



REPORT
TO
MARRITZ HOTEL HD DIESELS PTY LTD
ON
GEOTECHNICAL ASSESSMENT
FOR
PROPOSED ALTERATIONS AND ADDITIONS
AT
MARRITZ HOTEL, 16 PORCUPINE ROAD,
PERISHER VALLEY, NSW

27 October 2017
Ref: 30923ZHrpt Rev1



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1 INTRODUCTION

This report presents the results of a limited scope geotechnical assessment for the proposed alterations and additions at Marritz Hotel, 12 Porcupine Road, Perisher Valley, NSW.

We have been provided with structural drawings (Drawing Nos. S00^A, dated 11 July 2017, S01^A to S08^A, dated 5 October 2017 and S01 DA^P, dated 5 October 2017) prepared by Grounded Engineers. The relevant drawings are Drawing Nos. S01, S02, S03, S01 DA and S08.

Based on the provided information, we understand that the proposed works will include the following:

1. Replacement of existing footings with new pad/strip footings to support the curved external wall of the pool sub-floor area, which is in poor condition;
2. Replacement and strengthening of the windows on the northern façade; and
3. Replacement of the roof above the Staff Quarters.

The purpose of the geotechnical assessment was to review the provided information and to determine whether the proposed works present minimal or no geotechnical impact on the site, and if so, to complete a signed Form 4 – Minimal Impact Certification. Based on our assessment, we would determine whether a further geotechnical report, which includes a risk assessment, would be required.

This report has been prepared in accordance with the requirements of the Geotechnical Policy for Kosciuszko Alpine Resorts (2003).

2 ASSESSMENT PROCEDURE

Our assessment comprised a review of the provided drawings, as well as a walkover inspection of the topographic, surface drainage and geological conditions of the site and its immediate environs by our Senior Associate geotechnical engineer (Adrian Hulskamp) on 10 October 2017.

Record site photographs were taken and one has been included in this report. No subsurface investigations were carried out as part of this assessment.

3 SITE OBSERVATIONS

The Marritz Hotel is located just above the toe of a moderately sloping hillside which grades down to the north between approximately 10° and 15°. Rock Creek was located along the toe of the hillside. Porcupine Road bound the hotel along its south-eastern side.

At the time of the walkover inspection, the Marritz Hotel comprised a two to three storey concrete and cladded lodge building. The existing internal pool was located at the south-western corner of the existing building. Ground surface levels on the south-eastern and north-western sides of the lodge had been raised by filling (at least to an estimated several metres thick in some areas), with exception of the area immediately adjacent to the pool, where granite outcropped. Refer to Plates 1 and 2 below.

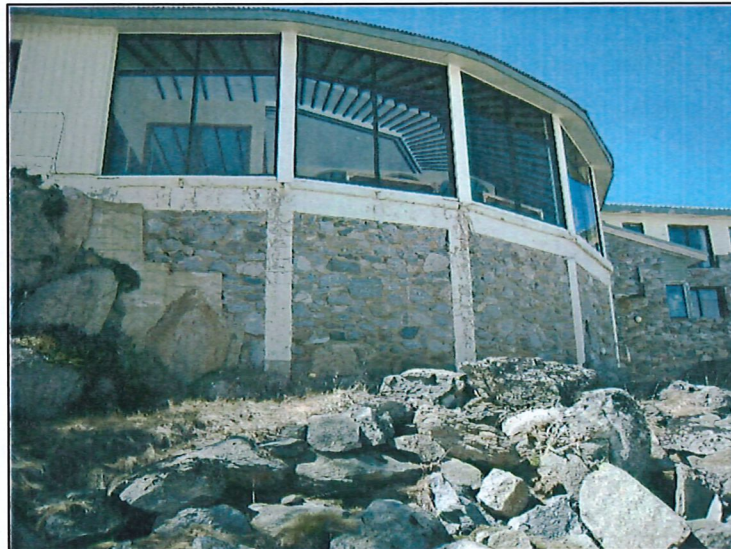


Plate 1: Looking upslope to the south-east showing portion of existing lodge building where the pool is located.

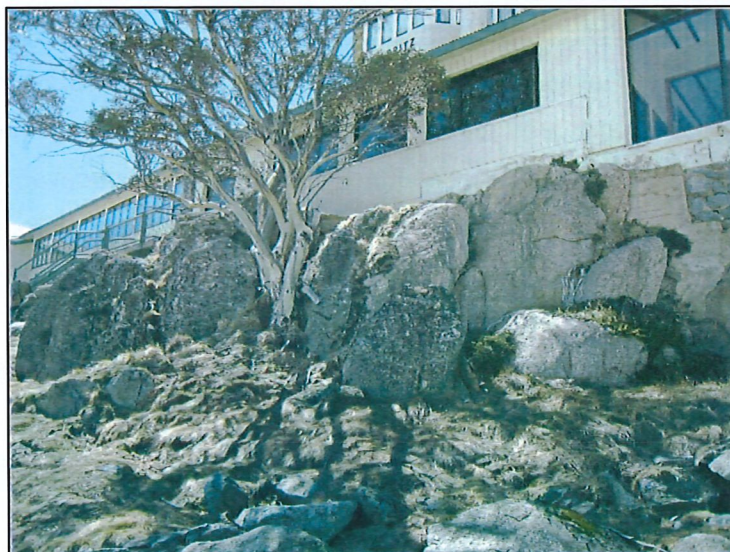



Plate 2: Granite outcrops located on the eastern side of pool area.



Based on our walkover inspection, we did not observe any obvious signs of natural hillside instability.

4 COMMENTS AND RECOMMENDATIONS

Based on our understanding of the proposed alterations and additions and the expected light structural loads, we consider that the proposed works will constitute 'minimal or no geotechnical impact' on the site. Therefore, preparation of a geotechnical report in accordance with the Geotechnical Policy for Kosciuszko Alpine Resorts (2003) is considered unwarranted. This report is preceded by the completed Form 4 – Minimal Impact Certification.

Fill is present on the site and in some areas has been placed to considerable depth. Therefore, we consider that the site as a whole Class 'P', in accordance with AS2870-2011. The standard footing designs in AS2870-2011 are not relevant to this project and therefore design of the proposed footings will need to be carried out using engineering principles.


As granite bedrock outcrops adjacent to, or is otherwise expected at shallow depth in the vicinity of the existing pool, we recommend that the new pad and strip footings be founded within the underlying granite bedrock and designed for a maximum allowable end bearing pressure of 600kPa.

Prior to pouring, we recommend that the base of the pad and strip footing excavations be inspected by a geotechnical engineer to confirm that a satisfactory bearing stratum has been achieved.

5 GENERAL COMMENTS

The recommendations presented in this report include specific issues to be addressed during the construction phase of the project. In the event that any of the construction phase recommendations presented in this report are not implemented, the general recommendations may become inapplicable and JK Geotechnics accept no responsibility whatsoever for the performance of the structure where recommendations are not implemented in full and properly tested, inspected and documented.

It is possible that the subsurface soil, rock or groundwater conditions encountered during construction may be found to be different (or may be interpreted to be different) from those expected. Also, we have not had the opportunity to observe surface run-off patterns during heavy



rainfall and cannot comment directly on this aspect. If conditions appear to be at variance or cause concern for any reason, then we recommend that you immediately contact this office.

This report provides advice on geotechnical aspects for the proposed civil and structural design. As part of the documentation stage of this project, Contract Documents and Specifications may be prepared based on our report. However, there may be design features we are not aware of or have not commented on for a variety of reasons. The designers should satisfy themselves that all the necessary advice has been obtained. If required, we could be commissioned to review the geotechnical aspects of contract documents to confirm the intent of our recommendations has been correctly implemented.

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