

**Kunapipi Ski Lodge Co-Operative Ltd**  
**PO Box 6275**  
**Pymble NSW 2073**

Project 94004.01  
8 November 2018  
R.001.Rev0  
MJJ

Attention: Des Brady

Email: des9999@live.com.au

Dear Sirs

### **Proposed Access Ramp/Stairs and Deck Kunapipi Ski Lodge, Perisher Valley**

At the request of Kunapipi Ski Lodge Co-Operative Ltd, a review of a revised development drawing has been undertaken by Douglas Partners Pty Ltd (DP). The purpose of the review was to assess the geotechnical implications (if any) of the proposed development at the site. It is understood that minor modifications to the previous development plan have been undertaken to include the construction of an additional external stairwell to the proposed steel deck and lodge entrance on the northern side of the existing building. Minor demolition of an existing stone wall at the northern entrance is also proposed.

Site works as detailed on the Development Application DA 2C, drawing dated October 2018, prepared by Mark Cambourn and Associates Pty Ltd (see attached drawing) indicate that minimal site earthworks will be required and that the stairs and deck would be of galvanised steel similar to the stairs at the southern side of the lodge. The part of the existing stone wall to be demolished is retaining material for the steps and is above natural ground level and so no excavation into the existing hillside is expected. It has no stability implication of the hillside.

The site was visited by the writer on 16 March 2018 and it is understood that the site conditions are unchanged. At the time of that inspection, the existing building was in good condition, and no signs of slope instability were observed within or adjacent to the development area. We note that a geotechnical risk assessment was conducted by Geotechnical Consultants in 2003 (Ref 1) which indicated a very low to low risk of slope instability.

It is concluded that the revised proposed development will have minimal geotechnical impact on site conditions from a stability perspective, and that the hazard risk level will not be increased by the proposed new works.

We would recommend that all footings found within weathered rock and the excavations viewed by a Geotechnical Engineer to confirm the suitability of the founding stratum. Site surface drainage or any 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.

Yours faithfully  
**Douglas Partners Pty Ltd**



**Michael Jones**  
Principal

Reviewed by



**Gary Renfrey**  
Senior Associate

Reference:

1. Geotechnical Consultants Pty Ltd "Kunapipi Lodge, Perisher Valley, Alterations and Additions", dated 21 August 2003

Attachments:      About This Inspection Report  
                            Form 4 Certificate  
                            Site Plan

# 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 [x] 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

Kunapipi SKi Lodge (Lot 1 DP 863582) Perisher Valley

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

(List of documentation reviewed)

Project Drawing prepared by Mark Cambourn & Associates Oct 2018



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

Name

Date

## 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](mailto:alpineresorts@planning.nsw.gov.au)

PROPOSED ALTERATIONS & ADDITIONS  
TO KUNAPIPI SKI CLUB LODGE, PERISHER  
VALLEY NSW - FOR KUNAPIPI SKI CLUB  
DEVELOPMENT APPLICATION - DA 2c

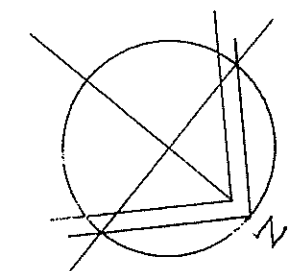
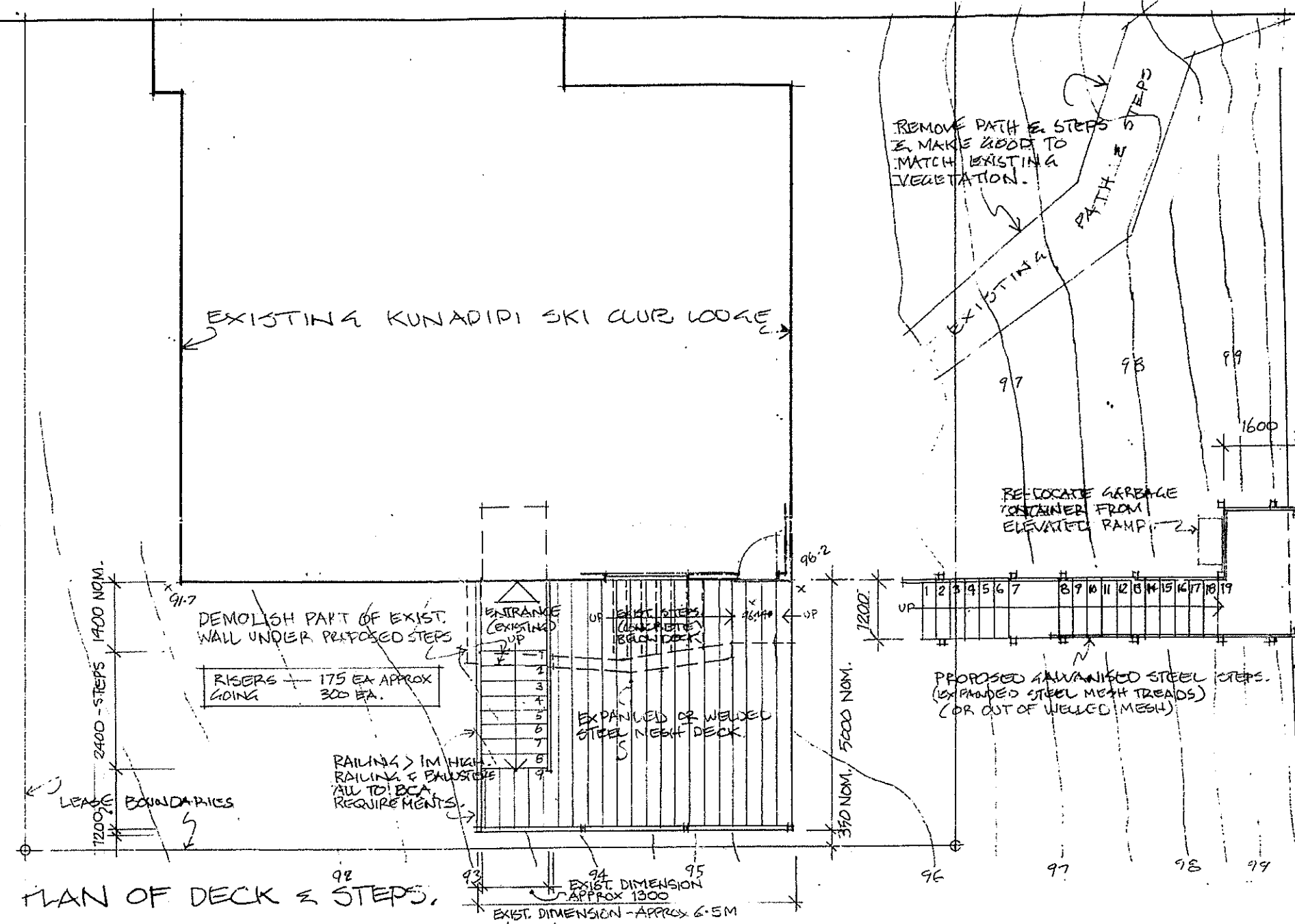
AUGUST 2017 SCALE 1:100 AT A3

MARK CAMBOURN & ASSOCIATES PTY LTD

18 LOCKINVAH PLACE, HORNSBY NSW 2077

PHONE (02) 9987 4987 [mjcambourn@hotmail.com](mailto:mjcambourn@hotmail.com)

DATE	AMEND.	DESCRIPTION	BY
8/3/18	B	ADD LARGER TOP LANDING, 1 MORE TREAD TO STEPS. RAISE STEPS. REMOVE PATH; RELOCATE GARBAGE RECEPTACLE. LARGER DECK, NEW DECK STEPS TO ENTRY, DELETE STONE FACED WALL, CANTILEVER LANDING TO ROAD, DELETE HEADWALL	MC
29/10/18	C		



NOTE: HANDRAIL & BALUSTERS ON BOTH SIDES OF STAIRS DOWN TO INTERMEDIATE LANDING (TO COVER WHERE STAIRS ARE > 1M ABOVE GROUND LEVEL). ALL TO BCA REQUIREMENTS.

SINGLE RAILING (ON ONE SIDE OF STAIRS ONLY)

CANTILEVER EDGE OF LANDING OVER ROAD EDGE.

RL 99.968 NOM. (TOP LANDING)

EXIST. ROADWAY - APPROX RL 99.800 AT STAIRS.

RISERS - 106 EA

TREADS - 300 EA.

RL 97.736 NOM. (LANDING)

RL 96.620 NOM. (LOWEST TREAD)

NEW DECK FL. - RL 96.44 NOM.

DEMOLISH PART OF STONE WALL

EXIST. LANDING - APPROX RL 94.87

WALL, STEEL POSTS

ALL FOOTINGS & STRUCTURE TO ENGINEER'S DETAIL & SPEC.  
NORTH-EAST ELEVATION OF DECK & STEPS.

2650 NOM. - 1800 1000 3300 POST 1100 500 CANTILEVER RL 95.00