

LICENSED SURVEYORS & TOWN PLANNERS

Our ref: 21509

8 April 2026

Michael Dafnomilis
Senior Planner, Alpine, Development Assessment
Department of Transport and Planning

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Dear Michael,

**Re: Planning Permit Application – Use of an Industry (distillery)
1 Telemark Street, Falls Creek**

On behalf of our client, we are submitting a planning application to establish the use of an industry (distillery) within the premises at 1 Telemark Street, Falls Creek.

The This application addresses the provisions of the Comprehensive Development Zone 1 as contained within the Alpine Resorts Planning Scheme.

Proposal

The subject land is formally described as Crown Allotment 37, Section A, Parish of Darbalang and otherwise known as 1 Telemark Street, Falls Creek. The subject land is developed with a three storey building known as “The Man Hotel” providing food and beverages, live entertainment and accommodation.

The occupier is seeking to utilise part of the basement level of the building for a distillery through the alteration of the cellar. The proposed distillery will consist of a still, spirit holding tank, bottling table, wash down sink and storage areas.

The purpose of the distillery is to produce vodka that will primarily be used in cocktails prepared in-house and to order by customers and guests. The product will be packaged for use primarily on the premises. The product will not be packaged for sale to guests or to the general public.

The production will occur between October to May requiring 2-3 employees.

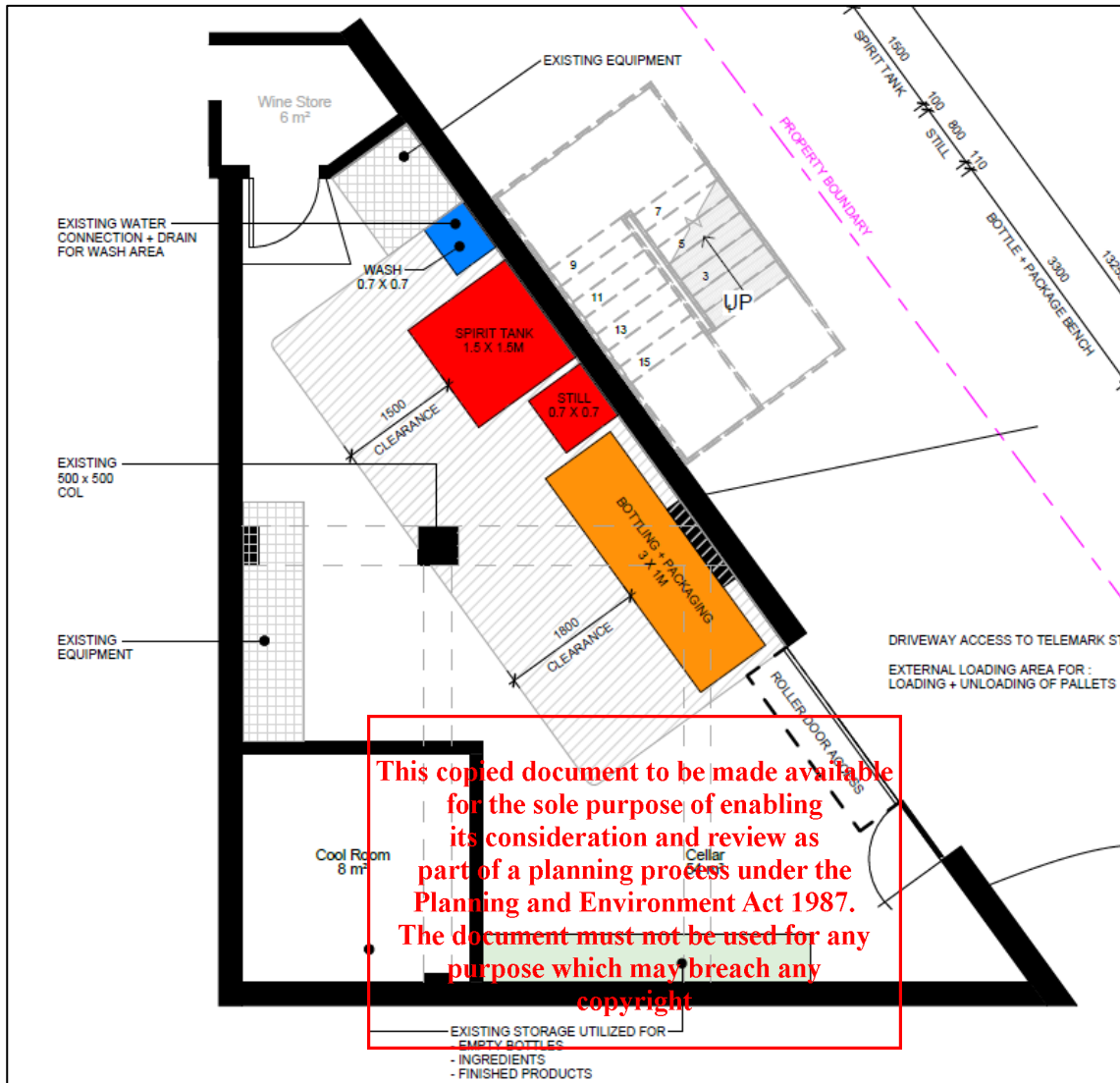
The proposed distillery will not result in the need to undertake any external alterations to the existing building.

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Extract of the basement level internal works (Source: Sendit.Archi)

Planning approval is required for the proposed use pursuant to the following Clause of the Alpine Resorts Planning Scheme:

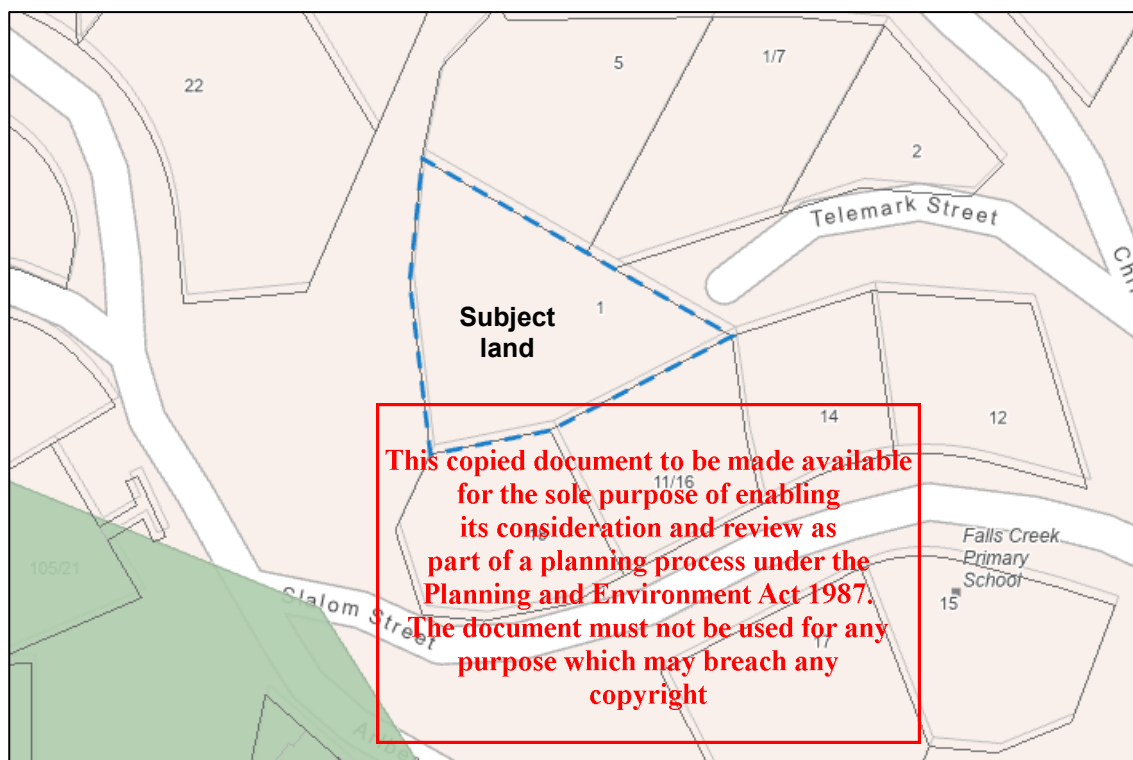
Planning Scheme Clause	Matter for which a Permit is required
37.02-1 Comprehensive Development Zone	Use of the land for the purposes of an industry

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Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Extract from Cultural Heritage Sensitivity mapping – cultural heritage sensitive land is shown in dark green (Source: VicPlan)

The subject land is not within an area of cultural heritage sensitivity. As such, there is requirement to provide a CHMP in support of the application.

Planning Policy Framework

The proposed conversion of the basement area of the building to a distillery is consistent with Clause 11.01-1L Alpine villages as it consolidates growth within the existing village boundaries.

Using part of the building for the purposes of a distillery will provide for visitor services and adds to the mix of uses within the village as encouraged by Clause 11.01-1L Falls Creek Village.

Clause 17.02-1S Business supports the proposal as the use will support the economic development of the village.

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Located close to the Slalom Plaza Precinct which is the primary commercial and civic area, the proposed use will support tourism and adds to a multipurpose venue within Falls Creek Village as encouraged within Clause 17.04-1L Falls Creek tourism.

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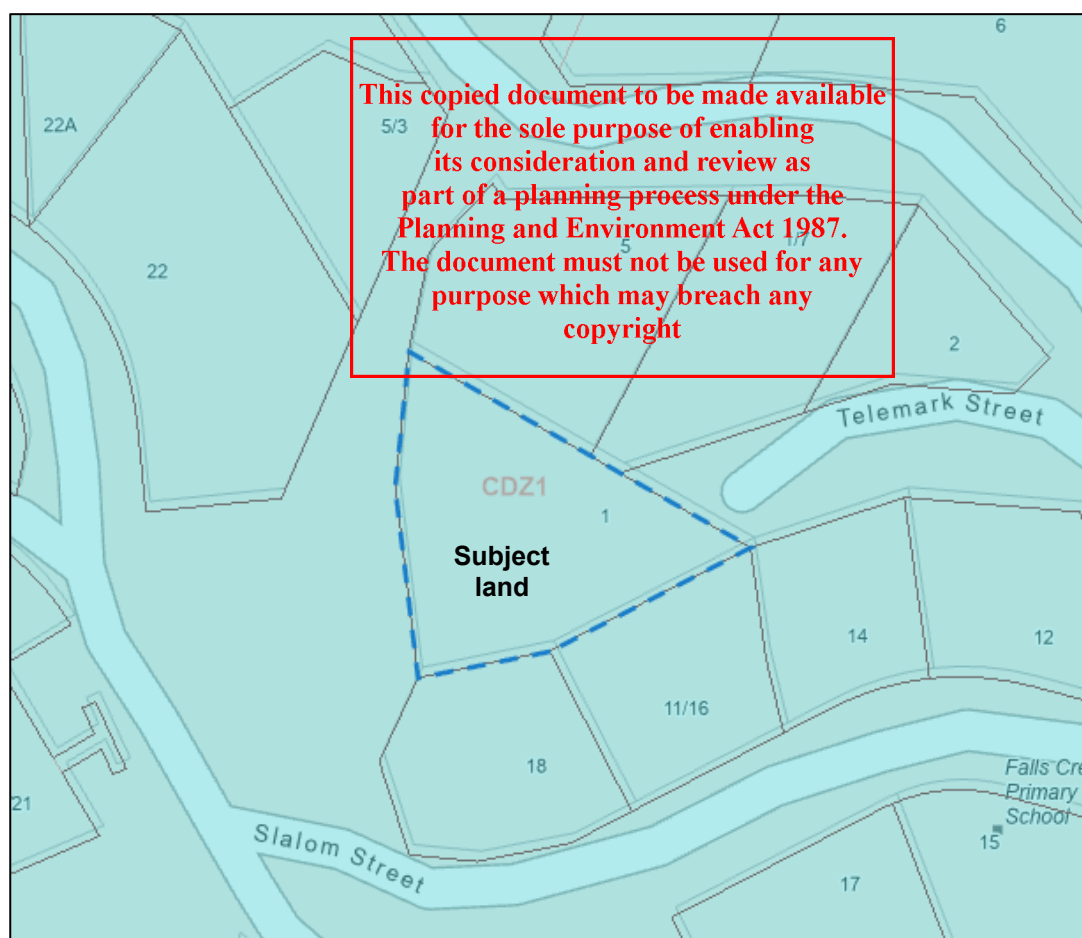
Alpine Resorts Planning Strategy

Clause 02.03-1 Settlement of the Alpine Resorts Planning Strategy facilitates the proposed distillery as it will be located within the village boundary.

The proposal will provide an additional element to the existing food and drink premises which has the potential to support the viability of the resort/village as encouraged within Clause 02.03-6 Economic development.

Comprehensive Development Zone – Schedule 1

In accordance with the Alpine Resorts Planning Scheme the subject land is contained within the Comprehensive Development Zone – Schedule 1.



Planning scheme zone mapping (Source: VicPlan)

Schedule 1 to the Comprehensive Development Zone is *Alpine Village*. The proposed distillery is included within the definition of industry as the operation will undertake the process of manufacturing.

In accordance with sub-clause 1.0 of the Schedule industry is only a Section 1 use when satisfying the corresponding condition being for the purpose of manufacturing snow. The proposed use therefore requires approval as a Section 2 use.

The use of part of the land for a distillery positively addresses the relevant purpose of the schedule. It will assist to provide for a commercially orientated alpine resort.

A review of the decision guidelines at sub-clause 6.0 of the Schedule has been undertaken and the following commentary is offered:

- Positive planning policy support for the proposed use is contained within the Planning Policy Framework and Alpine Resorts Planning Strategy that encourages a diversity of uses.
- It is considered that the establishment of a distillery is consistent with the desire for a commercially orientated alpine resort.
- The proposed use will not require any external buildings and works maintaining the appearance of the building.
- Being an established food and drink premises the building is well placed to accommodate the proposed use being connected to all necessary services.
- There will be no detrimental environmental impacts that arise from the proposed use.

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Car Parking

Pursuant to Clause 52.06-2 a new use must not commence before the minimum number of car parking spaces required by Clause 52.06-5 for a specified use must be provided to the satisfaction of the responsible authority.

Falls Creek is identified in the *Car Parking Requirement Maps (Department of Transport and Planning)* as being within a Category 1 area.

A permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

There are a number of circumstances listed under Clause 52.06-3 when a permit is not required to reduce the number of car parking spaces required for a new use. In accordance with Clause 52.06-3 a permit is not required to reduce the number of car parking spaces when the following requirements are met

- *The number of car parking spaces required under clause 52.06-5 or in a schedule to the Parking Overlay for the new use is less than or equal to the number of car parking spaces required under clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land.*
- *The number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.*

The following table summarises the car parking requirement associated with proposed industry and the existing food and drink premises as prescribed in the Table to Clause 52.06-5.

Car Parking Measure	Rate – Category 1	Requirement
Food and drink premises – to each 100 square metres of net floor area	4 car spaces	2 car spaces
Industry - to each 100 square metres of leasable floor area	2.9 car spaces	1 car spaces
	Total requirement	1 car space

The definition of leasable floor area is:

That part of the net floor area able to be leased. It does not include public or common tenancy areas, such as malls, verandahs, or public conveniences.

In this case the net floor area and leasable floor area are the same being 54 square metres.

The number of car parking spaces required for the proposed use is less than the number required for the existing use the same floor area currently forming part of the food and drink premises. The proposed use does not propose to reduce the number of car parking spaces currently available on the site and therefore approval is not required to reduce the number of car parking spaces required for the proposed use pursuant to Clause 52.06-3.


area and leasable floor area are the same being 54 square metres. The document must not be used for any purpose which may breach any copyright.

Summary

The proposed use of an industry (distillery) at 1 Telemark Street, Falls Creek is considered to accord with all relevant provisions of the Comprehensive Development Zone 1 of the Alpine Resorts Planning Scheme. The proposal is consistent with the Planning Policy Framework and Alpine Resorts Planning Strategy and will add to the facilities within the resort.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

Regards,


 RICHARD HOXLEY
 Director, Principal Planner

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Encl. Site & Floor Plans (Sendit.Archi)
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