

17 September 2024

Tony Peterson

Total Property Advisory Group  
2/28 Rocklea Road, South Yarra 3141

Dear Sir

**RE: ADDENDUM TO PRELIMINARY GEOTECHNICAL ASSESSMENT OF SITE 130 (VSL)  
REPORT NO.S PSA0196-01 REV C AND PSA0196-02 REV B TO PROPOSED  
PLANNING ALTERATIONS**

It is understood that it is proposed to make some alterations to the originally approved extensions/alterations at Site 130 (VSL), Mt Buller. These proposed alterations are shown on Total Property Advisory Group (TPAG) drawings:

- East & West Elevations - Amendments;
- Floor Plans - Amendments;
- Site Render;
- North Elevation;
- PA1900677-24 Chamois Rd, Mount Buller-ENDORSED PLANS-050620; and
- Site Plan.

The proposed amendments include:

- The building footprint remains unaltered;
- The north and east walls will be completely buried with backfill to deck height,
- The west wall is to be extended to the boundary to function as a retaining wall;
- The proposed pedestrian bridge has been removed and will be replaced by a heated path/steps at grade.

To obtain the required planning permit from the Department of Transport and Planning (DTP) it is necessary to conduct a preliminary geotechnical assessment of the site with specific reference to existing and potential instability.

In 2019, Phil Styles & Associates Pty Ltd (PSA) conducted such preliminary assessments for Site 130. The results from these previous assessments were presented as reports PSA reference "PSA0196-01\_Site 130 Building Rev C", and "PSA0196-02\_Site 130 Parking".

The proposed amendments lie within the scope of these reports. The assessments as previously stated in these reports are therefore applicable to the revised works.

A revised copy of the Form 1 is provided in Attachment A.

A copy of our Certificate of Currency for Professional Indemnity Cover is included in Attachment B

We trust this meets your present needs. Should you require clarification of any aspect of the report, please contact the undersigned.

**For and on behalf of Phil Styles & Associates Pty Ltd**



**Philip Styles**

**Principal Engineering Geologist**

**RPGeo 10,087**

**Attachments:**

A – Form 1

B – Certificate of Currency for Professional Indemnity Insurance

**ATTACHMENT A**  
**FORM 1**

**ALPINE RESORTS PLANNING SCHEME**  
Erosion Management Overlay – Schedule 1 Management of Geotechnical Hazard

**FORM 1**

**Declaration and/or verification made by geotechnical engineer or engineering geologist as part of a geotechnical report**

Name of application: VSL Ski Lodge Building Extensions

Address of subject site: Site 130, Chamois Road, Mt Buller

I, Philip Styles of Phil Styles & Associates Pty Ltd  
(insert name) (trading or company name)

on 18 September 2024  
(insert date)

certify that I am a geotechnical engineer or engineering geologist as defined by the Erosion Management Overlay (Schedule 1 – Management of Geotechnical Hazard) and I have: (tick appropriate box):

prepared the Geotechnical Report referenced below in accordance with the Australian Geomechanics Society's Geotechnical Risk Management Guidelines and Clause 3 of the EMO1

or

technically verified that the geotechnical report referenced below has been prepared in accordance with the AGS's Geotechnical Risk Management Guidelines and Clause 3 of the EMO1.

**Geotechnical report details:**

Report title: <u>PSA0196-03_Addendum to Reports PSA0196-01 &amp; 02</u>
Report date: <u>18 September 2024</u>
Report reference: <u>PSA0169-01 Site 130 Mt Buller Rev C</u>
Author: <u>Philip Styles</u>
Author's affiliation: <u>Maig RPGeo 10087</u>

**Documentation relied upon in report preparation:**

- SMEC Australia Pty Ltd Report MB118 "Site Description - Site 130, VSL Ski Club" dated 10 March 1999.
- SMEC Australia Pty Ltd, "Site Hazard Map for Mt Buller", 1999
- Department of Natural Resources and Environment 1:250,000 series Warburton Geological Map SJ55-6, Second Edition, published May 1997.
- Personal knowledge of the site by Mr Philip Styles (Principal Engineering Geologist, Phil Styles & Associates Pty Ltd) gained over many site visits to Mt Buller

I am aware that the Geotechnical Report I have either prepared or am technically verifying for the above development is to be submitted in support of a development application for the proposed development VSL Ski Lodge Building Extensions requiring approval from the Minister for Planning.  
(name of development)

Further, I hold a current professional indemnity insurance policy of at least \$2 million, evidence of which is attached with this form.

Name Philip Styles Signature Philip Styles

Date 18/09/2024

**ATTACHMENT B**  
**CERTIFICATE OF CURRENCY FOR PROFESSIONAL INDEMNITY**  
**INSURANCE**

# Certificate of Currency

This Certificate is evidence that a contract of insurance has been effected as per the details below. The insurance expires 26/04/2024 and a new Insurance policy is required to continue the insurance past that date.

**No insurance is provided past the Expiry Date of 26/04/2025**

Policy No : TU/PI/20180296 BRIC Ref: 354500/9

Class of Insurance : **PROFESSIONAL INDEMNITY INSURANCE**

The Insured : **Phil Styles & Associates Pty Ltd**

including all Principals, Partners, Directors and Employees of the Insured.

Policy Period: **From Friday 26 April 2024 to Saturday, 26 April 2025**

Insurer: Lloyd's of London via Tasman Underwriting

Profession Insured: Consulting Geotechnical Engineers

Retroactive Date: Friday, 6 February 2015

Sum Insured: **\$5,000,000**

Excess: \$10,000

Policy Wording: Tasman Underwriting Civil Liability policy wording (tasman2018miscPIwdgNovember18) Covers Civil Liability incurred in the conduct of the professional business activities (Does not require a breach of professional duty of care).

Cover Includes: Liability arising from Consultants/Sub Consultants Loss of Documents  
Trade Practices and/or Fair Trading Acts Dishonesty of Employees (Innocent Parties cover)  
Estates and Legal Representatives Severability & Non Imputation

Aggregation of Limit: The limit is also the aggregate amount to be paid in any one year unless a reinstatement is provided and specified in the Special Conditions below.

Special Conditions: Defence costs provided within the limit (costs inclusive). Excess is costs inclusive. Limit in the aggregate is \$10,000,000 (i.e. one reinstatement). Endorsements as attached.

Signed By :



**BRIC** Bovill Risk &  
Insurance Consultants

A.C.N. 072 412 474

Dated : **Friday 19 April 2024**

**IMPORTANT NOTE:**

The above information is a summary of the major components of the policy and does not represent the full scope of cover provided by the policy. For more detail regarding how the policy operates we strongly recommend the policy wording is examined. This document does not infer any rights upon the holder and is only current at the date of issue.