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Zoe Darnos
Planner, Development Approvals and Design
Dept Transport & Planning
8 Nicholson Street
East Melbourne
VIC 3002

Via email zoe.darnos@transport.vic.gov.au

Dear Ms Darnos

**RE: PLANNING PERMIT PA1900677
VSL SKI CLUB 24 (SITE 130) CHAMOIS RD, MT BULLER**

We advise that we are acting on behalf of the Veteran Skiers League (Mt Buller) Ltd, the lessee of the above property more particularly known as VSL Ski Club ("VSL") with regards to matters relating to the above planning permit.

1. APPLICATION FOR EXTENSION OF TIME

The above planning permit was issued to VSL on 5 June 2020 and was valid for four (4) years. Construction works for the new deck and ski locker room was delayed by a number of circumstances including COVID-19 and a design which did not properly consider the site conditions. Initial excavation works commenced in autumn 2022 (see photo included with drawings submitted with this application). Subsequent engineering identified significant extra costs that made the project as approved unviable for the club. We confirm that despite the expiry of the permit, subject to approval of amendments to the planning permit VSL wishes to undertake the proposed works and on that basis seeks an Extension of Time for the permit under S.69(1) of the *Planning and Environment Act 1987*.

2. APPLICATION TO AMEND PERMIT

The permit enables the demolition of the timber deck abutting part of the front (north) side of the VSL club lodge to be replaced with a fully enclosed reinforced concrete structure extending the full width of the lodge building and projecting forward from the building 5.8 metres compared to the existing deck's approximately 5 metres. The delayed commencement enabled VSL to consider the endorsed design and they have decided to seek planning approval for amendments which will require significantly less excavation and steel fabrication for stairs. The revised works will result in significantly less visual impact by adopting the following changes (see plans attached to application):

- Entry door relocated from the northern side to the western side of the lower ground level i.e. below the deck;
- Removal of the proposed steel walkway and stairs providing access to/from the north side and lower ground floor of the extended deck;
- Backfilling the areas to the north and east of the proposed extension to the height of the proposed extended deck;
- Replacement of the existing pedestrian access footpath with a heated path;
- Inclusion of a reinforced concrete retaining wall clad in natural stone extending from the north-west corner of the proposed extension, to the site boundary;

- Minor internal alterations to include an airlock adjacent to the new winter entrance.

It is important to note that no alterations are proposed to the approved footprint and height of the extension. The roof of the proposed structure and the retaining wall will be at a similar level as the existing deck and the north and east sides will be backfilled using material excavated from the site to enable construction of the extended deck. The structure will effectively be buried, merging with the surrounding ground contours (see drawings submitted with this application). Only a galvanised iron balustrade replacing the existing perimeter timber railing, and a blank wall filling the void below the existing deck, will be visible from the west side.

The interior of the new structure is intended to be used as a ski locker / workshop area, while the "roof" area will continue to be used as an open deck. The amended proposal includes an air lock immediately adjacent to the new western entrance. Externally, a galvanised iron balustrade on the western edge of the deck will act as a safety barrier in areas where height of the western wall exceeds 1 metre. Pedestrian access to the lodge continues to be via the existing galvanised steel stairs off Chamois Rd which will connect to a new heated concrete footpath stepped in accordance with the ground contours providing "at grade" off season access onto the deck and ultimately to the doorway in the front (north) side of the building. Winter access is provided via a pathway along the western boundary of the site and through a new door in the western wall of the new structure.

There are no changes to the previously approved external dimensions or shape of the proposed structure, and with the north and east sides to be backfilled it will effectively merge with the surrounding ground contours with only the deck and western wall to be visible.

Nick Boyd-Turner of VSL Ski Club, with whom I understand you had a pre-application meeting, passed on your suggestion that prior to submission of our application we seek written confirmation from the lessees of the adjoining site, Malamute Apartments, as well as ARV Mt Buller, that they do not object to the proposed amendments. We have done so and refer to you Malamute's letter of response - copy attached to our application. ARV Mt Buller have advised that they will address the application formally when it is referred to them in due course.

On the basis that the changes are effectively very minor we were informed that this application could be considered as a secondary consent matter. However, we have subsequently been advised that the application must be considered under S.72 of the Act, potentially requiring further contact with referral authorities, adjacent property owners and occupants to obtain confirmation of their position regarding the proposed amendments.

Supporting documents for this application have been lodged on the planning portal as follows:

- Title certificate;
- Existing conditions plans;
- Plans and drawings showing layout and details of the proposed amendments;
- Letter from representatives of the adjoining property potentially affected by the proposal (Malamute) confirming they have seen the plans and have no objection to the proposed amendments;
- This letter.

We understand that you will confirm the fee(s) applicable to this application and advise us of same in due course. If you have any queries regarding these matters or require further information please contact me via email or telephone 0403 627 799.

yours sincerely



Tony Petersen
Principal

CC: Nick Boyd-Turner