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21<sup>st</sup> March 2024

Mr Dan Lawlor  
Senior Planner  
Development Approvals and Design  
Department of Transport and Planning  
GPO Box 2392  
Melbourne VIC 3001

## ADVERTISED PLAN

Dear Dan,

**Re: Planning Permit Application PA2302468**

**Buller Ski Lifts: Buildings, Works and Vegetation Removal Associated with the Construction of an Extension to the Mid-Station Building for use as a Snowmaking Compressor Building and a Reduction in Car Parking Requirements  
Bourke Street Area Mount Buller Vic 3723**

We make this submission in response to your request for further information on 26<sup>th</sup> September 2023.

**Further Information**

The further information required is:

Title

1. A full copy of all certificates of title or any Crown lease documentation (searched within the past 30 days). Any section 173 agreements and/or covenants listed on the register search statement, and all relevant associated documents must be provided.

*See attached Ski Field Lease Area Information and Title Register Search Statement for Crown Allotment 5A, Section A, Parish of Changue East*

Application Form

2. The application form amended to reference that a permit is required for a reduction in car parking requirements under Clause 52.06 of the Alpine Resorts Planning Scheme.

*See attached amended application form that references that a permit is required for a reduction in car parking requirements under Clause 52.06 of the Alpine Resorts Planning Scheme*

Development Plans

3. An existing conditions plan, drawn to scale accurately showing the location of existing buildings on the site and elevation plans.

*See attached amended Site Plan that shows existing conditions and the location of existing surrounding buildings*

4. A demolition plan detailing the extent of demolition works and site works (i.e., excavation, site retention and/or battering of earthworks).

# ADVERTISED PLAN

*See attached Site Construction Management Plan, Site Plan and Site Rehabilitation and Revegetation Management Plan. There are no planned demolition works as this is an extension to an existing building, excavations will be limited to the ground disturbance footprint.*

5. The height and materials of any retaining walls including proposed finished levels at the top and toe of such walls.

*Completed amended drawings addressing Point 5 will be available and submitted by Friday the 5<sup>th</sup> of April 2024*

6. A development schedule summarising the following:

- Existing and proposed gross floor area of buildings.

*As mentioned in the application cover letter, the existing building has a gross floor area of 1,517m<sup>2</sup>, and the building extension will have a gross floor area of 340m<sup>2</sup>, increasing the extended building to 1,857m<sup>2</sup>, or an increase of gross floor area of 22% with the site area being within the ski field lease area.*

- Existing and proposed site coverage of buildings.

*See attached amended Site Plan as part of the Construction Management Plan*

- Existing and proposed site permeability of the site.

*The existing site is a hollow that currently requires underground stormwater drainage, the proposed building and subsequent roof area will drain into the existing stormwater infrastructure with the change in site permeability being mitigated by the existing drainage*

- The number of existing and proposed car parking spaces (if any).

*This production facility does not require permanent staffing when in operation and will only be attended for maintenance and checks during operations and as such there will be ample informal parking available (six vehicle spaces) outside the winter snow season adjacent to the existing building and the Bourke St Express chairlift top station (see attached amended Construction Management Plan, including a Parking Plan). Access during the winter snow season will be by skis or snowmobile. As such we believe an application for a reduction in car parking requirements should be supported*

7. Details of any trenching works associated with infrastructure (if proposed). Please note that if trenching works is required then further information may be necessary in relation to geo-technical conditions/impacts as it relates to the proposed trenching.

*See attached amended construction management plan, no additional trenching works are required that are not currently shown on the submitted plans, air supply output can be connected to existing snowmaking infrastructure within the existing buildings*

## Cultural Heritage

8. Should any additional trenching works be required that are not currently shown on the submitted plans, you will be required to provide further documentary evidence (in the form of photographs and formal historical records) to substantiate the claim that all of the subject site has been subject to significant ground disturbance and therefore no Cultural Heritage Management Plan is required. If sufficient documentary evidence cannot be produced to support this claim in respect of all the land making up the subject site, you will need to submit a professional report with expert advice or opinion from a person with appropriate skills and experience in accordance with the Aboriginal Victoria Practice Note on Significant Ground Disturbance.

*As above in response to Point 7, no additional trenching works are required that are not currently shown on the submitted plans*

## Preliminary Assessment

The Department has undertaken a preliminary assessment of the application and the following matters are raised:

- A review of the application indicates the proposed use of the extended building would be for 'Industry' associated with the manufacture of snow. Pursuant to Clause 52.06 of the Alpine Resorts Planning Scheme, the use of the land for the purpose of 'Industry' requires the provision of 2.9 car spaces to each 100 sqm of floor area. It is unclear based on the provided documentation whether any additional car parking provision is being proposed.

*As mentioned above, this production facility does not require permanent staffing when in operation and will only be attended for maintenance and checks during operations and as such there will be ample informal parking available (six vehicle spaces) outside the winter snow season adjacent to the Bourke St Express chairlift top station (see attached amended Construction Management Plan, including a Parking Plan). Access during the winter snow season will be by skis or snowmobile. As such we believe an application for a reduction in car parking requirements should be supported*

- Please note that if any additional trenching works is required in association with the proposal (i.e., piping, cabling, etc.), then a permit would be required pursuant to the Erosion Management Overlay – Schedule 1 (EMO1) for these works.

*As mentioned above, no additional trenching works are required that are not currently shown on the submitted plans*

- The application has been referred to the Department of Energy, Environment and Climate Action (DEECA), Country Fire Authority (CFA), and Goulburn-Murray Water (GMW) pursuant to section 55 of the Planning and Environment Act 1987. Any referral comments or requests for further information from the above authorities will be provided to you when received for your consideration.

### **Contents of this submission**

1. Amended Planning Permit Application Form
2. Request for Further Information response letter
3. Amended Site Environmental Management Plan
4. Amended Site Construction Management Plan, Site Plan and Site Rehabilitation and Revegetation Management Plan including an amended Site Plan and Parking Plan
5. Waste Management Plan
6. Ski Field Lease Area Title Information

We trust this submission provides you with the information you require and should you require any further information please don't hesitate to contact me.

Yours sincerely,



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