

**ADVERTISED  
PLAN**

2 March 2022

Simon Martyn  
Fulcrum Urban Planning Pty Ltd  
PO Box 1363, Central Park VIC 3145

Dear Sir,

**RE: NEW PEDESTRIAN ENTRY AND COVERED SIDE WALKWAY - SITE 182B,  
CUCKOO LODGE, MT BULLER**

**1. INTRODUCTION**

It is understood that in 2013, the owners at Cuckoo Lodge, Mt Buller made a joint submission with the adjoining Wombat lodge for a planning permit for works that included the erection of a new pedestrian entry and covered side walkway. The works requested for both lodges were effectively identical. The request for a permit was accompanied by a preliminary geotechnical assessment prepared by the author of this letter (then employed as a Principal Engineering Geologist by SMEC Australia Pt Ltd (SMEC) titled "Cuckoo/Wombat Lodge, Site 182 – Preliminary Site Assessment for Underground Car Park and Cellar Extension" dated 16 July 2013. This proposal was endorsed by the minister for planning and the layout for the proposed works is shown on the attached drawing from McIntyre Partnership P/L number 1309-TP.01 titled "Wombat & Cuckoo Lodge Garage, Lot 182b Beehive Lane, Mt Buller.

We also understand that the owners of Wombat Lodge proceeded with the construction of their new entry. However, the remaining works (including the entry to Cuckoo Lodge and underground car parking, etc.) did not go ahead. The owners of Cuckoo Lodge have now decided to construct the new pedestrian entrance together with covered side walkway and accordingly, a new separate planning permit application has been prepared and submitted with drawings showing the proposed works together with the previous SMEC geotechnical assessment and a broader geotechnical assessment for the area prepared by Golder Associates Pty Ltd (Golder's) which has been requested the Mt Buller Mt Stirling Resort Management Board (RMB).

The Department of Environment, Land, Water & Planning (DEWLP) has asked that a letter be prepared confirming that the earlier assessment is still valid and that a current Certificate of Currency for professional indemnity insurance be supplied.

This document has been prepared to meet the DEWLP request.

## 2. DISCUSSION AND CONCLUSIONS

As has been noted above, the property owners for Cuckoo Lodge, Mt Buller have decided to construct a new pedestrian entry and covered sidewalk at Cuckoo Lodge, Mt Buller. Figure 1 is an extract from the planning permit application for these works. Comparison of the attached drawings shows that the original entrance proposal is virtually identical to the current proposal. Indeed, the current proposal is potentially more stable as there will be no excavation for an underground garage at this time.

The Golder's assessment rates the area as having an assessed risk rating of '**ARL 5**' which is:

*"Acceptable. Manage by normal slope maintenance procedures. No requirement to reassess risks unless there are development changes or changes in usage that could alter the risk profile."*

It is therefore considered that the previous assessment as prepared by SMEC is still valid and that the risk rating for property with respect to stability is '**Low**' and the risk rating against loss of life is '**Acceptable**'.

## 3. CLOSURE

A copy of our Certificate of Currency is presented in Attachment A.

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**

**MAIG RPGeo 10,087**

### **Attachments:**

A – Certificate of Currency for Professional Indemnity Insurance

### **Figures:**

1 – Layout of Proposed Works

McIntyre Partnership P/L Drawing No. 1309-TP.01

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

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# Certificate of Currency

This Certificate is evidence that a contract of insurance has been effected as per the details below. The insurance expires 26/04/2022 and a new Insurance policy is required to continue the insurance past that date.

**No insurance is provided past the Expiry Date of 26/04/2022.**

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.

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Policy Period: **From Monday 26 April 2021 to Tuesday, 26 April 2022**  
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.

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Signed By :



**BRIC** Bovill Risk &  
Insurance Consultants

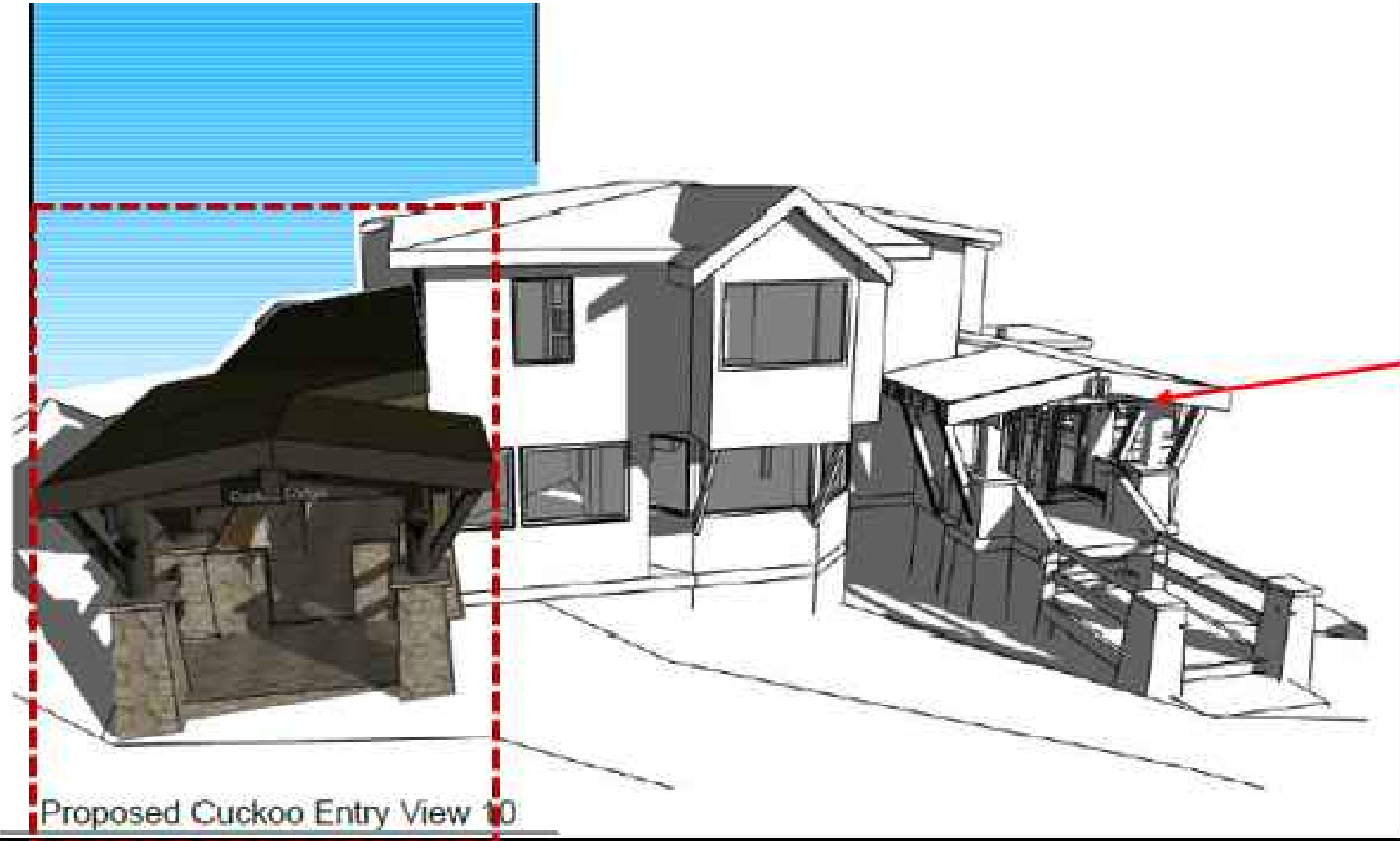
A.C.N. 072 412 474

Dated : Tuesday, 16 March 2021

**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.

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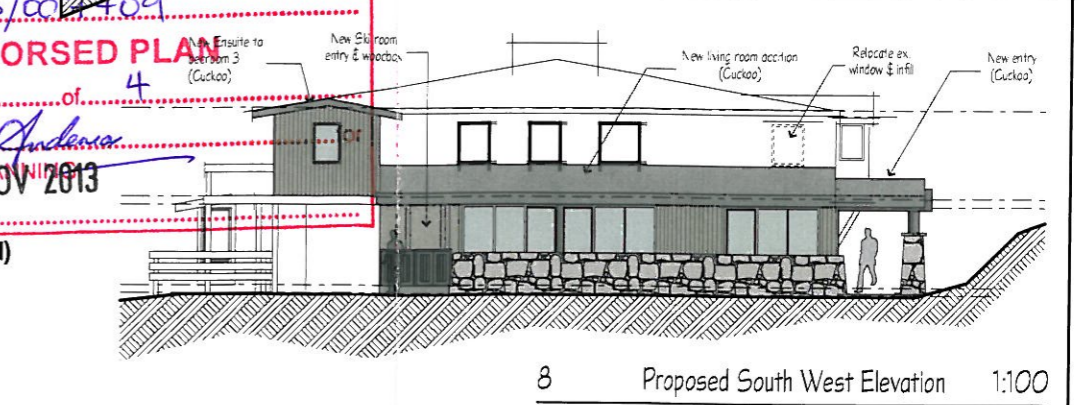
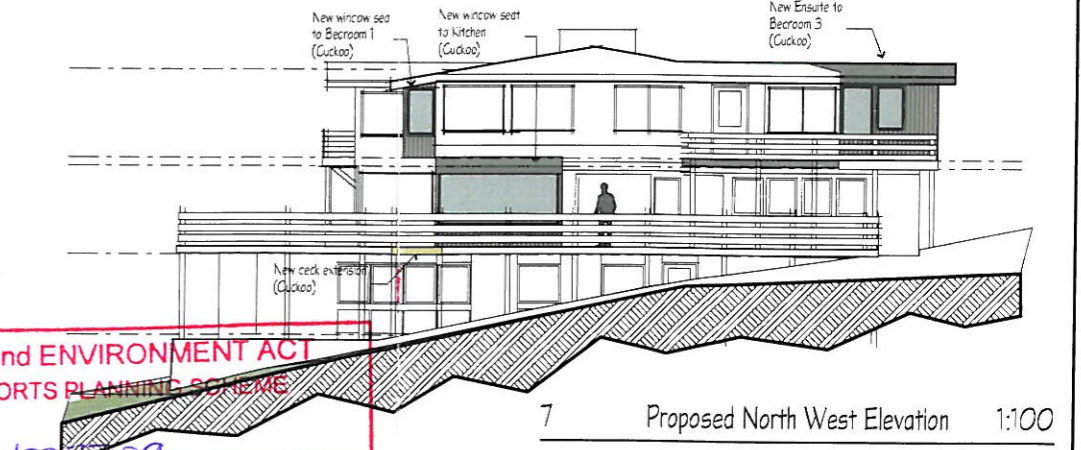
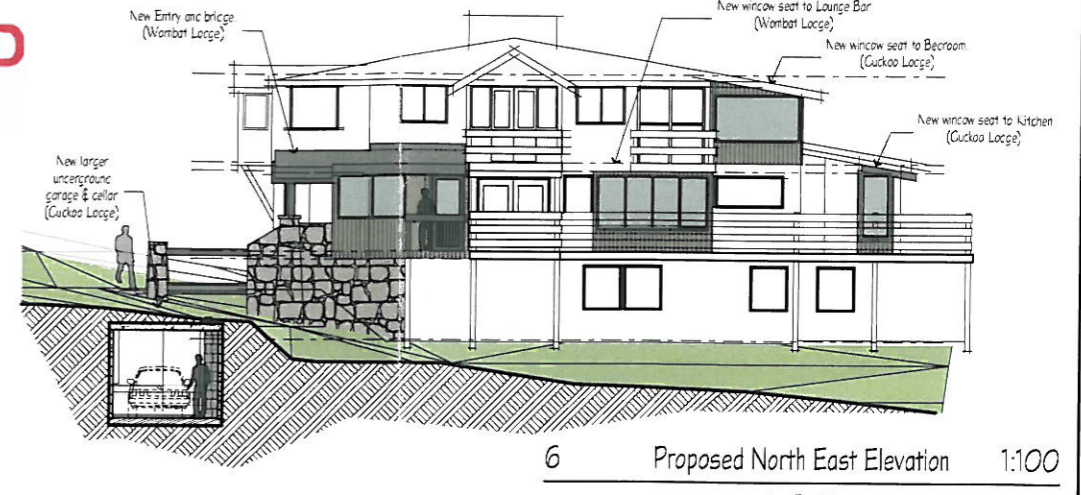
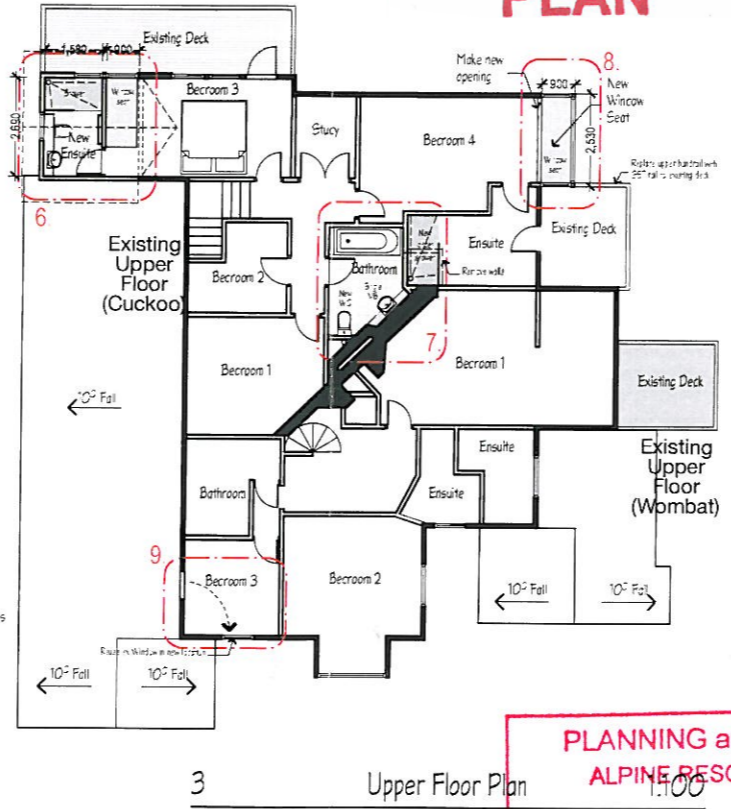
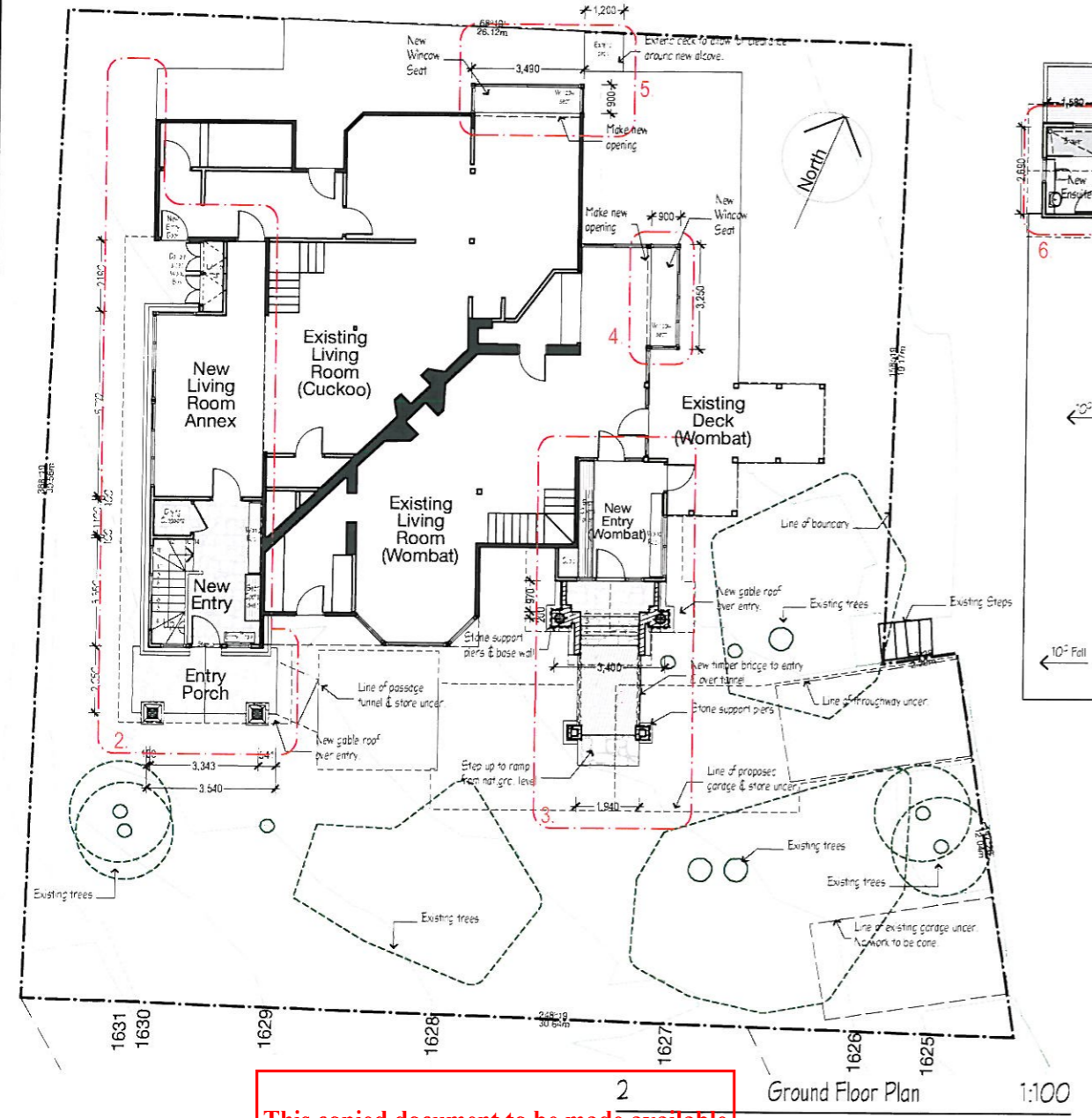
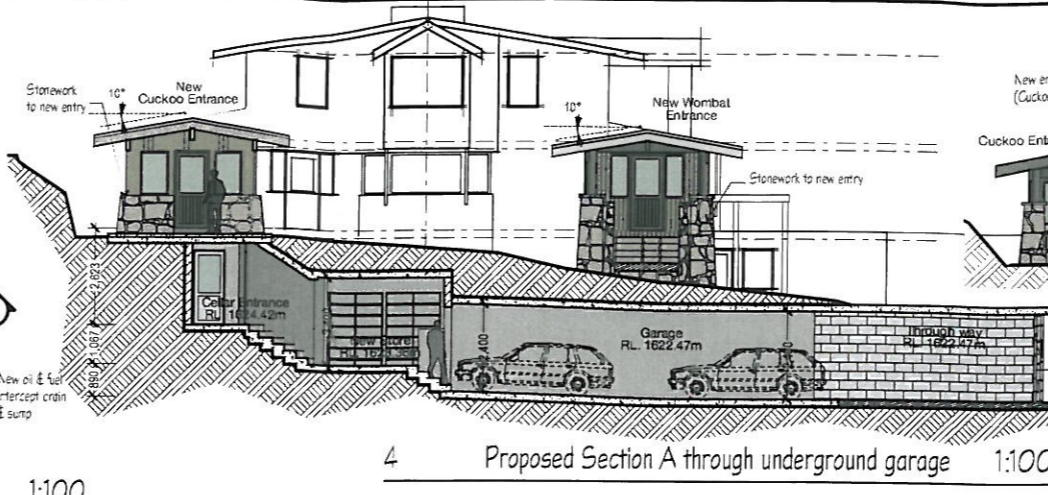
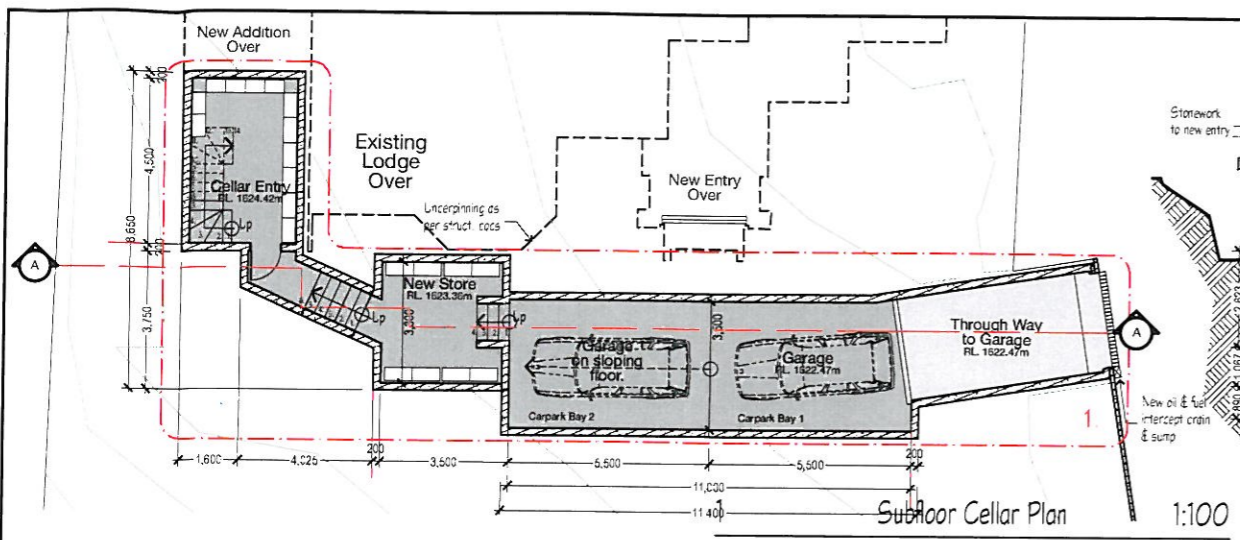
Proposed Cuckoo Entry View 10

Wombat Lodge Entry  
(constructed 2013/2014)

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revision	description				drawn	approved	date	drawn	PCS		client: FULCRUM URBAN PLANNING PTY LLTD	
								approved			project: CUCKOO LODGE - SITE 182B NEW PEDESTRIAN ENTRY AND COVERED SIDE WALKWAY	
								date	1/03/2022		title: LAYOUT OF PROPOSED WORKS	
								scale	NTS		project no: PSA0250-01	
								original size	A3		FIGURE 1	





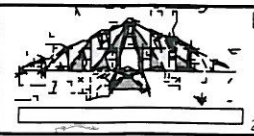
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**PLANNING and ENVIRONMENT ACT**  
**ALPINE RESORTS PLANNING SCHEME**  
 PERMIT No. 2013/0014709  
**ENDORSED PLAN**  
 Sheet 1 of 4  
 Signed: P. Anderson  
 MINISTER FOR PLANNING  
 26 NOV 2013  
 Date: .....

**Area Summary**

Gross Floor Areas Existing	
Lower ground floor	= 134.31m <sup>2</sup>
Ground floor	= 134.31m <sup>2</sup>
Upper Floor	= 151.52m <sup>2</sup>
Total	= 458.30m <sup>2</sup>
<b>Proposed additions</b>	<b>= 64m<sup>2</sup></b>
<b>Gross Floor Areas Proposed (Existing + Proposed)</b>	<b>= 522.3m<sup>2</sup></b>
<b>Area of Site</b>	<b>= 837.79m<sup>2</sup></b>

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MCM ARCHITECTS AND PLANNERS  
 2 HODGSON STREET NEW VICTORIA 3101 PH 9853 7654 FAX 9853 6618 EMAIL mcm@bigpond.com RAlA Registration C108 ABN 38 005 592 101

All dimensions are to be verified on site. Discrepancies are to be reported to the Architect for resolution prior to proceeding. Drawings must not be used for construction unless issued by the Architect as a Stamped Construction Set.

**Wombat & Cuckoo Lodge Garage**  
**Lot 182b Beehive Lane.**  
**Mt Buller.**

1309	N
TP.01	
16/08/13	