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The Planning Officer
Development Approvals and Design
Department of Transport and Planning
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Monday 21 October 2024

Dear Madam/Sir

Re: Planning permit application
Rocky Valley Flats, 3 Slalom Street, Falls Creek Vic 3699

We are applying for a planning permit for upgrade works to Rocky Valley Ski Club, Slalom Street Falls Creek and respectfully request that this application is assessed urgently.

The planning permit issued for this project expired on 30 August 2023, consequently we must apply for a new permit to proceed with the works.

Construction commenced on 14 October 2024 on planning exempt works only.

If this permit can be approved by the end of December 2024, then the builder will be able to complete the entire project prior to winter 2025.

Significant costs are involved if the project is split over two seasons.

Alpine Resorts Falls Creek are very supportive of this project and are assisting Rocky Valley Ski Club in any way they can.

The history of this project is outlined below.

A planning permit was applied for in 2021 and issued on 30 August 2021 along with an Exemption for non-permit works.

Over the period from 2021 until 2024 there have been many difficulties and delays in finding and appointing a builder to undertake the works.

Covid restrictions stopped work for periods in 2021 and 2022.

In October 2022 there was a major landslip on the only access road from Mount Beauty to Falls Creek which again stopped work until May 2024.

We finally engaged a builder this year to do the work over this summer season of 24-25.

A building permit was applied for on 1 December 2023 and issued on 29 September 2024.

When we became aware that the planning permit had expired I contacted Michael Dafnomilis, Senior Alpine Planner to ask his advice.

His advice was that a new planning permit must be applied for.

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Since the 2021 planning permit was applied for another matter was added to the scope of work.

The site access steps to Rocky Valley site must comply with resort guidelines. It was decided to rebuild one set of steps and demolish the second set. Engineering has subsequently been done for the steps and associated retaining wall.

The scope of work in this permit application is the same as in 2021 except for the site steps & retaining wall. The scope includes:

- Replacing snow screens with galvanised steel structures
- Building a stone wall and columns at the entry
- Installing illuminated site signage
- Replacing a ramp with a steel structure
- Building an entry roof and columns to unit 18

The additional steps work:

- Demolish both sets of site steps
- Rebuild the north-west corner steps to ARV requirements
- Build a one metre length of stone retaining wall along the Slalom Street frontage where the steps were removed from.

Documents appended for this application:

- Permit application
- Planning report
- Architectural drawings of existing conditions and proposed works
- Engineering retaining wall detail
- Site Environmental Management Plan report
- Preliminary Geotechnical report addendum

Given that the proposed work except the steps has already been approved I respectfully ask that the process for this application is expedited so this project can be completed before the next snow season.

If I can assist in any way at all please don't hesitate to contact the undersigned.

Yours sincerely



Helen Mathew FRAIA
Principal, Mountain Creek Architecture

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