

# TALARA

## TALARA SKI CLUB

28 Bobuck Lane, Thredbo NSW 2625

Registered office: 7 Mudies Rd, St Ives NSW 2075

Email: info@talara.com.au

**Attn: Daniel James**

**Re: DA 24/448**

**Development Application for the Demolition of Sonnblick Lodge, Bobuck Lane, Thredbo NSW**

I write on behalf of Talara Ski Club, 28 Bobuck Lane, Thredbo (Lot 812 DP 1119757). Talara Ski Club is a not for profit club lodge run by volunteers.

Talara Ski Club sits directly to the North and downslope of Sonnblick Lodge. It shares a boundary with the site of the proposed demolition works.

Talara, along with neighbouring lodges was directly impacted by the Thredbo landslide in 1997 and subsequently undertook significant works to stabilise the foundations for the building on it's northern side. It is of huge importance to the club and its members that the building and it's structural integrity be assured of ongoing safety and security,

**Given the following initial concerns, we would request additional time to review the documentation provided and lodge any further queries or concerns at a later date.**

### **Existing retaining wall along the shared boundary**

The shared boundary between Talara Ski Club and the Sonnblick Lodge site is defined by an aged concrete block retaining wall with what appears to be limited stormwater and drainage management behind and around it.

There is no reference to this wall or to the protection of Talara Ski Club, being in the direct fall line of works, in the documentation provided, and it is unclear whose boundary this currently sits on however as a built wall on the shared boundary it needs to be addressed and/or improved.

### **Stormwater / ground water management**

Currently the ground water and stormwater, also potential snow melt, is insufficiently managed as it moves down the hill to the rear and sides of Talara Ski Club.

### **Landslip**

We are very concerned about the risk of landslip during and post demolition as the weight on the soil is reduced, there is an increase of surface area for moisture and no clear documentation on the practical measures to mitigate risk of landslip during and post demolition.

### **Falling matter during demolition**

Whilst a silt fence and earth bund / berm has been indicated in the documentation, there is no provision for structural secure and solid site fencing / protection for the rear of Talara Ski Club. The building is a lightweight timber structure and would be greatly

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impacted by falling building materials or ground matter should it hit the Talara Ski Club building

Whilst we are supportive of the removal of dangerous structures and buildings with potential asbestos contamination, based on the above outlined concerns, we initially request the following at a minimum:

- Prior to any works commencing, a full dilapidation report prepared of Talara Ski Club and its external surrounds – this could include a survey of levels to measure movement at the beginning, during and the end of the demolition process as well as post demolition whilst the site is completely vacant.
- Soil and storm water management plan – for both demolition process and post-demolition vacancy – to ensure that the increased ground water run off that will ensue post demolition is being managed and directed away from Talara Ski Club with no increased additional impact on the soil stability of the surrounds.
- A structural and geotechnical engineers assessment of the retaining wall at the shared boundary.
- Increased geotechnical measure to ensure the security of the site and of Talara Ski Club during demolition. and post demolition to ensure there is no impact on the downhill side of the club
- Notification to Talara Ski Club and surrounding buildings of commencement of works generally and of the asbestos in the building and when it is being removed to ensure that all apertures of our club are sealed.
- Sharing of a works plan for asbestos and assurance that it will only happen on a day with no wind and all building materials will be wetted down.
- Once down to foundations and retaining walls, geotechnical engineers reports to be regularly conducted and Talara Ski Club to be kept informed.
- Time frame of works overall from beginning to end – will this be conducted during the summer holiday period and how long will it take?
- Sufficient notice of start of works - as understandably this will have an impact on guests staying at the club due to noise, vibration and dust.

We trust you understand these initial concerns and our time constraints, and hope to have the opportunity to discuss this further

Kind Regards,

A handwritten signature in black ink, appearing to be 'Jill' or similar, written in a cursive style.

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Nadine Alwill  
Chairperson, board of Talara Ski Club