

20 November 2022

Jeff Neville
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Development Approvals and Design

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Dear Jeff,

**4 Athletes Walk Mt Buller VIC
Planning Permit Application: PA2201841
Request for Further Information Response**

#	RFI 20/09/2022 Items (based on 15/09/2022 submission)	Response
	Further Information	
1.	<p>Confirmation that the Department of Environment, Land, Water and Planning – Planning and Approvals, Hume Region (DELWP Hume Region) has been notified pursuant to satisfying section 48 of the Act, which requires a planning permit applicant to declare that they have notified the owner of the land of a planning permit application.</p> <p>It is noted that the owner of Crown land is the Minister for Environment and Climate Action, as the Minister administering the <i>Crown Land (Reserves) Act 1978</i>. As such, DELWP Hume Region have the delegation to respond to requests seeking to satisfy section 48 of the Act.</p> <p>Please email Planning and Approvals, Hume Region via P&A.north@delwp.vic.gov.au and include the property address, a site plan and brief summary of proposal, stating that you are notifying the owner of the land of the planning permit application pursuant to section 48 of the <i>Planning and Environment Act 1987</i>.</p>	DELWP Hume were notified via email of the proposed development on 17th November 2022
	Amended Application Form	
2.	<p>The application form amended to include:</p> <ul style="list-style-type: none"> A. The correct landowner, being the Crown; and B. An accurate description of the permit triggers (i.e why a permit is required). 	We request that the attached application form be amended under s50 of the Planning and Environment Act 1987.
	Amended Plans	
3.	a). An Existing Conditions Plan showing:	Existing Siteplan TP.01 Provided showing items i. to vii. (also referring key photos of context).
	i. The site/works area in the context of the existing conditions around the site;	<i>Works area highlight & surrounding context shown.</i>
	ii. Existing balconies dimensioned with areas in square metres annotated;	<i>Existing balconies shown on TP.01 and further dimensioned on TP.06.</i>
	iii. Adjoining roads and pedestrian paths;	<i>Roads and pathways shown & updated on TP.01 (lines & aerial photo).</i>

	iv. The location, height and purpose of buildings and works on adjoining land, including Mt Buller Chalet Hotel & Suites;	<i>Location, heights and purpose of buildings and works on adjoining shown.</i>
	v. Relevant ground levels;	<i>Contour levels shown.</i>
	vi. The location of secluded private open space and habitable room windows of surrounding properties that have an outlook to the site within 9m; and	<i>The Chalet Hotel to the west is only building in view / proximity 9m to works. Habitable room window and balconies shown in this proximity.</i>
	vii. Details of site setbacks, heights of buildings and any other information to indicate the relationship of the proposed development to adjacent areas and buildings, in particular Mt Buller Chalet Hotel & Suites; and	<i>Side setbacks remain unchanged. Existing building footprint locations of Molonys and Chalet Hotel shown.</i>
3.	b). A site plan showing the proposed buildings and works, including:	Proposed Site Plan TP.02 provided showing items i. to vi. (also referring key photos of context).
	i. The site in the context of the existing conditions around the site;	<i>Shown with photos for reference</i>
	ii. Adjoining roads and pedestrian paths;	<i>Shown</i>
	iii. The location, height and purpose of buildings and works on adjoining land, including Mt Buller Chalet Hotel & Suites;	<i>Shown</i>
	iv. Relevant ground levels;	<i>Shown</i>
	v. The location of any secluded private open space and habitable room windows of surrounding properties that have an outlook to the site within 9 metres; and	<i>Private open space and habitable room windows from surrounding properties are shown</i>
	vi. Details of site setbacks from buildings and boundaries, heights of buildings and any other information to indicate the relationship of the proposed development to adjacent areas and buildings, in particular Mt Buller Chalet Hotel & Suites.	<i>Setbacks have been detailed</i>

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4.	An assessment of the impact of the proposed development on the site and on adjoining areas in terms of snow management and pedestrian safety.	<p>Shown on TP.02- Site & Management Plan:</p> <p><i>The proposal for new decks and roof sheet replacement involves no substantial change to existing conditions re: snow management as the decks will collect no more snow than the existing roof does.</i></p> <p><i>There are 3 existing balconies over new decks remaining at existing alignment. These only collect small amounts of snow & are managed by occupants.</i></p> <p><i>The roof sheeting over level 1 in area under decks is to be replaced in same format as existing but in new more durable sheeting (maintenance). In conjunction with this localised snow melting devices are proposed above key pedestrian points on the lower ground floor at north edges of roof. This is not part of roof decks area of works as such, but it has been considered as part of maintenance / improvement works.</i></p> <p><i>Snow management and pedestrian entry points are shown on TP.02 (Proposed Site and Management Plan- SMP).</i></p> <p><i>Other notes: The low-pitched roof is an existing situation</i></p> <p><i>Refer- photos- the snow tends to sit on this very flat area of roof and melt less slowly on cold edges with some ice-waterfall effect. The existing is mostly clear of pedestrian path areas. Existing eave overhangs and porch roofs provide protection and new localised heat trace will melt parts currently over pedestrian entry crossing points to improve the situation even further.</i></p>
5.	Site Environmental Management Plan	
	A Site Environmental Management Plan (SEMP) in accordance with clause 4.3-3 of schedule 1 to the Comprehensive Development Zone of the Alpine Resorts Planning Scheme.	A Site Environmental Management Plan is attached
6.	Written advice from a qualified engineer referencing architectural plans submitted with the application, confirming that 'the proposed building alterations comprise non-structural alterations to the exterior of a building.'	Engineer's advice attached

We trust that DEWLP has sufficient information to determine the application.

Yours sincerely,



Nick Vlahandreas
Town Planner

CC: Architect, Client.

Attachments: Updated drawings as per transmittal 20/11/2022

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