



TATE SKI CLUB CO-OPERATIVE LIMITED

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Daniel James Team Leader
Alpine Resorts Team
Department of Planning, Industry and Environment
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12/03/2024

Dear Mr James,

re: Geotechnical comment for proposed Tate Ski Club lodge roof replacement

Introduction

This Geotechnical comment forms part of a Development Application submitted by Tate Ski Club Cooperative (TSC) to replace the roof sheeting at Tate Ski Club, 23 Mount Tate Road, Guthega NSW. The existing roof sheeting has reached its end of life, and needs to be replaced.

Site

Tate Ski Club is located in Guthega Alpine Village on the eastern side of Mount Tate Road, with cleared land to the west, Kyilla Lodge and cleared land to the north, Tiobunga Lodge and cleared land to the south and woodland (sub alpine) vegetation to the east.

The rear of the building, on the northern side contains a stone retaining wall and drainage system. These, and the building itself and surrounds have been assessed as part of a Geotechnical assessment undertaken by Coffey Geotechnics Pty Ltd, in 2012. This has resulted in the development of a monitoring action plan (attached), this plan is ongoing.

Proposed development

The existing roof sheeting has reached its end of life, and failure has been identified as a key risk to the building. Replacement will consist of:

- Removal of existing roof sheeting
- Inspection of sub-roof materials (rafters, sarking, insulation etc) to assess whether maintenance or replacement is necessary
- Installation of new insulation and sarking as required
- Installation of new roof sheeting
- Installation of materials to improve roof performance in relation to ember attack

Refer to attached drawings describing extent and materials used for roof replacement.

Geotechnical comment

Section 3 of the Geotechnical Policy for the Kosciuszko Alpine Resorts includes the following description of when a geotechnical report is required to be lodged with a development application:

*All development applications, which include but are not limited to, the erection of buildings or the carrying out of any works,.., are to be accompanied by a geotechnical report. **Other than a development application for a development as specified below:***

- c) *The erection of any building within an existing allotment comprising:*
 - iii. *Non-structural repairs to or maintenance of an existing building*

Given that the proposed works are defined in this development application as 'repair and replacement', then no specific geotechnical report is required for this development application.

The board will continue the existing geotechnical monitoring plan for the building and surrounds to monitor geotechnical risk at the site.

Warm regards,

Bill Broockmann

Chair, on behalf of the Tate Board

26 July 2012

Tate Ski Club Co-operative
P O Box 1640
Canberra,
ACT 2601

Attention: Mr. David Grey

Dear David,

**RE: Proposed Future Management of Geotechnical Aspects
Tate Ski Club, Guthega, NSW**

1 INTRODUCTION

A meeting was held at the offices of Coffey Geotechnics in Canberra on 28 June 2012 to discuss the proposed future management of geotechnical aspects of the Tate Ski Lodge at Guthega. Various procedures and ongoing monitoring were proposed by Coffey in relation to closure of the geotechnical issues relating to the development application.

The following attended the meeting:

Daniel James	Department of Planning and Infrastructure, NSW Government
Lisa Worrell	Tate Ski Club Co-operative
David Grey	Tate Ski Club Co-operative
Jon Thompson	Coffey Geotechnics
Chris Corcoran	Coffey Geotechnics

2 RECOMMENDATIONS

Based on discussions during the meeting, the following were agreed:

- Maintenance of drainage – in order to minimise the risk of blockage and overflow and/or leakage from drains that can cause saturation of fill or natural soils and erosion of , all drains should be maintained in good working order including routine flushing to clear blockages and checking for leaks.

- Survey of dry stone retaining wall at rear of building – the dry stone retaining wall should be surveyed and monitored for distress on a regular basis. Existing survey records should be submitted to form a base line survey and then a two-dimensional survey of the wall should be carried out following the 2012 spring snow melt. Future surveys should then be carried out on an annual basis or following extreme rainfall events. A monitoring action plan should be established specifying maximum movements that would initiate trigger points and the actions associated with exceeding these trigger points. A draft monitoring plan is attached for guidance.
- Monitoring of lodge building for cracks/damage – the Lodge and associated structures should be monitored by observation on a regular basis for signs of cracks or damage. This monitoring could be undertaken at the same time as the annual survey of the retaining wall, including following extreme rainfall events. The monitoring action plan as noted above would also include the structure, specifying displacement or cracking of walls or floor that would initiate trigger points and the actions associated with exceeding these trigger points.
- Monitor the slope downhill of the lodge for seepages – the embankment between the Lodge and the road should be monitored for seepages, especially following extreme or prolonged rainfall. This would be based on observations and recording by photographs, recording the approximate extent of flow, timing of when first noticed and period of flow if seepages cease.

Based on implementation of the above, we consider that no further geotechnical site remedial works on the site are required at this stage. Should the above monitoring indicate noticeable changes to the site in the future or if future significant modifications to the site proposed then the site should be re-assessed to determine the possible consequences from the geotechnical perspective. The attached document titled "Important Information about your Coffey report" should be read in conjunction with this report.

Should you have any questions please do not hesitate to contact the undersigned.

For and on behalf of Coffey Geotechnics Pty Ltd



Jon Thompson CPEng

Principal Geotechnical Engineer

Attachments: Important Information About Your Coffey Report
 Monitoring Action Plan