65mm angles (to future corner details)
 - Eaves to be covered with Colorbond flat sheet, colour specification : surfmist
 - Barge Boards to be covered with custom rolled Colorbond steel colour specification : surfmist



by	date	revision

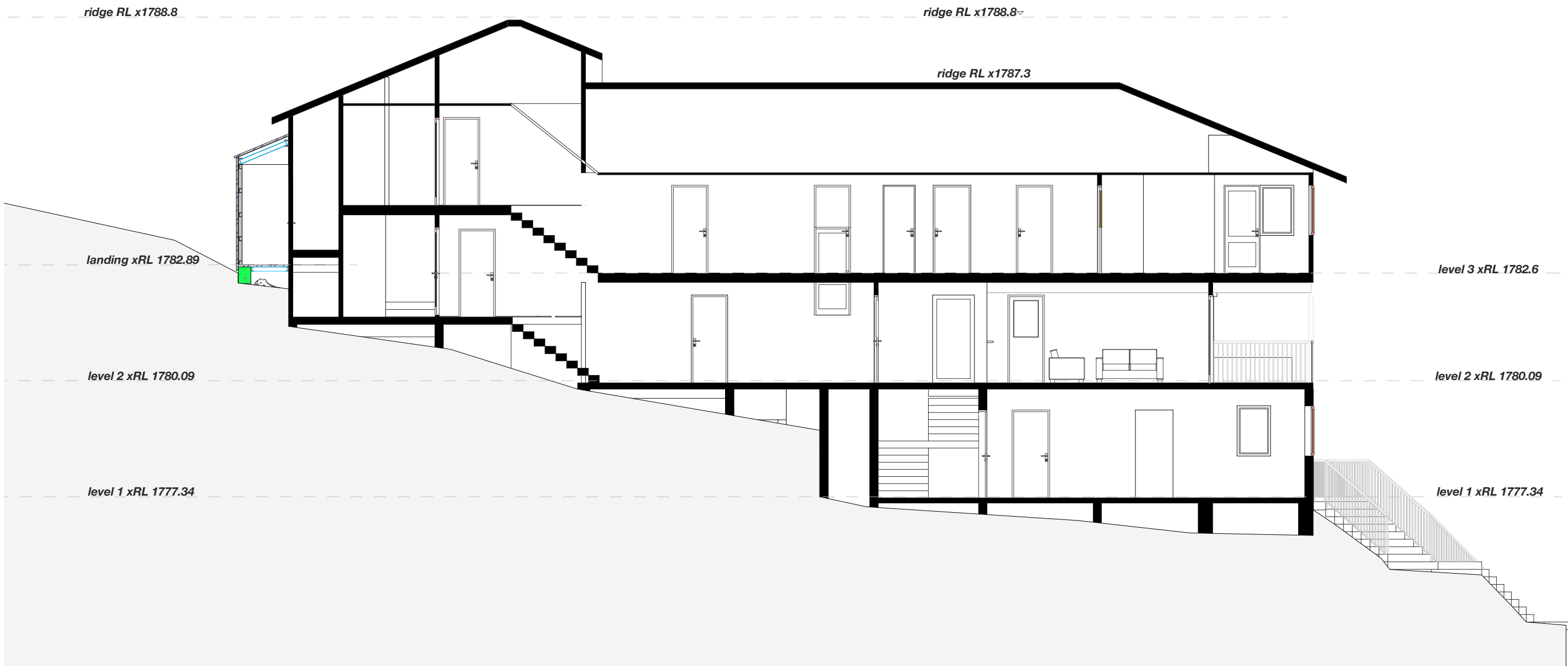
DA Issue
Alterations and Additions
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Charlotte Pass Village
for Elouera Ski Club
in association with
Ken George - Architect
email: kenged@bigpond.com

Date	3/6/22
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	9

- Notes**
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 - Cladding to use Moreclad timber look laid horizontally, colour specification : monument
 - All corners to be flashed with 65mm angles (to future corner details)
 - Eaves to be covered with Colorbond flat sheet, colour specification : surfmist
 - Barge Boards to be covered with custom rolled Colorbond steel colour specification : surfmist



section 1

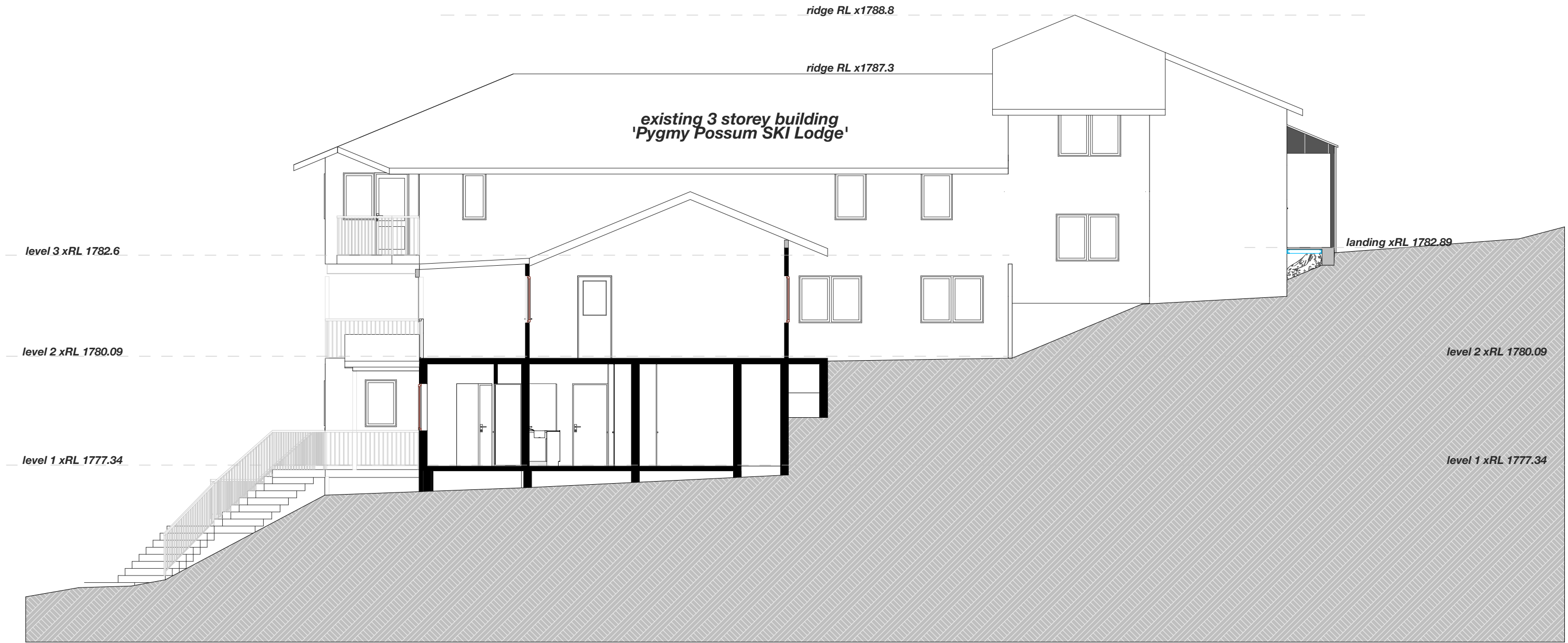


section 2

by	date	revision

Date	3/6/22
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	10

- Notes**
- Existing cladding and waterproof membrane to be removed, removal to be in sections to suit builders capacity and scaffolding available
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 - Cladding to be installed over Enviroseal
 - Cladding to use Moreclad timber look laid horizontally, colour specification : monument
 - All corners to be flashed with 65mm angles (to future corner details)
 - Eaves to be covered with Colorbond flat sheet, colour specification : surfmist
 - Barge Boards to be covered with custom rolled Colorbond steel colour specification : surfmist



section 3

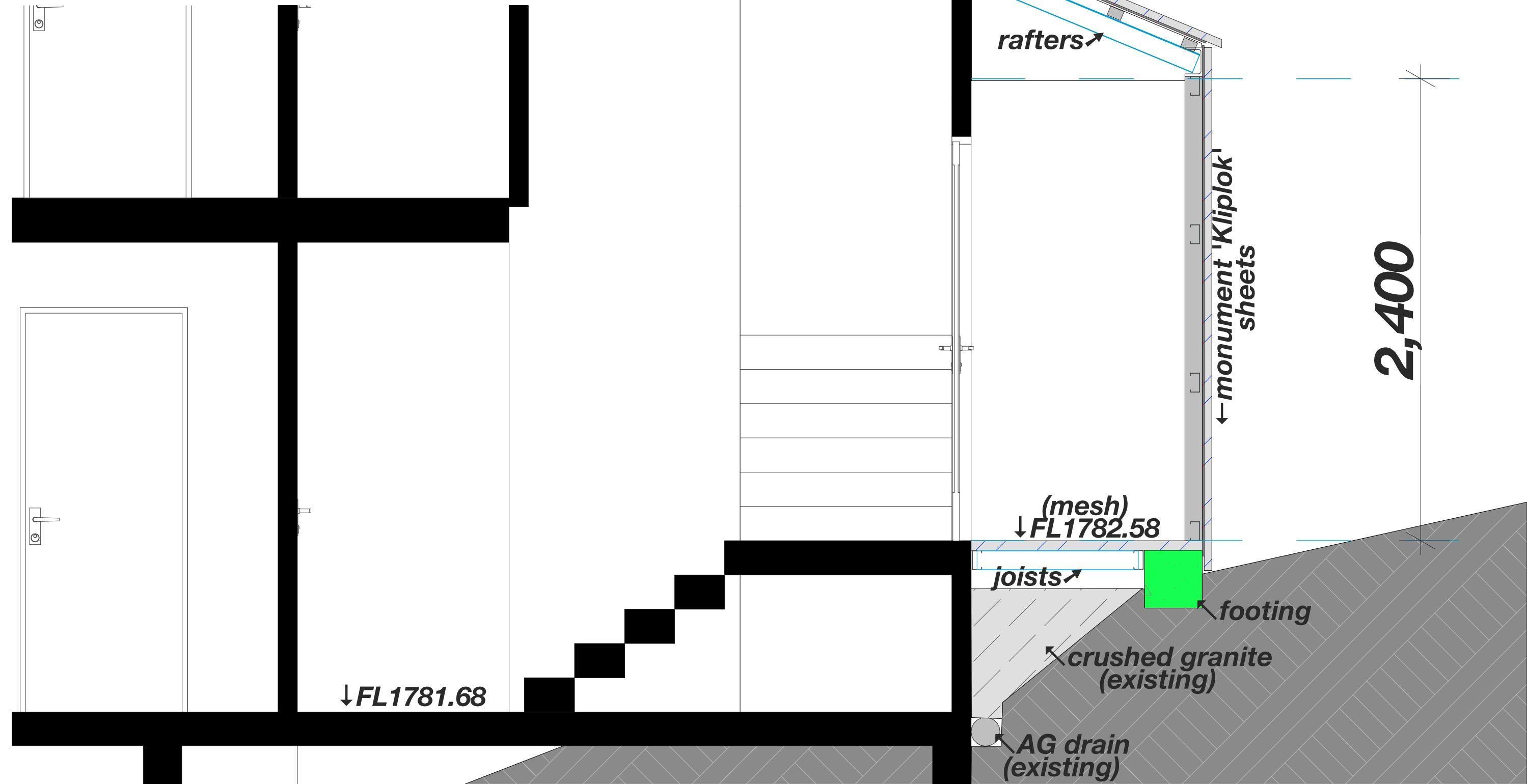


section 4

by	date	revision

Date	3/6/22
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	11

***Wall, Roof and Floor framing steel C sections as detailed @ 800ctrs: by engineer**

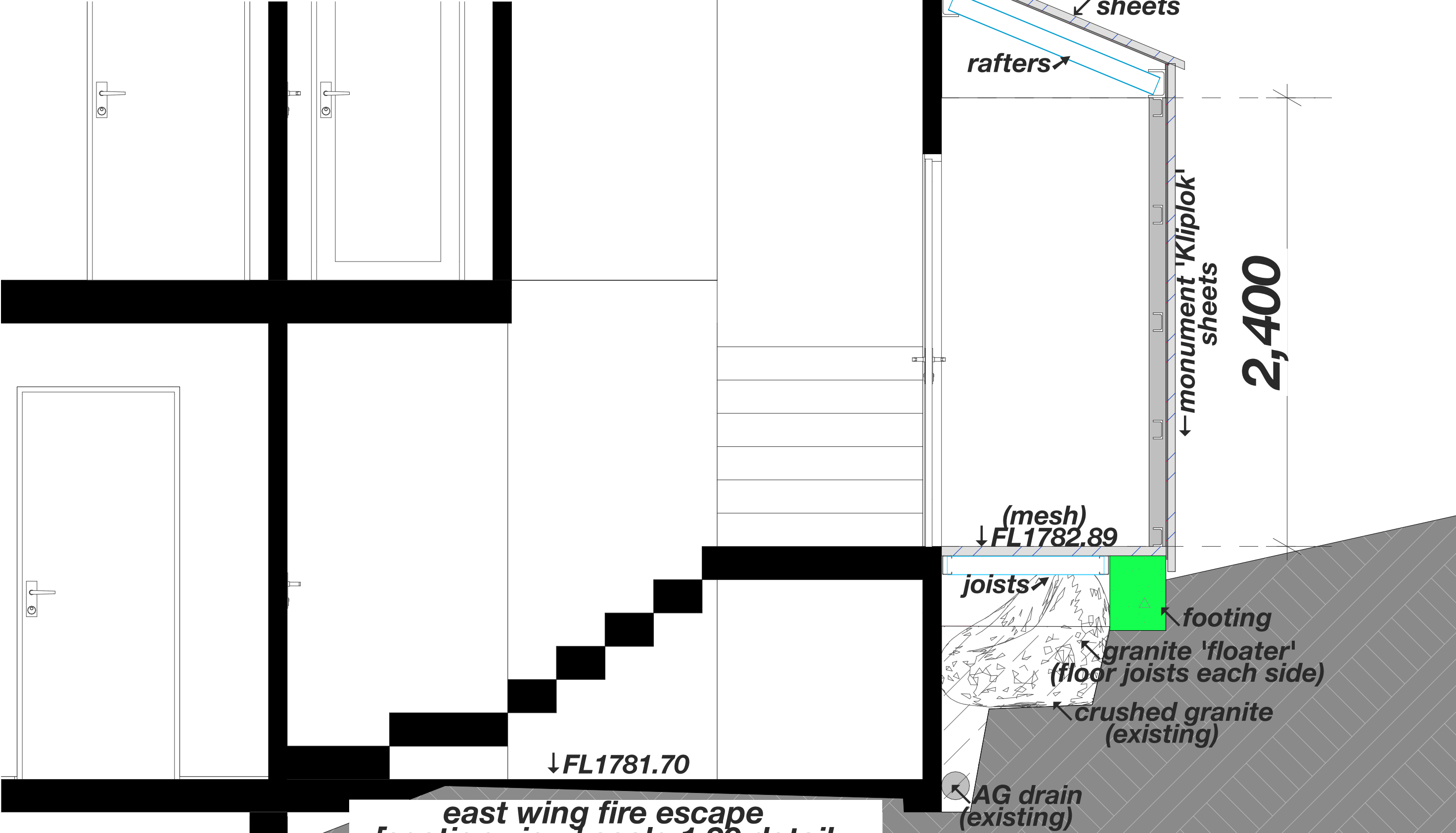


**west wing fire escape
[section view] scale 1:20 detail**

by	date	revision

Date	3/6/22
Drawn	DS
Checked	
Scale	
Drawing No.	
#220-	12

***Wall, Roof and Floor framing steel C sections as detailed @ 800ctrs: by engineer**



**east wing fire escape
[section view] scale 1:20 detail**



Building Designers
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Studio Director - Daniel Sutton
Contact: 0416 110 281

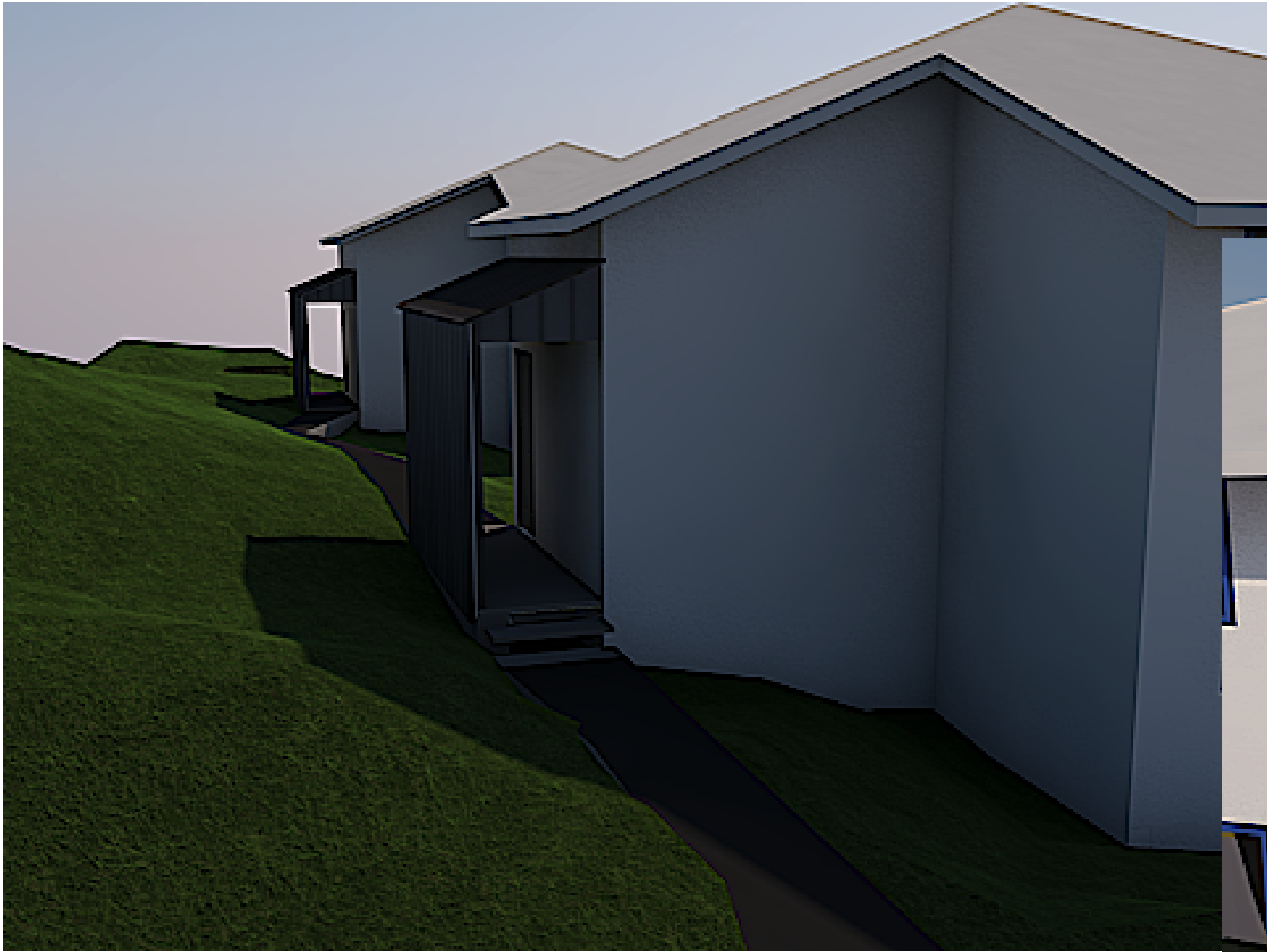
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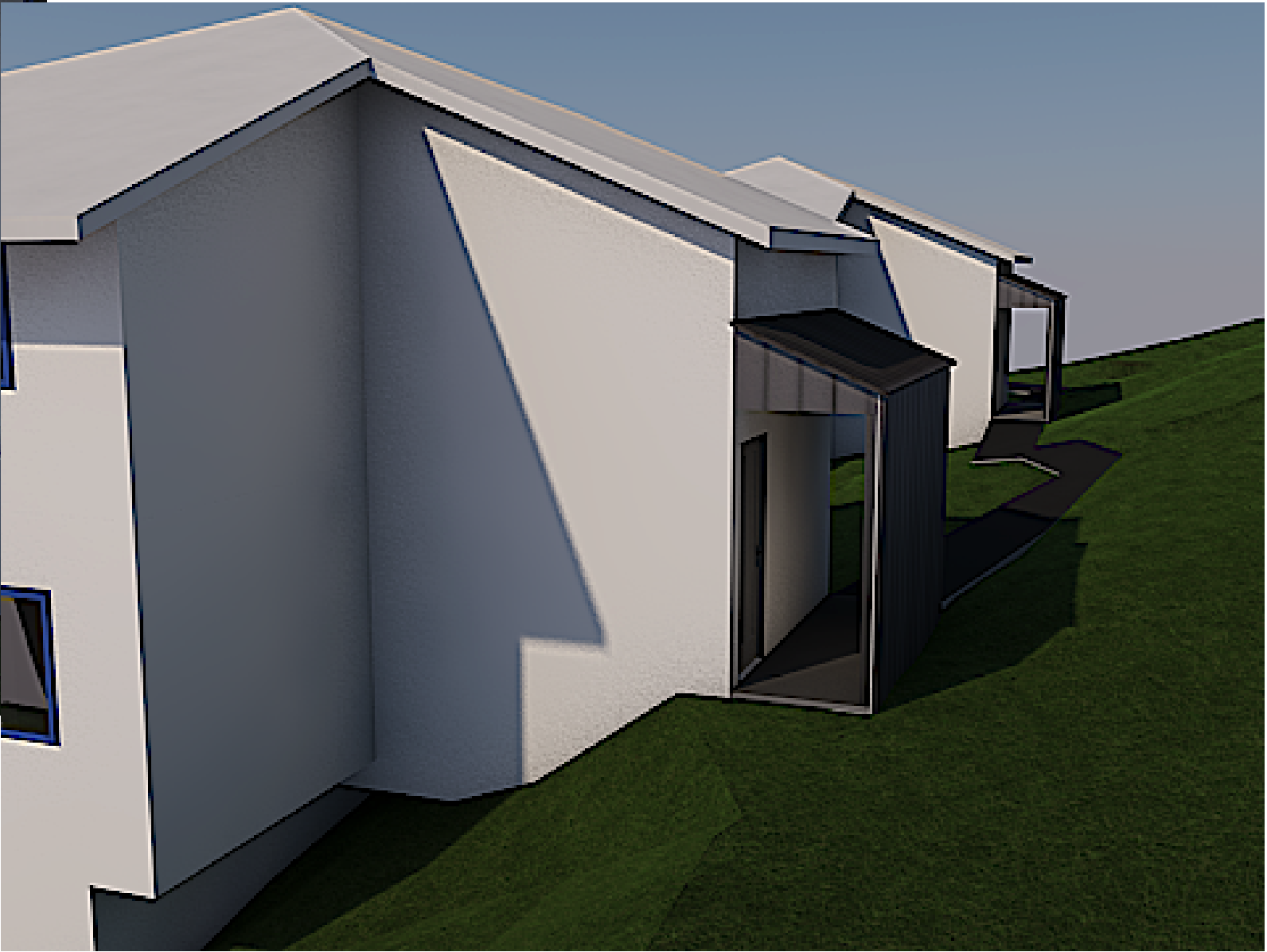
by	date	revision

DA Issue
Alterations and Additions
Pygmy Possum Lodge,
Lot 108, DP 1242013
Charlotte Pass Village
for Elouera Ski Club
in association with
Ken George - Architect
email: kenged@bigpond.com

Date	3/6/22
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Scale	
Drawing No.	
#220-	13



*perspective image east wing
(concept only)*



*perspective image west wing
(concept only)*



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