

Our ref: 19370

18 November 2024

Mr. Michael Dafnomilis
Senior Planner
Alpine, Development Approvals and Design
Department of Transport and Planning
Via email: Michael.dafnomilis@transport.vic.gov.au

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Dear Michael,

**Re: Planning Application PA2403144
(Crown Allotments 4B & Part 2009), 1 Christie &
(Part) 22A Slalom Streets, Falls Creek 3699**

I refer to correspondence 10 September 2024 requesting further information in response to the abovementioned planning application.

The following response is provided to the items contained within the request.

1. Consent to amend owners details

The Applicant provides consent pursuant to Section 50 of the *Planning and Environment Act 1987* to correct the Owners details so that it includes the Minister for Environment, c/- Department of Energy, Environment and Climate Action with email address pe.assessment@deeca.vic.gov.au

2. Consent to amend Application

The Applicant provides consent pursuant to Section 50 of the *Planning and Environment Act 1987* to amend the proposal details so it reads "Buildings and works to construct a four storey apartment building, a detached dwelling, a caretaker's house, an indoor recreation facility (recovery centre), removal of native vegetation, reduction in car parking and construction of a business identification sign".

3. Notification of application to the landowner

We enclose a copy of the email sent to the Minister for the Environment C/- the Department of Energy, Environment and Climate Action, confirming that the requirements of Section 48 of the *Planning and Environment Act 1987* has been satisfied.

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4. Advertising signs

We confirm that the display of a business identification sign forms part of the application. Please refer to architectural plan A801. The planning report has been updated to include and seek approval for the proposed business identification sign.

5. Amended SEMP

The Site Environmental Management Plan (SEMP) has been amended to include:

- Site location (part) 22A Slalom Street Falls Creek
- A Site Rehabilitation Plan that includes how the disturbed land will be rehabilitated and the location of on-site replanting indicating the species and number to be used and approximate area in square metres of ground cover species. Please also refer to the Site Construction Management Plan (SCMP) 2 – Revegetation Plan.

6. Amended Architectural Plans

The following amendments to the plans have been undertaken as requested:

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- Drawing number A401 – Maximum Height Limits – Section has been amended so that the legend nominates the roof area >11m and the calculations for scheme maximum area of 1m is shown as 394sqm and 67%.
 - Drawing number A201 – Site Plan which Proposed nominates the proposed building setbacks to the buildings on adjoining sites and the proposed building setbacks to the Christie Street lease boundary (where the proposed building protrudes within 6m from the lease boundary).
 - Drawing A801 – Signage has been amended to include colours and a notation confirming that the sign will be illuminated with backlighting to be active from sunset to sunrise daily.
 - A minimum of 2 bicycle spaces for the Taris apartment building in a bicycle locker please refer to drawing number A501. Two bicycle spaces in a bicycle locker have been provided in apartment 7 (the Lair), please refer to drawing number A702.
 - A notation has been included on drawing number A702 that the bicycle locker for the Lair is lockable and will be accessed only by occupants of apartment 7 (the Lair).
 - Details of bicycle signage consistent with Clause 52.34-7 of the scheme have been included within the amended architectural plan set. Please refer to drawing number A801 for sign details and drawings A501 and A702 for signage location.
 - Glenrowan Granite is shown on drawing number A601 (we note that the project architect has clarified with yourself that 25% of the total façade of the building is not a mandatory requirement).

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7. Engineers report – Snowshed

A report from a qualified engineer is enclosed that demonstrates snowshed can be contained within the lease boundaries of the site.

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8. Response to Clause 53.18

A response to Clause 53.18 Stormwater Management in Urban Development of the scheme is provided in the amended planning report and stormwater drainage plans have been prepared and are enclosed. The stormwater drainage plans have been prepared in consultation with Falls Creek Alpine Resort management.

9. Status of 22A Slalom Street, Falls Creek

Negotiations for the lease of part 22A Slalom Street (Crown Allotment 2009) were undertaken between the leaseholder of 1 Christie Street and ARV prior to the submission of the planning application. It is our understanding an agreement has been reached between the parties including the value of the lease. We are advised by ARV a lease will be finalised after a planning permit has issued. A copy of the email trail that includes confirmation from ARV is enclosed for your reference.

10. Recovery centre change room

The change room within the recovery centre can be used by occupants of the Taxis building and a notation is included in drawing number A501

11. Arboricultural report

A copy of the arboricultural report referenced in the planning report is enclosed.

We appreciate receiving your preliminary assessment. We have taken the opportunity to provide responses to assist with your review of the application:

1. We acknowledge that the business identification sign requires a planning permit as the location and details of the sign have not been approved by the relevant Alpine Resorts Management Board and as such forms part of this application.
2. The plans have been amended to provide two bicycle locker facilities in a lockable compound within both the Taxis building and the Lair building have been provided. Access to these lockable compounds will be provided to residents/visitors and access is activated by room keys.
3. We appreciate that the DDO2 encourages 25% of the total façade of the building to incorporate a significant area of local stone (preferably Glenrowan Granite). The amended plans have incorporated Glenrowan Granite within the façade of the building façade at ground level along the Christie Street frontage. The contemporary design of the building limits the practical ability to provide for 25% of the building façade to incorporate Glenrowan Granite.

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We believe the extent of stone on the ground floor walls of the building façade offers an appropriate response while balancing all the design requirements and offering a modern contemporary and unique building.

We note the Erosion Management Overlay no longer applies to the subject land following the approval of amendment C31alpr to the Alpine Resorts Planning Scheme. In addition to the additional information requested we have undertaken to amend the planning report to remove reference to the Erosion Management Overlay.

We trust the additional information provided satisfies the request. Should the response not satisfactorily address the request for further information we would request an extension of time to further address any outstanding items.

Should you have any questions or require any additional information please contact our office.

Regards,



RICHARD HOXLEY
Principal Planner

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*Encl. Amended Planning Report (Version 2)
Copy of email sent to the Minister for the Environment
Amended Architectural plans (Sendit.Archi)
Drainage Plans (Kusch Engineering)
Snowshed report (Kusch Engineering)
Site Environmental Management Plan (Sendit.Archi)
Copy Email Sendit Archi & ARV (11/11/2024)*

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