

DATE: 17/3/2026

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Dear John

RE: SITE 17, 11 The Avenue, Mt Buller

Following a review of the currently endorsed geotechnical report titled 'Preliminary Geotechnical Assessment for Site 17 – 11 The Avenue, Mt Buller', prepared by Phil Styles and Associates and dated 26 May 2020 and endorsed by DTP on 11 March 2022 (24 pages), along with the revised 'Architectural plans' prepared by Interlandi Mantesso Architects (IMA), titled 'Site 17, 11 The Avenue, Mt Buller' and dated October 2025 for the above site, I confirm that the findings and recommendations of the original report remain valid and applicable to the updated design.

The revised proposal maintains a building envelope that is largely unchanged, with the only notable modification being the addition of external car parking on a suspended metal grid platform. This change does not materially affect the geotechnical conditions or alter the recommendations set out in the original report.

In preparing this advice, we have had regard to the *Requirements for a Geotechnical Assessment or Landslide Risk Assessment prepared in support of a planning permit application under Schedule 1 to the Erosion Management Overlay, February 2023*. The original assessment continues to meet the intent of these requirements, and the revised proposal does not introduce any additional geotechnical risks or trigger the need for further investigation.

Based on our knowledge of the site and surrounding area, the soil and slope conditions remain consistent, and the original geotechnical assessment continues to provide a suitable and robust basis for the proposed development. As such, the report remains appropriate for use in support of the amended planning permit application.

Please don't hesitate to contact me should you require any further clarification.

Kind regards,

Kind Regards



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and Planning**

28 April 2026

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