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**PRELIMINARY GEOTECHNICAL AND
FOUNDATION ASSESSMENT FOR
WINTERBROOK LODGE, MT BULLER**

Taylor Consulting Engineers
2/269 Dead Horse Lane, Mansfield VIC 3722

PSA0266-01_Winterbrook Lodge, Mt Buller
16 November 2022

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16 November 2022

Guy Taylor
Taylor Consulting Engineers
2/269 Dead Horse Lane, Mansfield VIC 3722

Dear Sir,

**RE: PRELIMINARY GEOTECHNICAL AND FOUNDATION ASSESSMENT FOR
WINTERBROOK LODGE, MT BULLER**

We have the pleasure of submitting herein our report detailing the results of the preliminary geotechnical and foundation assessment conducted at the above site.

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

Distribution: Original held by

Phil Styles & Associates

1 electronic copy

Taylor Consulting Engineers

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1 INTRODUCTION

At the request of Mr Guy Taylor of Taylor Consulting Engineers (Taylors), Phil Styles & Associates Pty Ltd (PSA) conducted a preliminary geotechnical and foundation assessment at the Winterbrook Lodge, 30 The Avenue, Mt Buller.

It is understood that it is proposed to construct an additional storage area and sauna under the existing building (Refer Figures 1 and 2).

The aim of the preliminary assessment is to provide a geotechnical site assessment to complete the Alpine Resorts Planning Scheme Erosion Management Overlay – Schedule 1 Management of Geotechnical Hazard for Planning Application Purposes, and to assess the foundation conditions and to make foundation recommendations.

2 AVAILABLE INFORMATION

The site assessment has been based on the following sources of information:

- Mt Buller Mt Stirling Resort Management Board CAD drawing “Mt Buller Layout - Feb 07”
- SMEC Australia Pty Ltd CAD drawing “Mt. Buller Risk Hazard Map” dated 1999
- Department of Natural Resources and Environment 1:250,000 series Warburton Geological Map S55-b, Second Edition, published May 1997.

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3 SITE VISIT

On 10 November 2022, Mr Philip Styles, a Principal Engineering Geologist with PSA, conducted a site walkover to assess the ground conditions. During this walkover, he looked for evidence of site instability, such as bent trees, tension cracks, etc, noted the ground conditions and hand-dug several test excavations to better observe the subsurface conditions.

4 SITE OBSERVATIONS

The Geological Survey of Victoria 1:250,000 series Warburton sheet indicates that the surface geology at the site comprises Devonian age granite. This is consistent with our site observations, which noted surface outcrops in the proposed development area (refer to Appendix A – Site Photographs).

The site is located on an even grassed slope rising towards the west at about 23° and extends between The Avenue and Breathmaker Road.

The foundations for the proposed storage area and sauna are expected to be founded on moderately or less weathered granite.

No evidence of instability has been reported for the site or surrounds and none has been seen during our visits to this area.

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5 RECOMMENDATIONS

Based on the results from the current investigation, it is considered that the proposed works will be founded on moderately weathered or better-quality granite. An allowable bearing capacity of 10,000kPa is available for foundations located on moderately weathered granite or less weathered rock.

6 LANDSLIDE RISK ASSESSMENT

6.1 Risk Assessment Procedure

In accordance with Section 5 of Erosion Management Overlay Schedule 1, Management of Geotechnical Hazard (EMO1) in the Alpine Planning Information Kit, the slope risks associated with the development of the site have been considered in the context of "Landslide Risk Assessment and Management", published in Australian Geomechanics Society publication Vol 42, March 2007 (AGS Guidelines). The system is based on the identification of the likelihood of occurrence, and its consequences to the structure and human life for the identified hazards. These assessments are then combined using a risk assessment matrix to obtain a risk assessment for the specific site for each hazard.

6.2 Principles of Risk Assessment

Risk assessment and management principles applied to slopes can be interpreted as answering the following questions:

- What are the issues? (SCOPE DEFINITION).
- What might happen? (HAZARD IDENTIFICATION).
- How likely is it? (LIKELIHOOD).
- What damage or injury might result? (CONSEQUENCE).
- How important is it? (RISK EVALUATION).
- What can be done? (RISK TREATMENT).

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The risk is the combination of the likelihood, the consequences, and the exposure to the identified hazard. All these factors are considered when evaluating a risk and deciding whether treatment is required. In the following sections of the report, we have assessed the risks to property and life using a qualitative approach as per the recommendations of the AGS Guidelines (2007).

The qualitative likelihood, consequence and risk terms used in this report for risk to property are explained in Appendix B. A matrix that brings together different combinations of likelihood and consequence defines the risk terms. Risk matrices help communicate the results of risk assessment, rank risks, set priorities and develop transparent approaches to decision making. The risk assessment of the site regarding the proposed building is presented in Table 6.1.

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6.3 Potential Slope Hazards

Based on site observations, the results of previous field testing and known details of the proposed development, the following potential slope hazards have been identified at the development site:

- Failure of the natural slope beneath the proposed structure

6.4 Risk to Property

The following matrix has been used to rate each of the risks identified based on the likelihood and consequence determined. The risk matrix is based on the AGS Guidelines for Landslide Risk Assessment, 2007

LIKELIHOOD	CONSEQUENCES TO PROPERTY				
	Catastrophic	Major	Moderate	Minor	Insignificant
Almost Certain	VH	VH	VH	H	M or L
Likely	VH	VH	H	M	L
Possible	VH	H	M	M	VL
Unlikely	H	M	L	L	VL
Rare	M	L	J	VL	VL
Not Credible	L	VL	VL	VL	VL

In Table 6.1 a list of our judgements of the likelihood, consequences and risk to property associated with the potential slope hazards at the site are presented. The assessments in Table 6.1 are judgements based on our understanding of the landslide hazard in the study area and knowledge and experience from elsewhere. The assessment applies to the proposed development as advised but would not be expected to change if minor modifications to the proposed development are implemented.

Table 6.1: Summary of Slope Instability and Landslide Risk Assessment (Risk to Property)

Scenario No.	Potential Hazard	Possible Initiating Circumstances	Likelihood	Consequence	Risk
1	Failure of the natural slope beneath the proposed structure	Freedom for the rock to move combined with unfavourably orientated defects	Not Credible	Moderate	Very Low

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The results of the risk assessment indicate that there is a **'Very Low'** risk classification of the development site if the geotechnical recommendations provided in this report are adopted during the design and construction of the proposed structure.

6.5 Risk of Loss of Life

The AGS Guidelines recommends that the risk to life should be considered when assessing landslide risk. The landslide record from Australia and elsewhere indicates that most deaths and injuries are associated with fast moving landslides and associated high-speed moving objects when there is insufficient warning for people present to take evasive action. People are most vulnerable if buried in open space, trapped in vehicles that are buried and crushed or in a building that collapses or is inundated with debris.

The landslide hazard scenario described in Table 6.1 represents small landslides or instability. Provided the retention structure(s) where the cut faces are engineered for the site conditions, it is reasonable to assume that there is a **'Very Low'** risk to life.

7 APPLICABILITY

Recommendations and opinions contained in this report are based on the interpretation of field observations at point locations and information from published geological maps. The nature and continuity of the subsoil away from the test locations are inferred, but it must be appreciated that actual conditions could vary from the assumed geotechnical model. If conditions other than those described are encountered, PSA should be engaged to assess whether the recommendations should be revised. The attached "Limitations of Report" provides additional information in the uses and limitations of this report.

8 REFERENCES

1. Australian Geomechanics Society Volume 42 No 1, March 2007 - Landslide Risk Management

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Important information about your PSA Report

PSA considers that as our client you should know that site subsurface conditions cause more construction problems than any other factor. These notes have been prepared to help you interpret and understand the limitations of your report.

Your report is based on project specific criteria

Your report has been developed on the basis of your unique project specific requirements as understood by PSA and applies only to the site investigated. Project criteria typically include the general nature of the project; its size and configuration; the location of any structures on the site; other site improvements; the presence of underground utilities; and the additional risk imposed by scope-of-service limitations imposed by the client. Your report should not be used if there are any changes to the project without first asking PSA to assess how factors that changed subsequent to the date of the report affect the report's recommendations. PSA cannot accept responsibility for problems that may occur due to changed factors if they are not consulted.

Subsurface conditions can change

Subsurface conditions are created by natural processes and the activity of man. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult PSA to be advised how time may have impacted on the project.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from literature and external data source review, sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by

earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, owners should retain the services of PSA through the development stage, to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only PSA, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and PSA cannot be held responsible for such misinterpretation.

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with PSA before passing your report on to another party who may not be familiar with the background and the purpose of the report. Your report should not be applied to any project other than that originally specified at the time the report was issued.

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Important information about your PSA Report

Interpretation by other design professionals

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain PSA to work with other project design professionals who are affected by the report. Have PSA explain the report implications to design professionals affected by them and then review plans and specifications produced to see how they incorporate the report findings.

Data should not be separated from the report*

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way.

Logs, figures, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples. These logs etc. should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Geoenvironmental concerns are not at issue

Your report is not likely to relate any findings, conclusions, or recommendations about the potential for hazardous materials existing at the site unless specifically required to do so by the client. Specialist equipment, techniques, and personnel are used to perform a geoenvironmental assessment.

Contamination can create major health, safety and environmental risks. If you have no information about the potential for your site to be contaminated or create an environmental hazard, you are advised to contact PSA for information relating to geoenvironmental issues.

Rely on PSA for additional assistance

PSA is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to a project, from design to construction. It is common that not all approaches will be necessarily dealt with in your site assessment report due to concepts proposed at that time. As the project progresses through design towards construction, speak with PSA to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

Responsibility

Reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than the design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from PSA to other parties but are included to identify where PSA's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from PSA closely and do not hesitate to ask any questions you may have.

* For further information on this aspect reference should be made to "Guidelines for the Provision of Geotechnical Information in Construction Contracts" published by the Institution of Engineers Australia, National Headquarters, Canberra, 1987.

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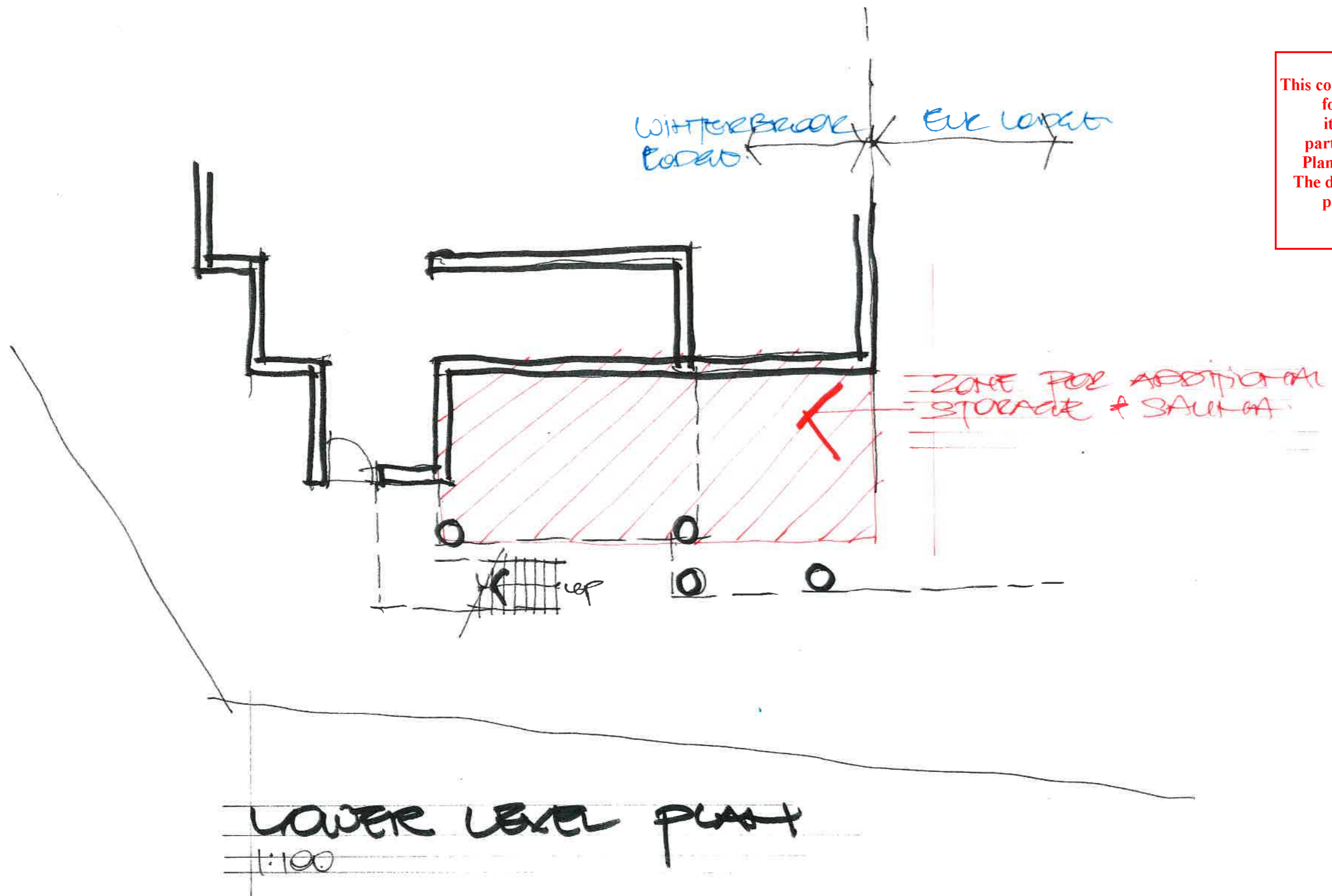
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Figures

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PSA0266-01 Figure 1



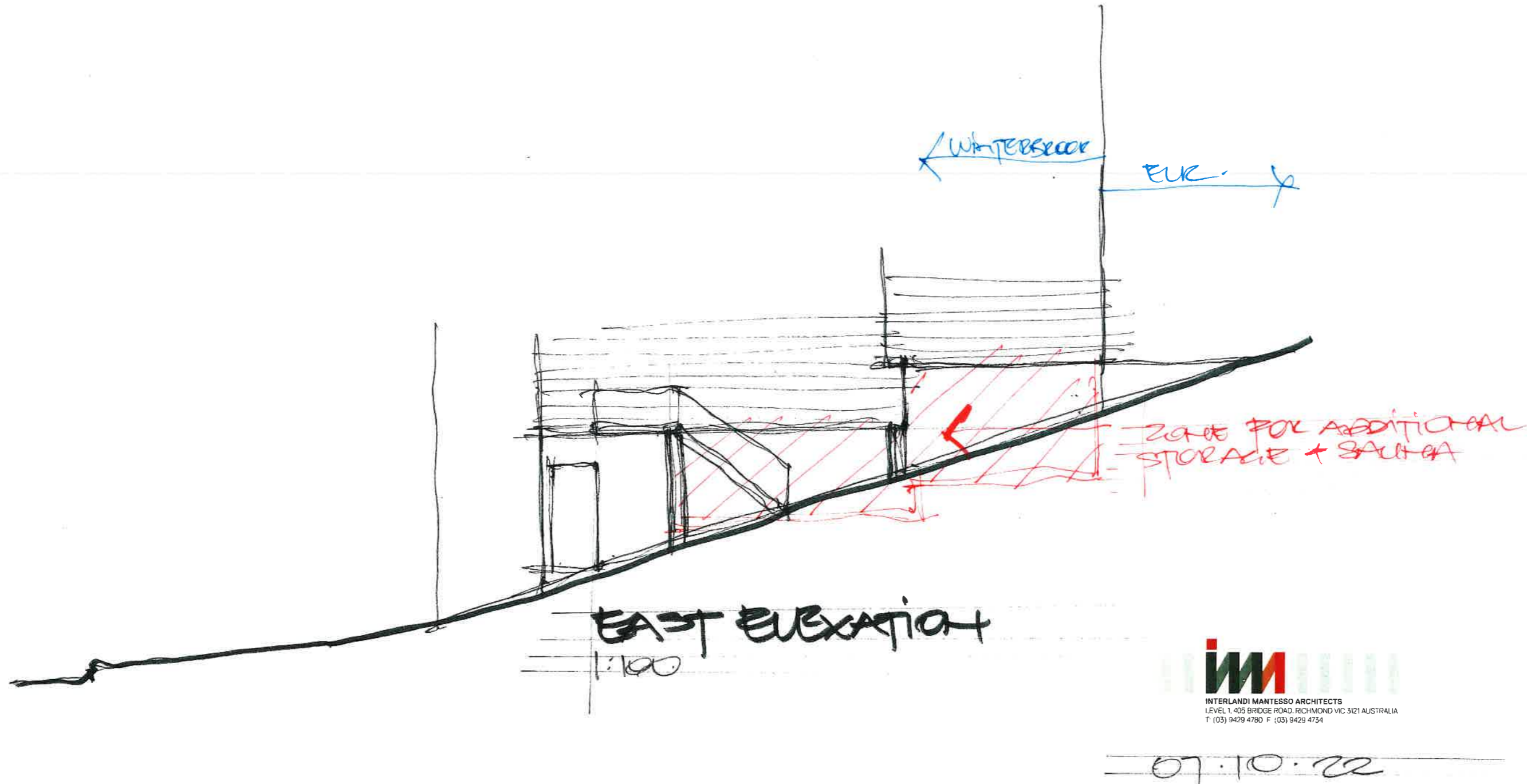
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iwm
INTERLANDI MANTESSO ARCHITECTS
LEVEL 1, 405 BRIDGE ROAD, RICHMOND VIC 3121 AUSTRALIA
T: (03) 9429 4780 F: (03) 9429 4734

PSA0266-01 Figure 2

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Appendix A

Site Photographs

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Granite outcrop

Plate 1. Looking northwest from under steps at southern end of lodge.

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Plate 2. Detail of granite outcrop shown in Plate 1

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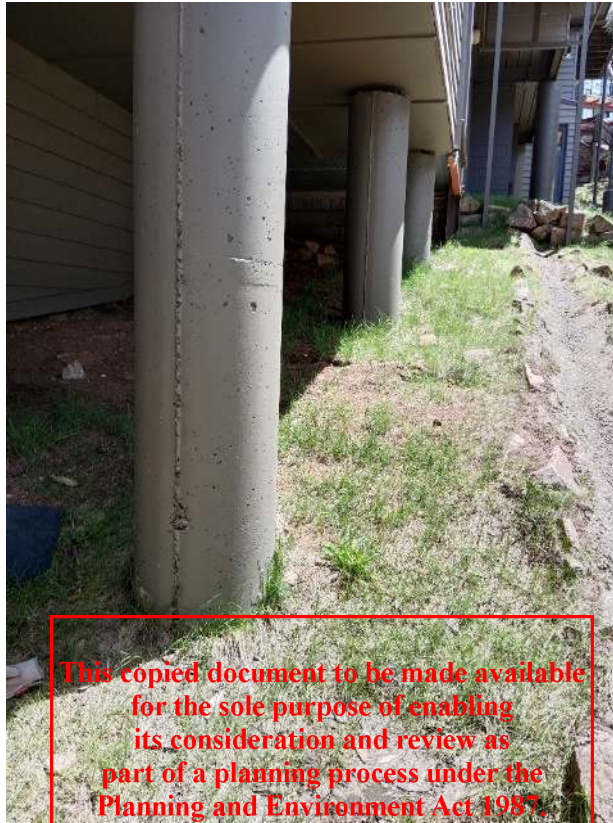
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Plate 3. Granite outcrop towards northern end of property



Plate 4. View looking northwest along the edge of the lodge

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Plate 5. View looking northwest along the edge of the lodge

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Plate 6. Looking east along The Avenue from Winterbrook steps. Note granite outcrop.

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Plate 7. Looking west along The Avenue from Winterbrook steps. Note granite outcrop.

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Risk Assessment Procedure

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QUALITATIVE LIKELIHOOD, CONSEQUENCE AND RISK TERMS

The following risk assessment procedure has been sourced from Australian Geomechanics Society publication "Landslide risk management concepts and guidelines," May 2007.

QUALITATIVE LIKELIHOOD TERMS

TERM	LIKELIHOOD OF LANDSLIDE DURING DESIGN LIFE OF SLOPE OR STRUCTURE
Almost Certain	The event is expected to occur early in the design life.
Likely	The event will occur under adverse conditions.
Possible	The event may occur under adverse conditions.
Unlikely	The event may occur under very adverse circumstances.
Rare	The event is conceivable but only under exceptional circumstances.
Not Credible	The event is inconceivable or judged to be extremely unlikely.

QUALITATIVE CONSEQUENCE TERMS

TERM	EXAMPLES OF CONSEQUENCES
Catastrophic	Structure completely destroyed or large-scale damage requiring major engineering works for stabilisation.
Major	Extensive damage to most of the structure requiring significant stabilisation works.
Moderate	Moderate damage to part of the structure or part of site requiring extensive stabilisation works.
Minor	Limited damage to part of structure or site requiring minor stabilisation works.
Insignificant	Little or no damage.

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QUALITATIVE RISK ANALYSIS MATRIX

LIKELIHOOD	CONSEQUENCES TO PROPERTY				
	Catastrophic	Major	Moderate	Minor	Insignificant
Almost Certain	VH	VH	VH	H	M or L
Likely	VH	VH	H	M	L
Possible	VH	H	M	M	VL
Unlikely	H	M	L	L	VL
Rare	M	L	L	VL	VL
Not Credible	L	VL	VL	VL	VL

RESPONSE TO RISK

In general, it is the responsibility of the client and/or owner and/or regulatory and/or others who may be affected to decide whether to accept or treat the risk. The risk assessor and/or other advisers may assist by making risk comparisons, discussing treatment options, explaining the risk management process, and advising how others have reacted to risk in similar situations. Attitudes to risk vary widely and risk evaluation often involves considering more than just property damage (e.g., environmental effects, public reaction, business confidence etc).

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In certain situations, development control decisions (e.g. by local government authorities) are related to qualitative risk (or hazard) ranking terms. For example, regulatory authorities will not allow new development where the risk (or hazard) has been described as “high” (according to definitions included in the development controls).

The following is a guide to typical responses to assessed risk based on our experience.

ASSESSED RISK		TYPICAL RESPONSE OF CLIENT/ OWNER/ REGULATOR/ PERSON AFFECTED
VH	Very high	Unacceptable without treatment. Extensive detailed investigation and research, planning and implementation of treatment options to reduce risk to acceptable level. May avoid development of new site.
H	High	Unacceptable without treatment. Detailed investigation, planning and implementation of treatment options to reduce risk to acceptable level.
M	Medium	May be tolerated in certain circumstances. May require investigation and planning of treatment options to reduce risk if achievable.
L	Low	Usually, acceptable. Treatment requirements may be defined to reduce risk.
VL	Very low	Acceptable. Manage by normal slope maintenance procedures.

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Appendix C

Form 1

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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: Proposed Additional Storage Area and Sauna at Winterbrook Lodge, Mt Buller

Address of subject site: 30 The Avenue, Mt Buller

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

on 16 November 2022 (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>Preliminary Geotechnical and Foundation Assessment for Winterbrook Lodge, Mt Buller</u>
Report date:	<u>16 November 2022</u>
Report reference:	<u>PSA0266-01_Winterbrook Lodge, Mt Buller</u>
Author:	<u>Philip Styles</u>
Author's affiliation:	<u>Maig RPGeo 10087</u>

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Documentation relied upon in report preparation:

- Mt Buller Mt Stirling Resort Management Board CAD drawing "Mt Buller Layout - Feb 07"
- SMEC Australia Pty Ltd CAD drawing "Mt Buller Risk Hazard Map" dated 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 Additional Storage Area and Sauna at Winterbrook Lodge, Mt Buller (name of development) requiring approval from the Minister for Planning.

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 16/11/2022

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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 26/04/2023 and a new Insurance policy is required to continue the insurance past that date.

No insurance is provided past the Expiry Date of 26/04/2023

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 Tuesday 26 April 2022 to Wednesday, 26 April 2023

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, 22 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.