

15 June 2018

Reference No. 1787175-008-L-Rev0

Mr Ros Magee

Godfrey Spowers (Victoria) Pty Ltd
1/460 Collins Street
Melbourne VIC 3000

**PROPOSED APOLLO BAY RESORT, 275-305 BARHAM RIVER ROAD, APOLLO BAY
RESPONSE TO PLANNING PANELS VICTORIA LETTER DATED 5 JUNE 2018**

Dear Ros

Irwinconsult Pty Ltd (Irwinconsult) has engaged Golder Associates Pty Ltd (Golder) to perform a landslide risk assessment (LRA) for the proposed Apollo Bay Resort located at 275 – 305 Barham River Road, Apollo Bay. The results of this assessment are presented in Golder's LRA report dated 1 November 2017 (ref: 1787175-002-R-Rev1) and the revised LRA set out in our letter dated 15 May 2018 (ref: 1787175-007-L-Rev2).

In response to a request (email dated 5 June 2018) from Godfrey Spowers (Victoria) Pty Ltd (Spowers, the project architect), this letter presents our comments in response to Planning Panels Victoria (PPV's) preliminary review comments on our revised LRA (letter dated 15 May 2018) in their letter dated 5 June 2018.

The PPV letter queries the further geotechnical investigations undertaken and indicates that Golder's revised LRA does not provide the technical verification that the total development and site disturbance proposed can meet the tolerable risk criteria. We provide the following comments in response to these PPV comments :

- No additional geotechnical investigation was performed or required as part of the revised LRA.
- The revised LRA including the Geotechnical Declaration attachment provides technical verification that the land can meet the tolerable risk criteria taking into account the total development and site disturbance proposed.

We provide the following additional comments to assist Spowers to respond to the PPV letter:

- PPV's comments regarding technical verification appear to relate to the plan attached to our revised LRA that shows parts of the proposed development are within 'High risk' zones. With reference to Section 3.4 of the revised LRA, the risk zones shown on that plan are approximate and based on a qualitative assessment of risk to property, for buildings similar to the proposed villa units, and assuming existing conditions without the implementation of any risk mitigation measures. Table 3 of the revised LRA presents our assessment of the residual risk level following implementation of the recommended remedial measures. We have assessed that the residual risk level meets the tolerable risk criteria.
- PPV's comments regarding the requirement for further geotechnical investigation appear to follow on from a misinterpretation of the plan attached to the revised LRA.

- The LRA report (dated 1 November 2017) is based on a review of intrusive site geotechnical investigation works performed by others, published geological and historical aerial photograph information and a site walkover that included a visual assessment of geological outcrop (including cut batter slopes where present) and geomorphological features.
- The revised LRA is based on the significant changes to the development proposal subsequent to our LRA report dated 1 November 2017, i.e. changes to the elements at risk with respect to the landslide hazards. The requirement for a revision was due entirely to the revised layout, not because Golder changed the assessment of the landslide hazards on the site.
- Further geotechnical investigation (e.g. the drilling of boreholes) will be performed as part of detailed design for the proposed development and to support an engineering design building permit. Our assessment that the residual risk level meets tolerable criteria is subject to these investigation(s) being performed and engineering design of building footings, retaining walls, earthworks and drainage to mitigate landslide hazards. The objective of the drilling would be to provide parameters for engineering design, not to identify or define landslide hazards.

We trust the information presented in this letter is satisfactory for your current requirements. Please do not hesitate to contact Stuart Colls on 8862 3576 if you have any questions regarding the information presented in this letter.

Yours sincerely,

Golder Associates Pty Ltd



Stuart Colls
Associate

SC/DRP/sc

CC: Phil Gardiner (Irwinconsult Pty Ltd)

Attachments: Important information relating to this report (LEG04, RL2)

j:\2017\1787175 - irwinconsult, 310 barham river road, apollo bay\correspondence out\1787175-008-l-rev0.docx



IMPORTANT INFORMATION RELATING TO THIS REPORT

The document ("Report") to which this page is attached and which this page forms a part of, has been issued by Golder Associates Pty Ltd ("Golder") subject to the important limitations and other qualifications set out below.

This Report constitutes or is part of services ("Services") provided by Golder to its client ("Client") under and subject to a contract between Golder and its Client ("Contract"). The contents of this page are not intended to and do not alter Golder's obligations (including any limits on those obligations) to its Client under the Contract.

This Report is provided for use solely by Golder's Client and persons acting on the Client's behalf, such as its professional advisers. Golder is responsible only to its Client for this Report. Golder has no responsibility to any other person who relies or makes decisions based upon this Report or who makes any other use of this Report. Golder accepts no responsibility for any loss or damage suffered by any person other than its Client as a result of any reliance upon any part of this Report, decisions made based upon this Report or any other use of it.

This Report has been prepared in the context of the circumstances and purposes referred to in, or derived from, the Contract and Golder accepts no responsibility for use of the Report, in whole or in part, in any other context or circumstance or for any other purpose.

The scope of Golder's Services and the period of time they relate to are determined by the Contract and are subject to restrictions and limitations set out in the Contract. If a service or other work is not expressly referred to in this Report, do not assume that it has been provided or performed. If a matter is not addressed in this Report, do not assume that any determination has been made by Golder in regards to it.

At any location relevant to the Services conditions may exist which were not detected by Golder, in particular due to the specific scope of the investigation Golder has been engaged to undertake. Conditions can only be verified at the exact location of any tests undertaken. Variations in conditions may occur between tested locations and there may be conditions which have not been revealed by the investigation and which have not therefore been taken into account in this Report.

Golder accepts no responsibility for and makes no representation as to the accuracy or completeness of the information provided to it by or on behalf of the Client or sourced from any third party. Golder has assumed that such information is correct unless otherwise stated and no responsibility is accepted by Golder for incomplete or inaccurate data supplied by its Client or any other person for whom Golder is not responsible. Golder has not taken account of matters that may have existed when the Report was prepared but which were only later disclosed to Golder.

Having regard to the matters referred to in the previous paragraphs on this page in particular, carrying out the Services has allowed Golder to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by Golder or otherwise made available to Golder. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Report. This Report is based upon the information and other circumstances that existed and were known to Golder when the Services were performed and this Report was prepared. Golder has not considered the effect of any possible future developments including physical changes to any relevant location or changes to any laws or regulations relevant to such location.

Where permitted by the Contract, Golder may have trained subconsultants affiliated with Golder to provide some or all of the Services. However, it is Golder which remains solely responsible for the Services and there is no legal recourse against any of Golder's affiliated companies or the employees, officers or directors of any of them.

By date, or revision, the Report supersedes any prior report or other document issued by Golder dealing with any matter that is addressed in the Report.

Any uncertainty as to the extent to which this Report can be used or relied upon in any respect should be referred to Golder for clarification.