

14 December 2022

Martin Ansell
Grollo Group
c/- Level 1,
405 Bridge Road,
Richmond VIC 3121

Dear Sir,

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RE: ASSESSMENT OF APPLICABILITY OF THE BLANKET PRELIMINARY GEOTECHNICAL ASSESSMENT OF WHITE HORSE VILLAGE TO WHV LOT 7 MODIFICATIONS

It is understood that the Grollo Group proposes to replace the planned café with an additional 4 chalets (refer Figures 1 and 2). To obtain the required planning permit from the Department of Environment, Land, Water and Planning (DELWP) it is necessary to conduct a preliminary geotechnical assessment of the site with specific reference to existing and potential instability.

Between 2015 and 2021, Phil Styles & Associates Pty Ltd (PSA) conducted several such preliminary assessments for the WHV complex, as well as providing geotechnical advice to the constructor. The results from these previous assessments were presented as a single report in 2020, PSA reference "PSA0203-01_WHV Preliminary Geotechnical Assessment - Consolidation Report", dated 10 February 2020.

The originally proposed café was within the scope of this consolidated report. The alterations as presented by the Grollo Group do not have significantly different foundations and fall generally within the same footprint and still fall well within the scope of our previous studies and report.

The assessments as previously stated in PSA report PSA0203-01 are therefore applicable to the proposed new chalets.

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:

Figure 1 – WHV Original Proposal

Figure 2 – Proposed Additional Chalets

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PSA0269-01 Figure 1 WHV Original Proposal

LEGEND

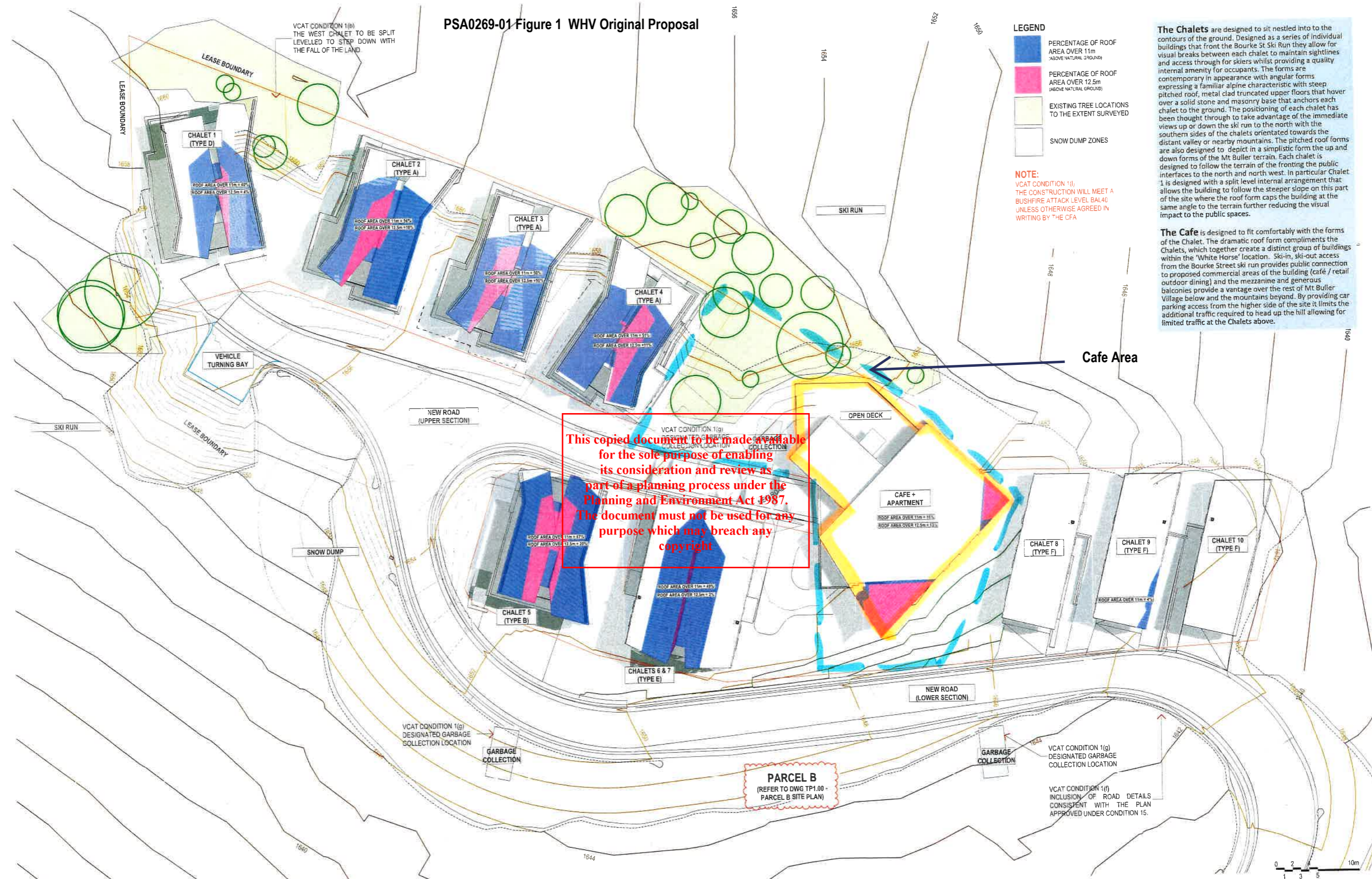
- PERCENTAGE OF ROOF AREA OVER 11m (ABOVE NATURAL GROUND)
- PERCENTAGE OF ROOF AREA OVER 12.5m (ABOVE NATURAL GROUND)
- EXISTING TREE LOCATIONS TO THE EXTENT SURVEYED
- SNOW DUMP ZONES

The Chalets are designed to sit nestled into the contours of the ground. Designed as a series of individual buildings that front the Bourke St Ski Run they allow for visual breaks between each chalet to maintain sightlines and access through for skiers whilst providing a quality internal amenity for occupants. The forms are contemporary in appearance with angular forms expressing a familiar alpine characteristic with steep pitched roof, metal clad truncated upper floors that hover over a solid stone and masonry base that anchors each chalet to the ground. The positioning of each chalet has been thought through to take advantage of the immediate views up or down the ski run to the north with the southern sides of the chalets orientated towards the distant valley or nearby mountains. The pitched roof forms are also designed to depict in a simplistic form the up and down forms of the Mt Buller terrain. Each chalet is designed to follow the terrain of the fronting the public interfaces to the north and north west. In particular Chalet 1 is designed with a split level internal arrangement that allows the building to follow the steeper slope on this part of the site where the roof form caps the building at the same angle to the terrain further reducing the visual impact to the public spaces.

The Cafe is designed to fit comfortably with the forms of the Chalet. The dramatic roof form compliments the Chalets, which together create a distinct group of buildings within the 'White Horse' location. Ski-in, ski-out access from the Bourke Street ski run provides public connection to proposed commercial areas of the building (café / retail outdoor dining) and the mezzanine and generous balconies provide a vantage over the rest of Mt Buller Village below and the mountains beyond. By providing car parking access from the higher side of the site it limits the additional traffic required to head up the hill allowing for limited traffic at the Chalets above.

NOTE:
VCAT CONDITION 1(i)
THE CONSTRUCTION WILL MEET A BUSHFIRE ATTACK LEVEL BAL40 UNLESS OTHERWISE AGREED IN WRITING BY THE CFA

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REV	NOTE	DATE	SCALE	DATE
D	ISSUED FOR ENDORSEMENT	25/02/2016	1:200 @ A1	4/07/2017
E	INFORMATION ONLY	16/02/2017	1:400 @ A3	JOB NO
F	INFORMATION ONLY	15/06/2017		17002
G	PRELIMINARY TP ISSUE	04/07/2017		DWG NO
				TP_01
TP_E1	REVISED TP ISSUE	14/11/2015		REV
				TP_E1

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PROJECT: WHITE HORSE VILLAGE - CHALETs
DRAWING TITLE: SITE PLAN

ADVERTISED PLAN

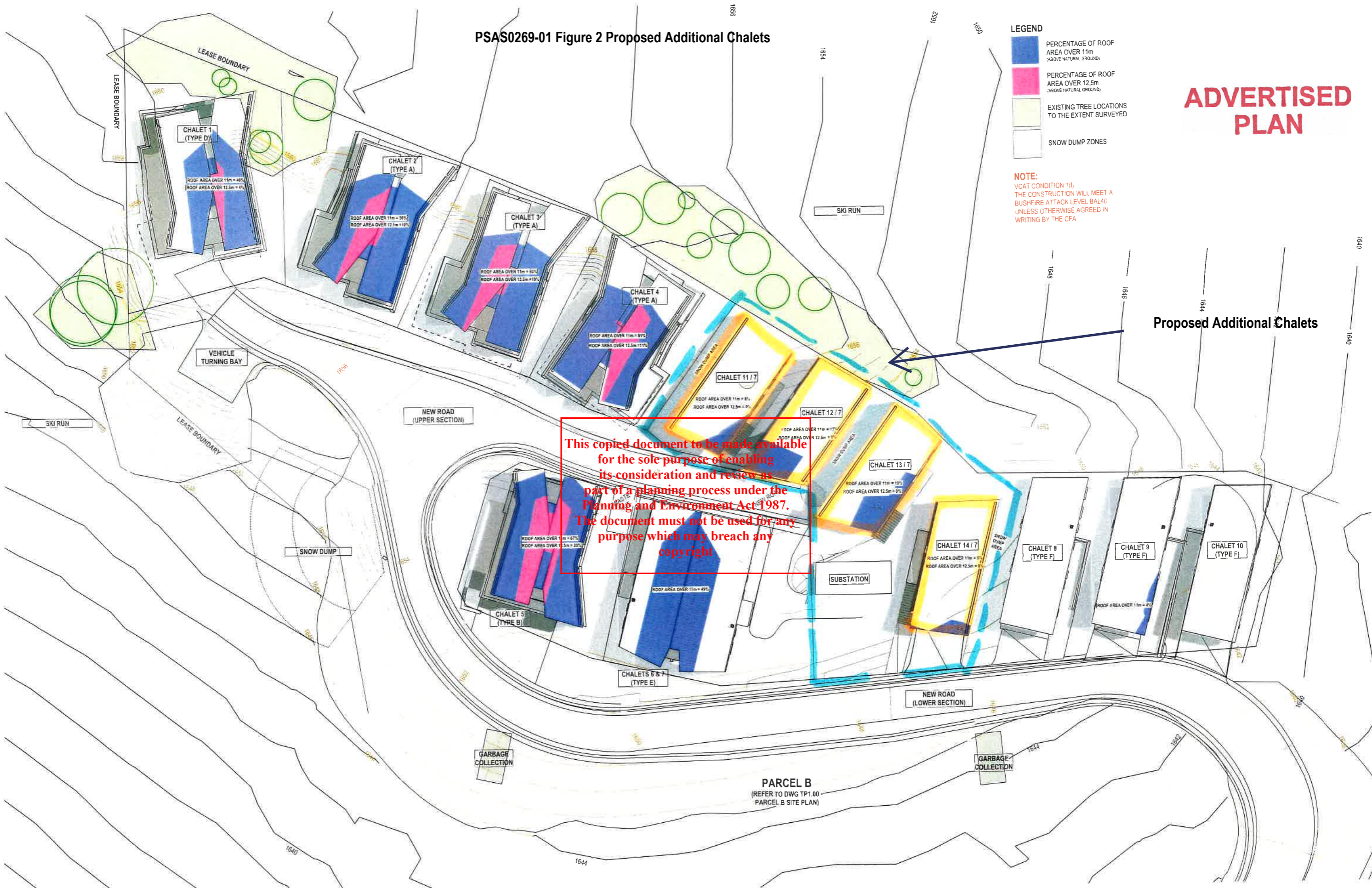
PSAS0269-01 Figure 2 Proposed Additional Chalets

LEGEND

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PARCEL B
(REFER TO DWG TP1.00
PARCEL B SITE PLAN)

SCALE	DATE	DEC 2017
	JOB NO	21006
DRAWN JC	DWG NO	SD18
CHECKED JM	REV	1/1