



Department of Planning  
Housing and Infrastructure

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No 24/16458

Granted on the 27 February 2025

Signed S Butler

Sheet No 3 of 13



Suite 2.06 / 56 Delhi Road  
North Ryde NSW 2113  
02 9878 6005  
assetgeoenviro.com.au

Our ref: 7406-4-R1 Rev 1  
31 October 2024

Vail Resorts  
PO Box 42  
Perisher Valley NSW 2624

**Attention: Michael Fearnside**

Dear Michael,

## **Perisher Express Quad Chair Top Station Lift Operators Hut, Perisher NSW Geotechnical Assessment**

---

### **1. Introduction**

#### **1.1 General**

This report presents the results of a geotechnical assessment for the proposed Perisher Express Quad Chair Top Station Lift Operators Hut at Perisher NSW (the Site). The assessment was commissioned on 26 October 2023 by Michael Fearnside of Vail Resorts.

Documents provided to us for this assessment comprised:

- Architectural Plans (author not shown; project name: Perisher Express Top Hut; sheet numbers: A02 to A05; dated: 4/9/2024).

Based on the briefing from the client and the supplied documents, we understand that the project involves replacement of the existing Operators Hut.

The Site lies within the G-line as defined in DIPNR's "Geotechnical Policy – Kosciuszko Alpine Resorts", November 2003. However, given that the proposed works will likely be relatively minor, the development would fall under Minimal Impact criteria.

#### **1.2 Scope of Work**

The main objectives were to assess the surface and likely subsurface conditions and to provide comments and recommendations relating to Site Classification to AS2870–2011 "Residential Slabs and Footings" and bearing capacity for footings.

The following scope of work was carried out to achieve the project objectives:

- A review of existing regional maps and reports relevant to the Site held within our files.
- Visual observations of surface features.
- Engineering assessment and reporting.

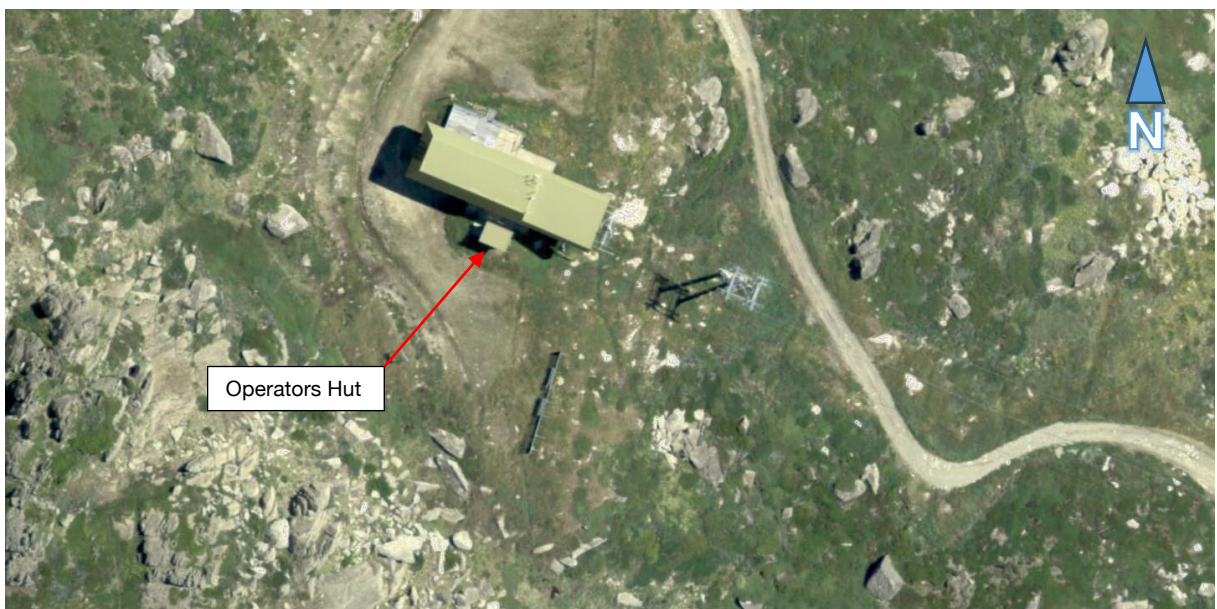
This report must be read in conjunction with the attached “Important Information about your Geotechnical Report” in Appendix A. Attention is drawn to the limitations inherent in site investigations and the importance of verifying the subsurface conditions inferred herein.

## 2. Site Description

The Site is located about 1.6km west north-west of the Perisher Valley Terminal as shown in Plate 1. A plan of the Top Station is shown in Plate 2.



**Plate 1 – Site Locality**



**Plate 2 – Plan of Top Station showing Location of Operators Hut**

Topographically, the Site is on a moderate to steep slope that falls to the southeast at about 10° to 15°.

Selected photos of the site are attached.

The 1:250,000 Tallangatta Geological Map indicates the Site is underlain by Lower Devonian aged intrusive granites, micro-diorites and tonalites. This is locally weathered to produce core-stones and tor outcrops.

Numerous granite core-stones and outcrop were observed at various locations in the site vicinity. A fill embankment has been constructed to support the existing Operators Hut, appearing to be up to about 1.5m thick based on adjacent ground surface levels, and including granite boulders as evidenced by the site photos. It is expected that variably weathered granite is located at relatively shallow depth below the original ground surface.

Localised ponded water was observed upslope of the embankment.

### **3. Discussions & Recommendations**

#### **3.1 Proposed Development**

Based on the supplied plans and briefing from the client, it is understood that the development comprises:

- Demolition of existing Operators Hut.
- Removal of existing fill embankment.
- Constructing strip footings and blockwork to support the new Operators Hut.

#### **3.2 Site Classification and Footings**

In view of the landslide risk setting, the assessed site classification is Class P (Problem site).

Where strip footings are founded on extremely weathered or better granite anticipated at shallow depth beneath the original ground surface, a revised classification of Class A would apply and a conservative allowable bearing pressure of 150kPa could be adopted.

Further advice must be sought if poorer quality subgrade is encountered.

### **4. Limitations**

In addition to the limitations inherent in geotechnical assessments and investigations (refer to the attached Information Sheets), it must be pointed out that the recommendations in this report are based on assessed subsurface conditions from limited observations. To confirm the assessed subsurface conditions in this report, further investigation would be required.

Asset accepts no liability where our recommendations are not followed or are only partially followed. The document “Important Information about your Geotechnical Report” in Appendix A provides additional information about the uses and limitations of this report.



Please do not hesitate to contact the undersigned if you have any questions regarding this report or if you require further assistance.

For and on behalf of

**AssetGeoEnviro**



**Mark Bartel**

BE, MEngSc, GMQ, CPEng, RPEQ/NER(Civil), DEP/PRE (NSW)  
Managing Director | Senior Principal Geotechnical Engineer

Encl: Site Photos

Form 4 – Minimal Impact Certification

Important Information about your Geotechnical Report

Soil and Rock Explanation Sheets



## Document Control

### Distribution Register

Copy	Media	Recipient	Location
1	Secure PDF	Michael Fearnside	Vail Resorts
2	Secure PDF	Sophie Ballinger	Vail Resorts
2	Secure PDF	Mark Bartel	Asset Geotechnical Engineering

### Document Status

Rev	Revision Details	Author	Reviewer		Approved for Issue		
			Name	Initials	Name	Initials	Date
0	Initial issue	M. Bartel			M. Bartel	MAB	30 November 2023
1	Updated base plan	M. Bartel			M. Bartel	MAB	31 October 2024



ISO 9001:2015  
ISO 14001:2015  
ISO 45001:2018 AS/NZS 4801:2001

Suite 2.06 / 56 Delhi Road  
North Ryde NSW 2113  
02 9878 6005  
assetgeoenviro.com.au

© Copyright Asset Geotechnical Engineering Pty Ltd. All rights reserved.

AssetGeoEnviro is a registered business name of Asset Geotechnical Engineering Pty Ltd (Asset). This Report has been prepared by Asset for its Client in accordance with a contract between Asset and its Client. The Report may only be used for the purpose for which it was commissioned and is subject to the terms of contract including terms limiting the liability of Asset. Unauthorised use of this document in any form whatsoever is prohibited. Any third party who seeks to rely on this Report without the express written consent of Asset does so entirely at their own risk, and, to the fullest extent permitted by law, Asset accepts no liability whatsoever in respect of any loss or damage suffered by any such third party.

## Site Photos



**Photo 1**

Overview of Lift Operators Hut





**Photo 2**

Overview of Lift Operators Hut – continuation of Photo 1.





**Photo 3**

View of Lift Operators Hut viewed from downslope.



## 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
Mark	Bartel

OF  
Company/organisation  
**Asset Geotechnical Engineering Pty Ltd (trading as AssetGeoEnviro)**

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

**Perisher Express Quad Chair Top Station Lift Operators Hut**

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

(List of documentation reviewed)

**Architectural Plans (author not shown; project name: Perisher Express Top Hut; sheet numbers:**

**A02 to A05; dated: 4/9/2024).**



**Department of Planning  
Housing and Infrastructure**

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No 24/16458

Granted on the 27 February 2025

Signed S Butler

Sheet No 4 of 13

Class P (landslide risk setting), Class A if founding on rock

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)

Class P (landslide risk setting, fill), Class A if founding on rock

and civil

- ☒ I have attached design recommendations to be incorporated in the structural design in accordance with this site classification. Refer report 7406-4-R1 Rev 1

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

*Mark Bartel*

Chartered professional status

CPEng 35641 NER (Civil)

Name

Mark Bartel

Date

31 October 2024

## 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

### Scope of Services

The geotechnical report ("the report") was prepared in accordance with the contractual scope of services between the Client and AssetGeoEnviro ("Asset") for the specific site investigated. The scope of work may have been limited by factors like time, budget, access, or site disturbance.

Consult Asset before using the report if the project has changed. Asset won't be responsible for problems caused by project changes if not consulted.

### Reliance on Data

Asset prepared the report using data provided by the Client and other individuals and organizations, including surveys, analyses, designs, maps, and plans. Asset has not verified the accuracy or completeness of the data except as stated in the report. Asset won't be liable for incorrect conclusions based on incorrect data, information, or conditions if they're concealed, withheld, misrepresented, or not fully disclosed.

### Geotechnical Engineering

Geotechnical engineering heavily relies on judgment and opinion, making it less precise than other engineering disciplines. Reports are tailored to specific clients, projects, and needs, and may not be suitable for other clients or purposes. The report should only be used for its intended purpose unless additional geotechnical advice is obtained. If further geotechnical advice isn't obtained, the report can't be used if the proposed development's nature or details change.

### Limitations of Site Investigation

The investigation program undertaken is a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are extrapolated across the site to form an inferred geological model, and an engineering opinion is rendered about overall subsurface conditions and their likely behavior regarding the proposed development. Despite investigation, the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

The engineering logs are the subjective interpretation of subsurface conditions at a particular location and time, made by trained personnel. The actual interface between materials may be more gradual or abrupt than a report indicates.

Therefore, the recommendations in the report can only be regarded as preliminary. Asset should be retained during the project implementation to assess if the report's recommendations are valid and whether changes should be considered as the project proceeds.

### Subsurface Conditions are Time Dependent

Subsurface conditions can be modified by changing natural forces or man-made influences. The report is based on conditions that existed at the time of subsurface exploration. Construction operations adjacent to the site, and natural events such as floods, or ground water fluctuations, may also affect subsurface conditions, and thus the continuing adequacy of a geotechnical report. Asset should be kept apprised of any such events and should be consulted to determine if any additional tests are necessary.

### Verification of Site Conditions

Where ground conditions encountered at the site differ significantly from those anticipated in the report, either due to natural variability of subsurface conditions or construction activities, it is a condition of the report that Asset be notified of any variations and be provided with an opportunity to review the recommendations of this report. Recognition of change of soil and rock conditions requires experience, and it is recommended that a suitably experienced geotechnical engineer be engaged to visit the site with sufficient frequency to detect if conditions have changed significantly.

### Reproduction of Reports

This report is the subject of copyright and shall not be reproduced either totally or in part without the express permission of this Company. Where information from the accompanying report is to be included in contract documents or engineering specification for the project, the entire report should be included to minimize the likelihood of misinterpretation from logs.

### Report for Benefit of Client

The report has been prepared for the benefit of the Client and no other party. Asset assumes no responsibility and will not be liable to any other person or organization for or in relation to any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organization arising from matters dealt with or conclusions expressed in the report (including without limitation matters arising from any negligent act or omission of Asset or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in the report). Other parties should not rely upon the report or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

### Data Must Not Be Separated from The Report

The report presents the site assessment and must not be copied in part or altered in any way.

Logs, figures, drawings, test results etc. included in our reports are developed by professionals based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples. These data should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

### Report Recommendations not Followed

Where the report's recommendations are not followed, there may be significant implications for the project (e.g., commercial, property, personal, or life loss). Consult Asset if you don't intend to follow all the report recommendations. Asset won't accept responsibility if the report recommendations aren't followed.

### Other Limitations

Asset will not be liable to update or revise the report to consider any events or emergent circumstances or fact occurring or becoming apparent after the date of the report.



## Log Abbreviations &amp; Notes

## METHOD

borehole logs

AS	auger screw *
AD	auger drill *
RR	roller / tricone
W	washbore
CT	cable tool
HA	hand auger
D	diatube
B	blade / blank bit
V	V-bit
T	TC-bit

\* bit shown by suffix e.g. ADV

excavation logs

NE	natural excavation
HE	hand excavation
BH	backhoe bucket
EX	excavator bucket
DZ	dozer blade
R	ripper tooth

coring

NMLC, NQ, PQ, HQ

## SUPPORT

borehole logs

N	nil
M	mud
C	casing
NQ	NQ rods

excavation logs

N	nil
S	shoring
B	benched

## CORE—LIFT

|| casing installed

┌─┐ barrel withdrawn

## NOTES, SAMPLES, TESTS

D	disturbed
B	bulk disturbed
U50	thin-walled sample, 50mm diameter
HP	hand penetrometer (kPa)
SV	shear vane test (kPa)
DCP	dynamic cone penetrometer (blows per 100mm penetration)
SPT	standard penetration test
N*	SPT value (blows per 300mm)
	* denotes sample taken
Nc	SPT with solid cone
R	refusal of DCP or SPT

## USCS SYMBOLS

GW	Gravel and gravel-sand mixtures, little or no fines.
GP	Gravel and gravel-sand mixtures, little or no fines, uniform gravels
GM	Gravel-silt mixtures and gravel-sand-silt mixtures.
GC	Gravel-clay mixtures and gravel-sand-clay mixtures.
SW	Sand and gravel-sand mixtures, little or no fines.
SP	Sand and gravel sand mixtures, little or no fines.
SM	Sand-silt mixtures.
SC	Sand-clay mixtures.
ML	Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or silt with low plasticity.
CL, CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays.
OL	Organic silts
MH	Inorganic silts
CH	Inorganic clays of high plasticity.
OH	Organic clays of medium to high plasticity, organic silt
PT	Peat, highly organic soils.

## MOISTURE CONDITION

D	dry
M	moist
W	wet
Wp	plastic limit
Wl	liquid limit

## CONSISTENCY



















VS	very soft
S	soft
F	firm
St	stiff
VSt	very stiff
H	hard
Fb	friable

## DENSITY INDEX
















VL	very loose
L	loose
MD	medium dense
D	dense
VD	very dense

## Graphic Log




## Soil

	Fill
	Peat, Topsoil
	Clay
	Silty Clay
	Gravelly Clay
	Sandy Clay
	Silt
	Sandy Silt
	Clayey Silt
	Gravelly Silt
	Gravel
	Sandy Gravel
	Clayey Gravel
	Silty Gravel
	Sand
	Gravelly Sandy
	Silty Sand
	Clayey Sand





## Rock

	Sandstone
	Shale
	Clayey Shale
	Siltstone
	Conglomerate
	Claystone
	Dolerite, Basalt
	Granite
	Limestone
	Tuff
	Porphyry
	Pegmatite
	Gneiss, Schist
	Quartzite
	Coal




## Other

	Asphalt
	Concrete
	Brick

## Water

	Level
	Inflow
	Outflow (complete)
	Outflow (partial)

## Boundaries

	Known
	Probable
	Possible

## WEATHERING

XW	extremely weathered
HW	highly weathered
MW	moderately weathered
SW	slightly weathered
FR	fresh

## STRENGTH

VL	very low
L	low
M	medium
H	high
VH	very high
EH	extremely high

## RQD (%)

$$= \frac{\text{sum of intact core pieces} > 2 \times \text{diameter}}{\text{total length of core run drilled}} \times 100$$

## DEFECTS:

type		coating	
JT	joint	cl	clean
PT	parting	st	stained
SZ	shear zone	ve	veneer
SM	seam	co	coating

shape

pl	planar
cu	curved
un	undulating
st	stepped
ir	irregular

roughness

po	polished
sl	slickensided
sm	smooth
ro	rough
vr	very rough

inclination

measured above axis and perpendicular to core

## AS1726-2017

Soils and rock are described in the following terms, which are broadly in accordance with AS1726-2017.

## Soil

### MOISTURE CONDITION

Term	Description
Dry	Looks and feels dry. Fine grained and cemented soils are hard, friable or powdery. Uncemented coarse grained soils run freely through hand.
Moist	Soil feels cool and darkened in colour. Fine grained soils can be moulded. Coarse soils tend to cohere.
Wet	As for moist, but with free water forming on hand.
	Moisture content of cohesive soils may also be described in relation to plastic limit ( $W_p$ ) or liquid limit ( $W_L$ ) [ $>>$ much greater than, $>$ greater than, $<$ less than, $<<$ much less than].

### CONSISTENCY OF FINE-GRAINED SOILS

Term	Su (kPa)	Term	Su (kPa)
Very soft	$< 12$	Very Stiff	$>100 - \leq 200$
Soft	$>12 - \leq 25$	Hard	$> 200$
Firm	$>25 - \leq 50$	Friable	-
Stiff	$>50 - \leq 100$		

### RELATIVE DENSITY OF COARSE-GRAINED SOILS

Term	Density Index (%)	Term	Density Index (%)
Very Loose	$< 15$	Dense	$65 - 85$
Loose	$15 - 35$	Very Dense	$>85$
Medium Dense	$35 - 65$		

### PARTICLE SIZE

Name	Subdivision	Size (mm)
Boulders		$> 200$
Cobbles		$63 - 200$
Gravel	coarse	$19 - 63$
	medium	$6.7 - 19$
	fine	$2.36 - 6.7$
Sand	coarse	$0.6 - 2.36$
	medium	$0.21 - 0.6$
	fine	$0.075 - 0.21$
Silt		$0.002 - 0.075$
Clay		$< 0.075$

### MATERIAL DELINEATION

Sand or gravel	$>65\%$ above $0.075\text{mm}$
Clay or silt	$>35\%$ below $0.075\text{mm}$

### MINOR COMPONENTS

Term	Proportion by Mass:
	<u>coarse grained</u> <u>fine grained</u>
Trace	$\leq 5\%$ $\leq 5\%$
With	$>15\% \leq 30\%$ $>5\% - \leq 12\%$

### SOIL ZONING

Layers	Continuous across exposures or sample.
Lenses	Discontinuous, lenticular shaped zones.
Pockets	Irregular shape zones of different material.

### SOIL CEMENTING

Weakly	Easily broken up by hand pressure in water or air.
Moderately	Effort is required to break up by hand in water or in air.

### USCS SYMBOLS

Symbol	Description
GW	Gravel and gravel-sand mixtures, little or no fines.
GP	Gravel and gravel-sand mixtures, little or no fines, uniform gravels.
GM	Gravel-silt mixtures and gravel-sand-silt mixtures.
GC	Gravel-clay mixtures and gravel-sand-clay mixtures.
SW	Sand and gravel-sand mixtures, little or no fines.
SP	Sand and gravel sand mixtures, little or no fines.
SM	Sand-silt mixtures.
SC	Sand-clay mixtures.
ML	Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or silt with low plasticity.
CL, CI	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays.
OL	Organic silts
MH	Inorganic silts
CH	Inorganic clays of high plasticity.
OH	Organic clays of medium to high plasticity, organic silt
PT	Peat, highly organic soils.

## Rock

### SEDIMENTARY ROCK TYPE DEFINITIONS

Rock Type	Definition (more than 50% of rock consists of ....)
Conglomerate	... gravel sized ( $>2\text{mm}$ ) fragments.
Sandstone	... sand sized ( $0.06$ to $2\text{mm}$ ) grains.
Siltstone	... silt sized ( $<0.06\text{mm}$ ) particles, rock is not laminated.
Claystone	... clay, rock is not laminated.
Shale	... silt or clay sized particles, rock is laminated.

### LAYERING

Term	Description
Massive	No layering apparent.
Poorly Developed	Layering just visible. Little effect on properties.
Well Developed	Layering distinct. Rock breaks more easily parallel to layering.

### STRUCTURE

Term	Spacing (mm)	Term	Spacing
Thinly laminated	$<6$	Medium bedded	$200 - 600$
Laminated	$6 - 20$	Thickly bedded	$600 - 2,000$
Very thinly bedded	$20 - 60$	Very thickly bedded	$> 2,000$
Thinly bedded	$60 - 200$		

### STRENGTH (NOTE: Is50 = Point Load Strength Index)

Term	Is50 (MPa)	Term	Is50 (MPa)
Very Low	$0.03 - 0.1$	High	$1.0 - 3.0$
Low	$0.1 - 0.3$	Very High	$3.0 - 10.0$
Medium	$0.3 - 1.0$	Extremely High	$>10.0$

### WEATHERING

Term	Description
Residual Soil	Material is weathered to an extent that it has soil properties. Rock structures are no longer visible, but the soil has not been significantly transported.
Extremely .....	Material is weathered to the extent that it has soil properties. Mass structures, material texture & fabric of original rock is still visible.
Highly .....	Rock strength is significantly changed by weathering; rock is discolored, usually by iron staining or bleaching. Some primary minerals have weathered to clay minerals.
Moderately .....	Rock strength shows little or no change of strength from fresh rock; rock may be discolored.
Slightly .....	Rock is partially discolored but shows little or no change of strength from fresh rock.
Fresh	Rock shows no signs of decomposition or staining.

### DEFECT DESCRIPTION

Type	
Joint	A surface or crack across which the rock has little or no tensile strength. May be open or closed.
Parting	A surface or crack across which the rock has little or no tensile strength. Parallel or sub-parallel to layering/bedding. May be open or closed.
Sheared Zone	Zone of rock substance with roughly parallel, near planar, curved or undulating boundaries cut by closely spaced joints, sheared surfaces or other defects.
Seam	Seam with deposited soil (infill), extremely weathered in situ rock (XW), or disoriented usually angular fragments of the host rock (crushed).

### Shape

Planar	Consistent orientation.
Curved	Gradual change in orientation.
Undulating	Wavy surface.
Stepped	One or more well defined steps.
Irregular	Many sharp changes in orientation.

### Roughness

Polished	Shiny smooth surface.
Slickensided	Grooved or striated surface, usually polished.
Smooth	Smooth to touch. Few or no surface irregularities.
Rough	Many small surface irregularities (amplitude generally $<1\text{mm}$ ). Feels like fine to coarse sandpaper.
Very Rough	Many large surface irregularities, amplitude generally $>1\text{mm}$ . Feels like very coarse sandpaper.

### Coating

Clean	No visible coating or discolouring.
Stained	No visible coating but surfaces are discolored.
Veneer	A visible coating of soil or mineral, too thin to measure; may be patchy
Coating	Visible coating = $1\text{mm}$ thick. Thicker soil material described as seam.