

# PLANNING SUBMISSION-CORIO SKI LODGE MT BULLER

Planning (DELWP) Submission.RFI Response 03



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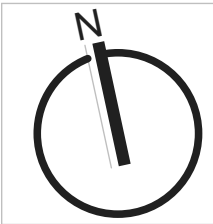
## DRAWING SCHEDULE-

TP.2	Site Context Photos
TP.3	Survey/Site Analysis
TP.4	Existing Plans Lower Floor
TP.5	Existing Plans Ground Floor
TP.6	Existing Plans Upper Floor
TP.7	Existing Elevations
TP.8	Existing Elevations
TP.9	Design Response
TP.10	Planning Scheme Response
TP.11	Proposed Tree Impact Mitigation
TP.12	Proposed Tree Removal and Pruning Plan
TP.13	Proposed Lower Floor Plan
TP.14	Proposed Ground Floor Plan
TP.15	Proposed Upper Floor Plan
TP.16	Proposed Roof Plan
TP.17	Elevations
TP.18	Elevations
TP.19	Elevations
TP.20	Elevations
TP.21	3D Views



PROJECT Corio Ski Lodge\_Alterations & Additions  
AT 6 Delatite Lane  
FOR Mount Buller  
ISSUE Corio Ski Lodge  
1/09/2023

DRAWING  
SCALE  
DRAWING No  
REV No  
Cover Page  
TP.1  
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Existing front entry to the east



Existing rear north elevation



Existing lower level external entry to ski store-east elevation



Typical non compliant roof and eaves/verandah overhang



Existing rear/street elevation to the south

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Non compliant escape stair-west elevation



Entry access steps on CSIRO propoerty

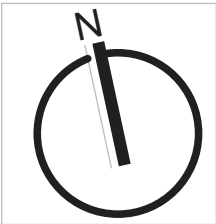


PROJECT  
AT  
FOR  
ISSUE

Corio Ski Lodge\_Alterations & Additions  
6 Delatite Lane  
Mount Buller  
Corio Ski Lodge  
1/09/2023

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SCALE  
DRAWING No  
REV No

Site Context Photos  
TP.2  
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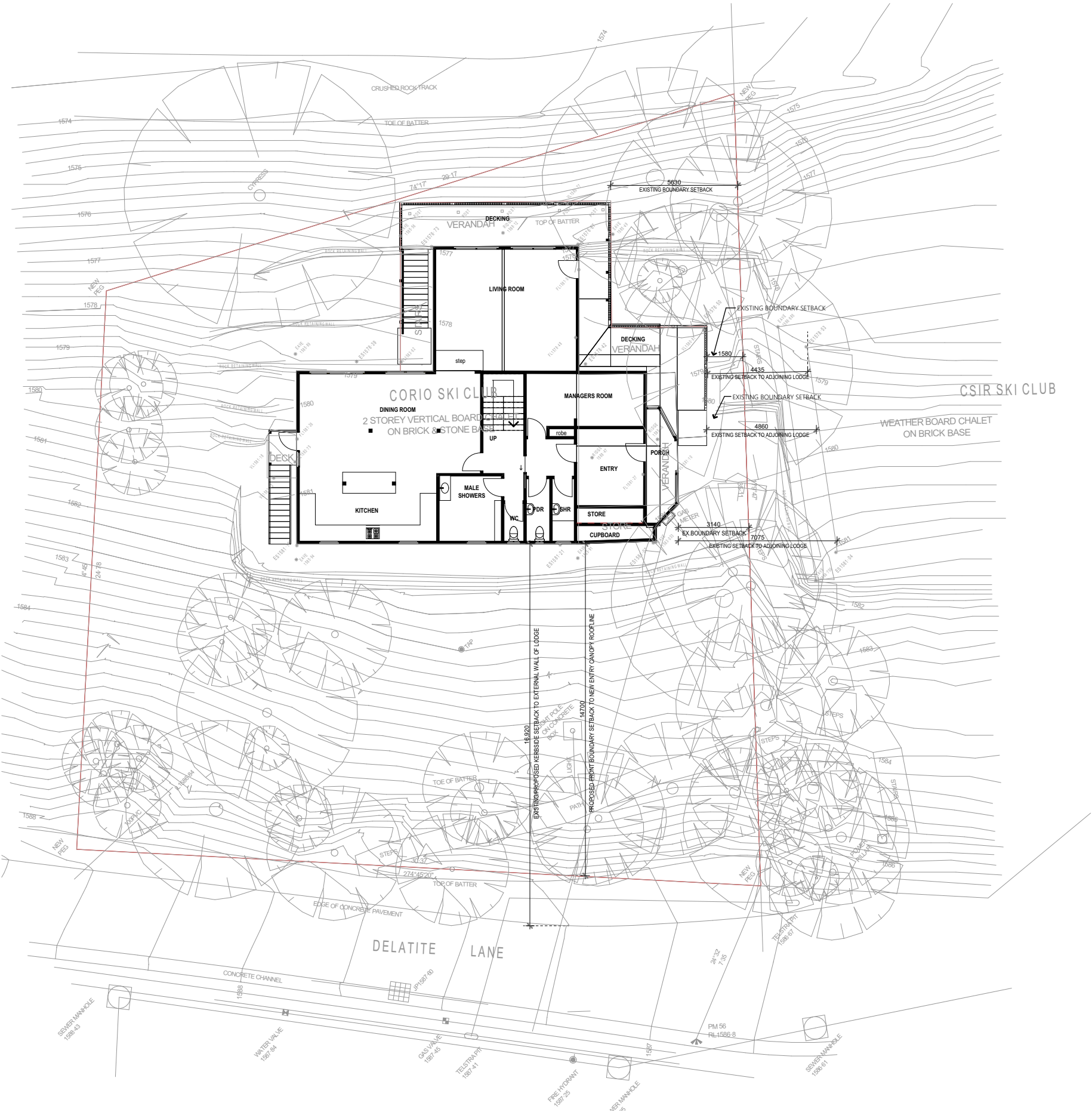
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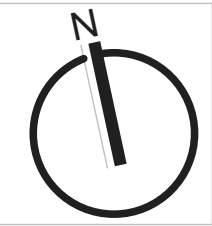


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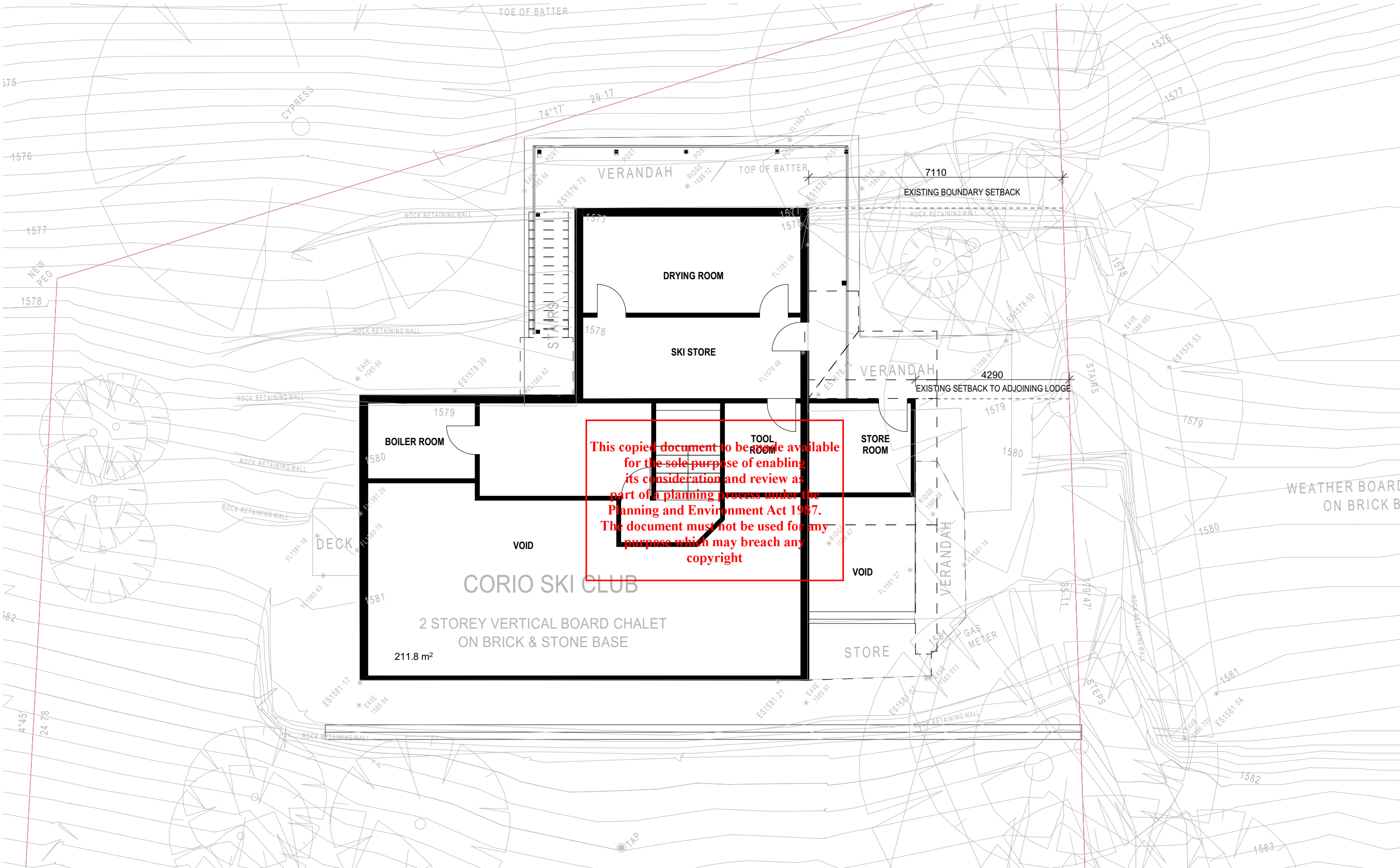
PROJECT Corio Ski Lodge\_Alterations & Additions  
AT 6 Delatite Lane  
FOR Mount Buller  
ISSUE Corio Ski Lodge  
1/09/2023

DRAWING  
SCALE  
DRAWING No  
REV No  
Site & Site Analysis  
TP.3  
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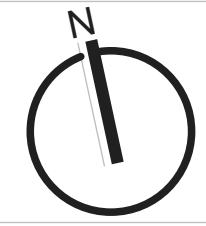


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AT 6 Delatite Lane  
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ISSUE Corio Ski Lodge  
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DRAWING  
SCALE  
DRAWING No  
REV No  
Existing Plans/Lower Floor  
TP.4  
Planning (DELWP) Submission.RFI Response 03

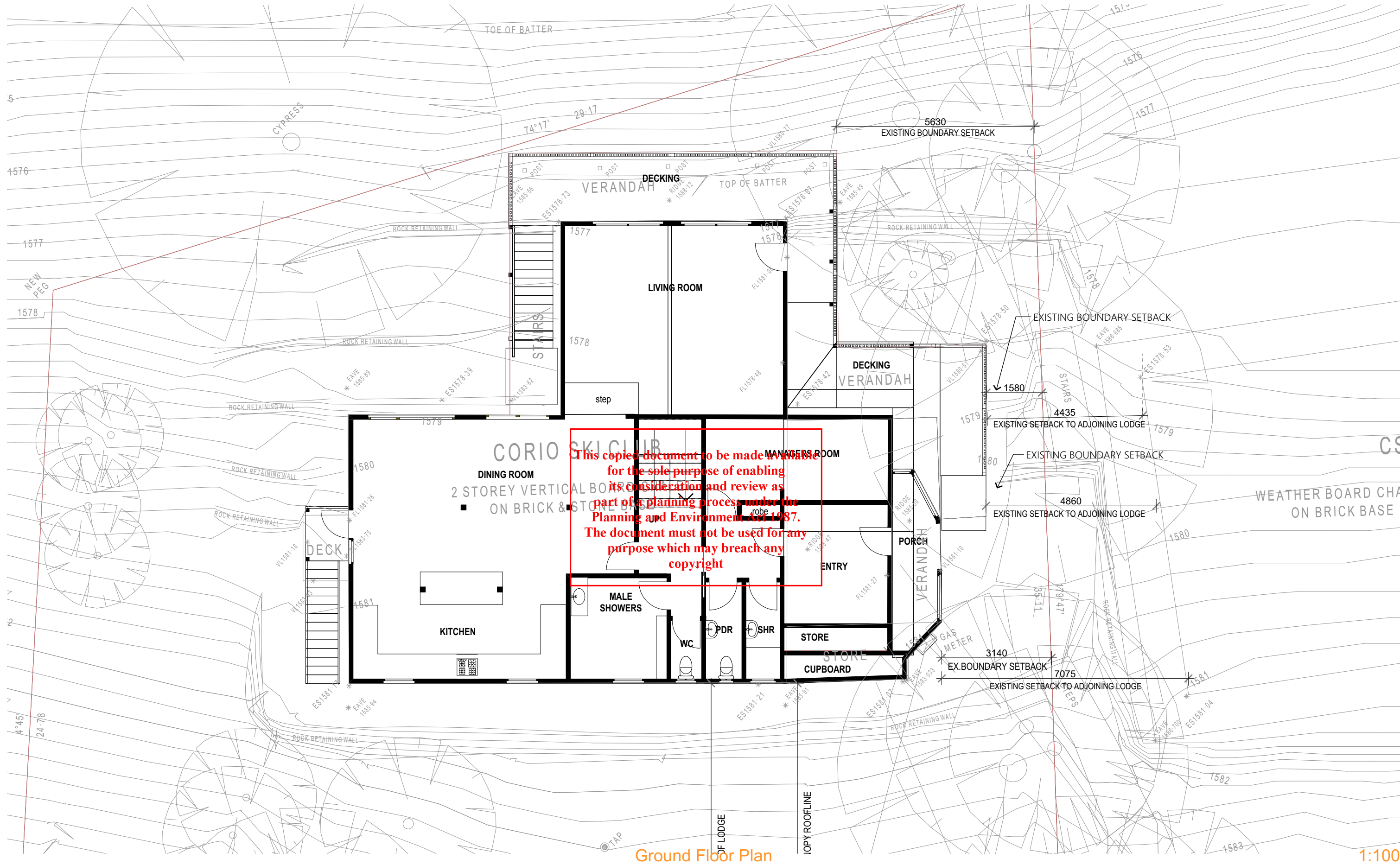


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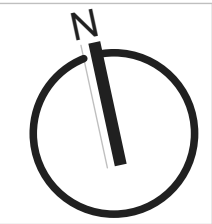
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PROJECT Corio Ski Lodge\_Alterations & Additions  
AT 6 Delatite Lane  
FOR Mount Buller  
ISSUE Corio Ski Lodge  
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SCALE  
DRAWING No  
REV No  
Existing Plans/Ground Floor  
TP.5  
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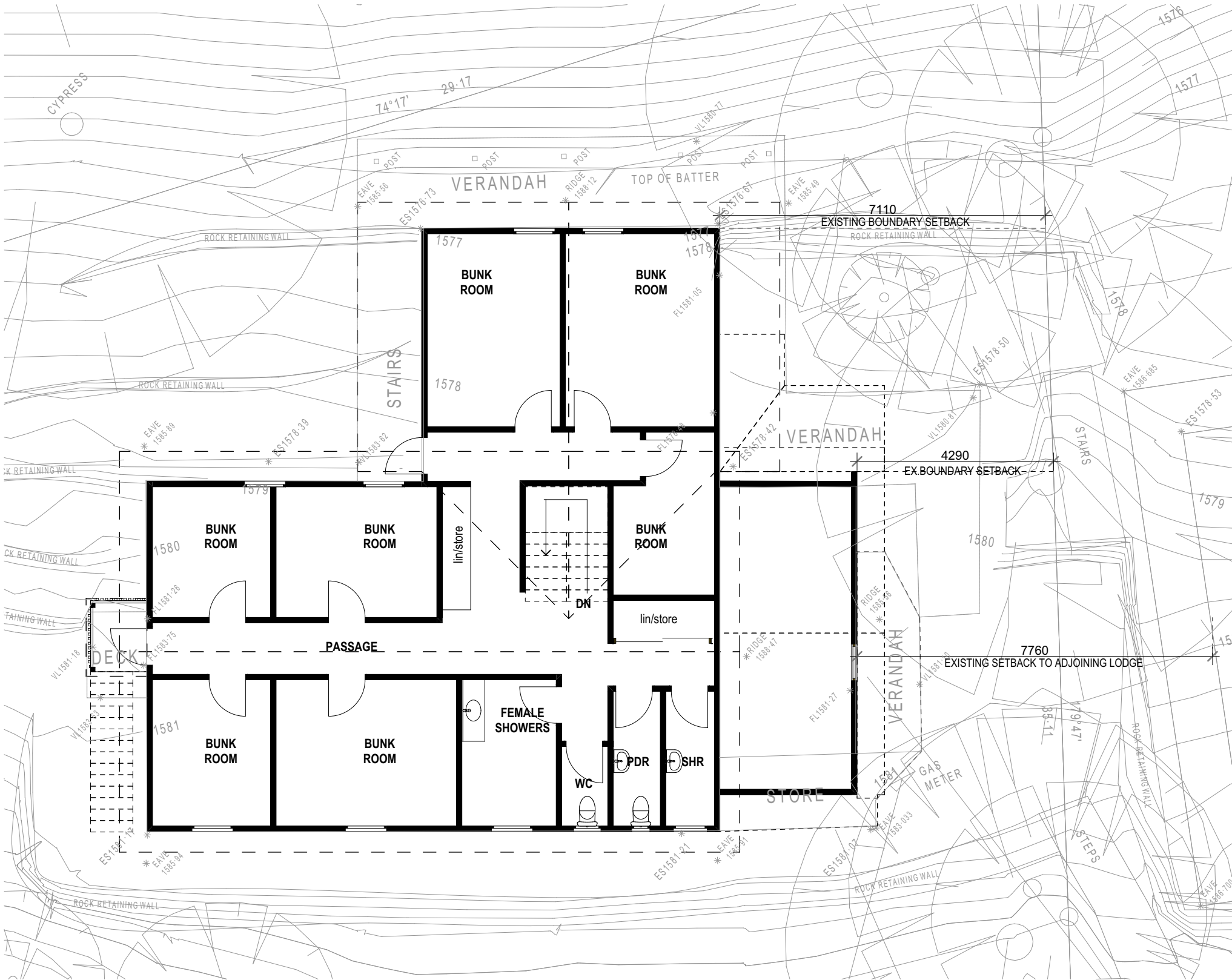
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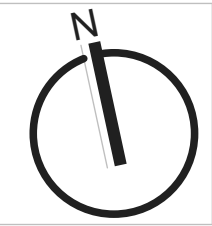
First Floor Plan

1:100



PROJECT Corio Ski Lodge\_Alterations & Additions  
AT 6 Delatite Lane  
FOR Mount Buller  
ISSUE Corio Ski Lodge  
1/09/2023

DRAWING  
SCALE  
DRAWING No  
REV No  
Existing Plans/Upper Floor  
TP.6  
Planning (DELWP) Submission.RFI Response 03



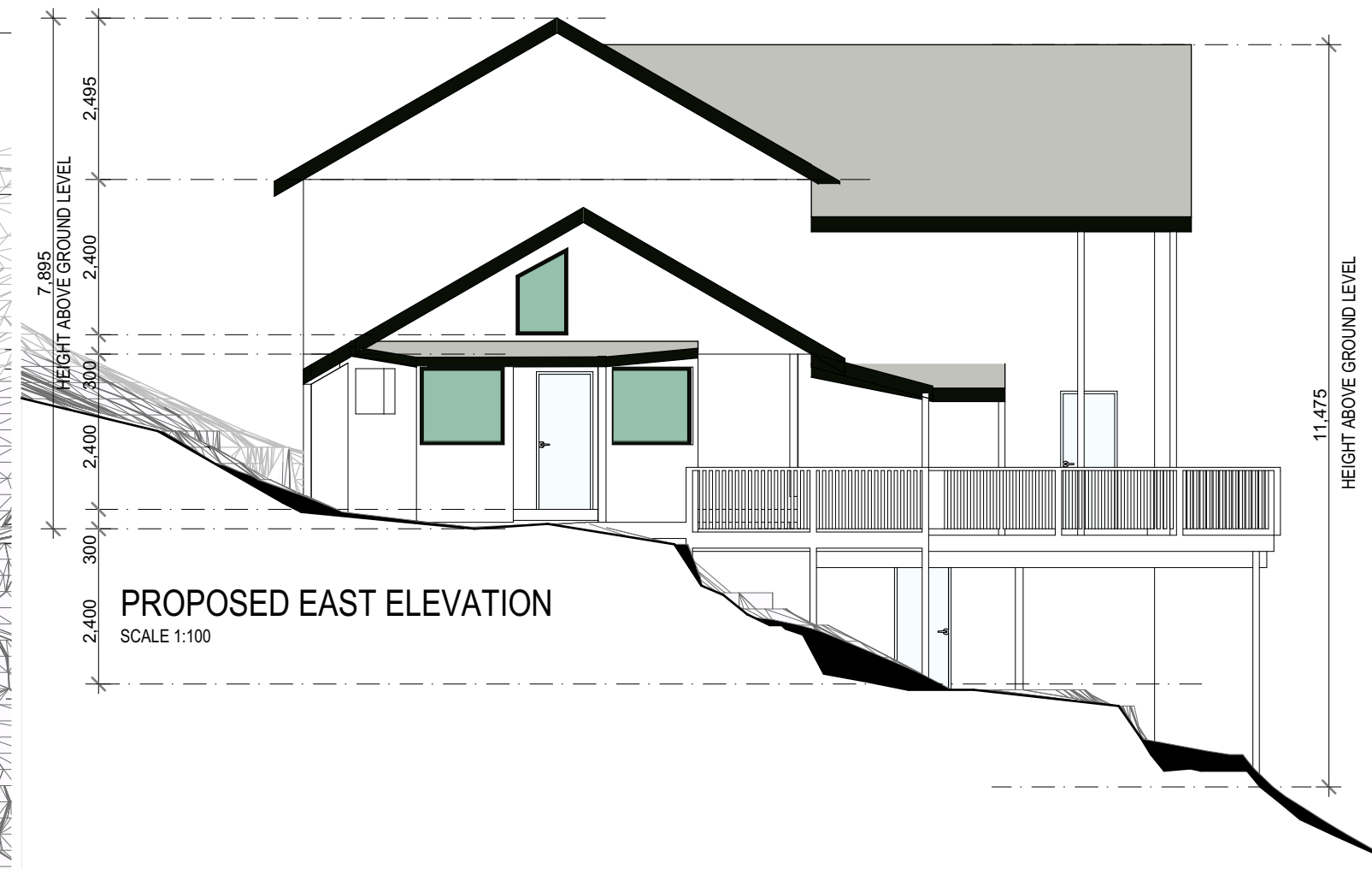
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2 Ex. North Elevation 1:100



1 Ex. East Elevation 1:100

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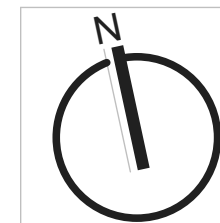
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PROJECT Corio Ski Lodge\_Alterations & Additions  
AT 6 Delatite Lane  
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ISSUE Corio Ski Lodge  
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DRAWING  
SCALE  
DRAWING No  
REV No

Existing Elevations  
TP.7  
Planning (DELWP) Submission.RFI Response 03

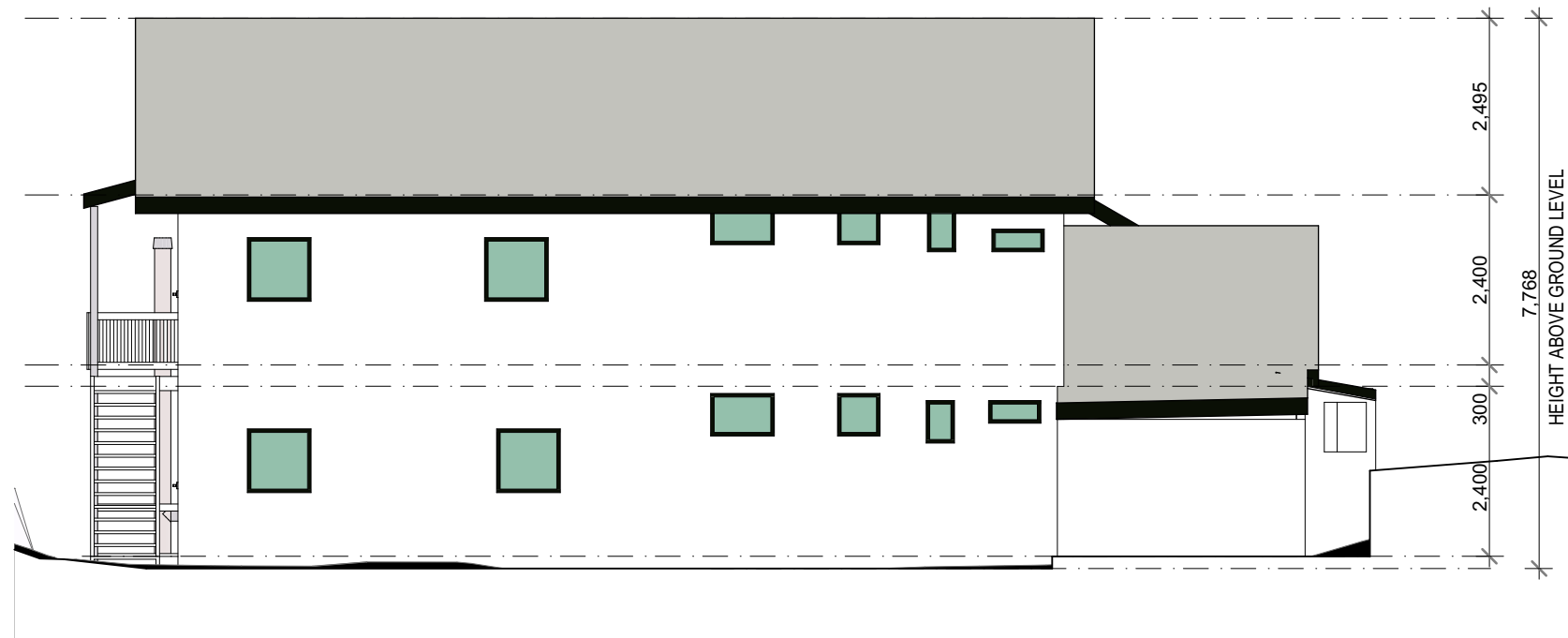


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# ADVERTISED PLAN



16

Ex. South Elevation

1:100

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3

Ex. West Elevation

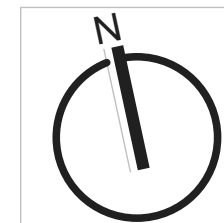
1:100

dc design

PROJECT Corio Ski Lodge\_Alterations & Additions  
AT 6 Delatite Lane  
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ISSUE Corio Ski Lodge  
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DRAWING  
SCALE  
DRAWING No  
REV No

Existing Elevations  
TP.8  
Planning (DELWP) Submission.RFI Response 03

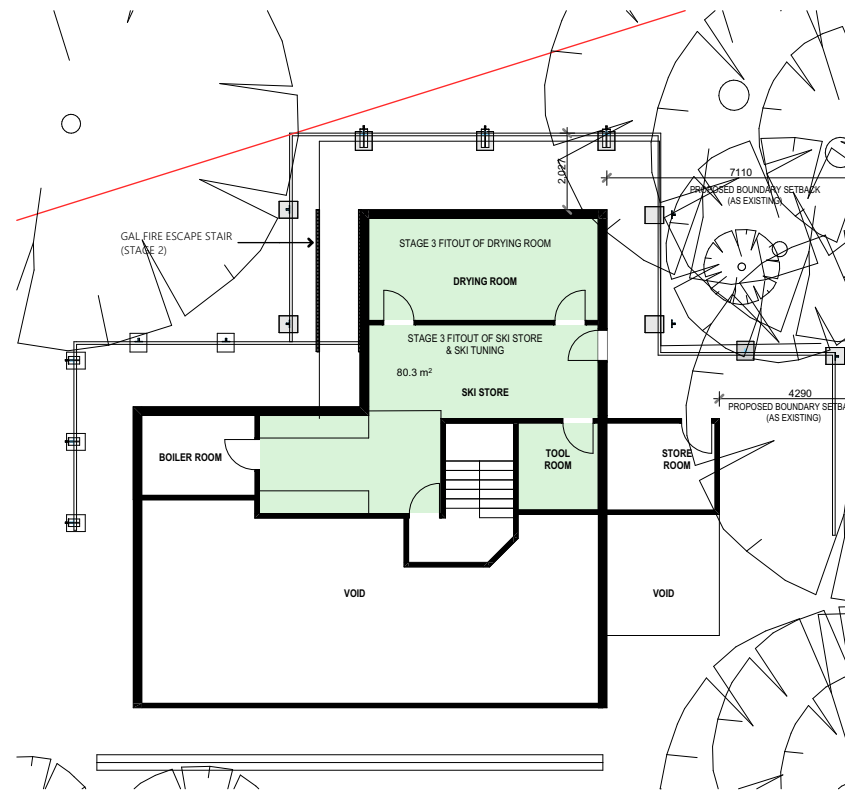


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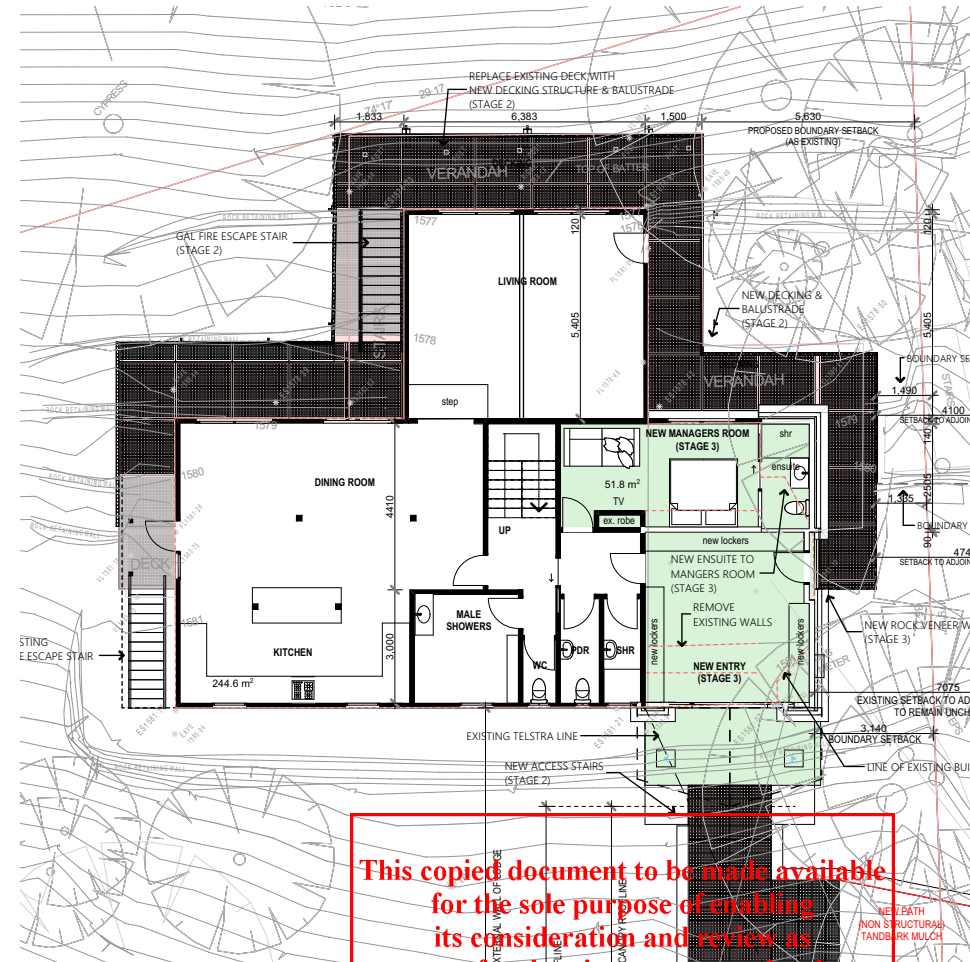
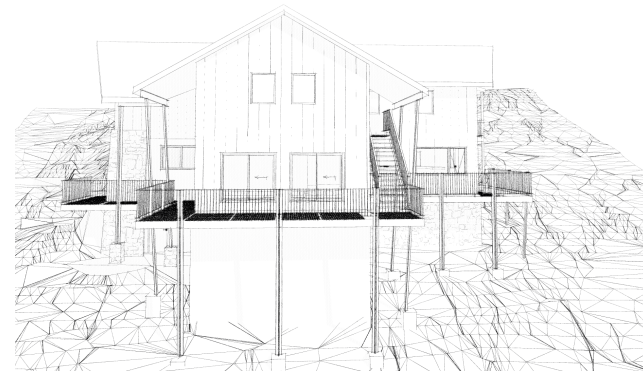
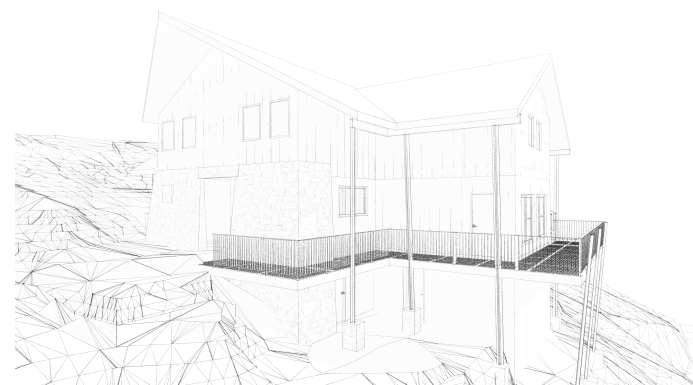


## ADVERTISED PLAN

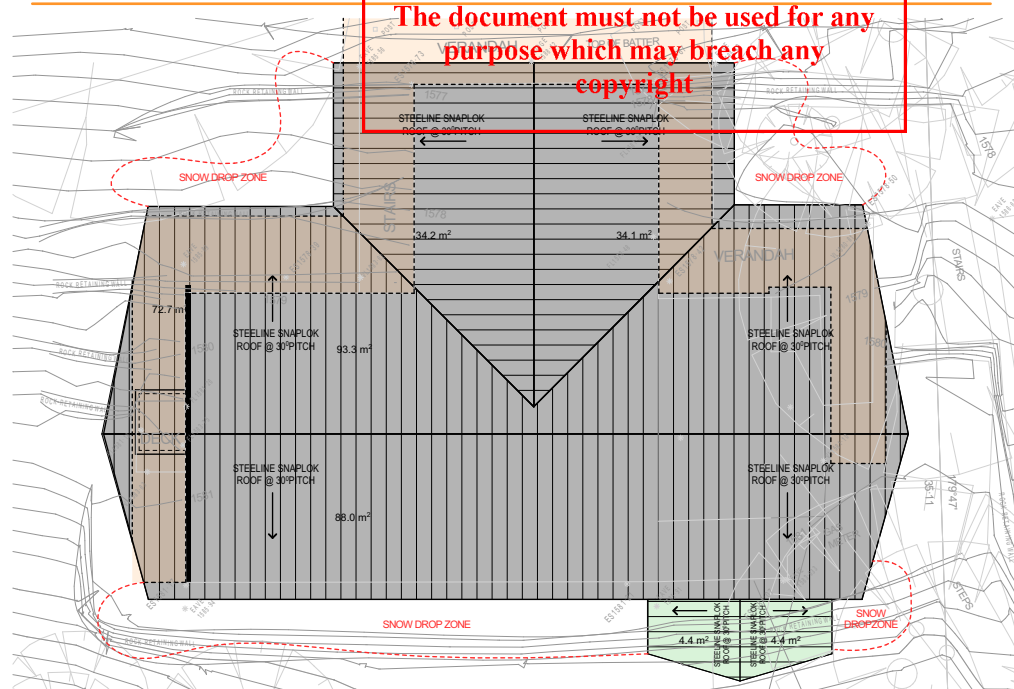


## Lower Floor Plan

1:200

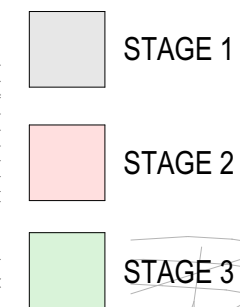


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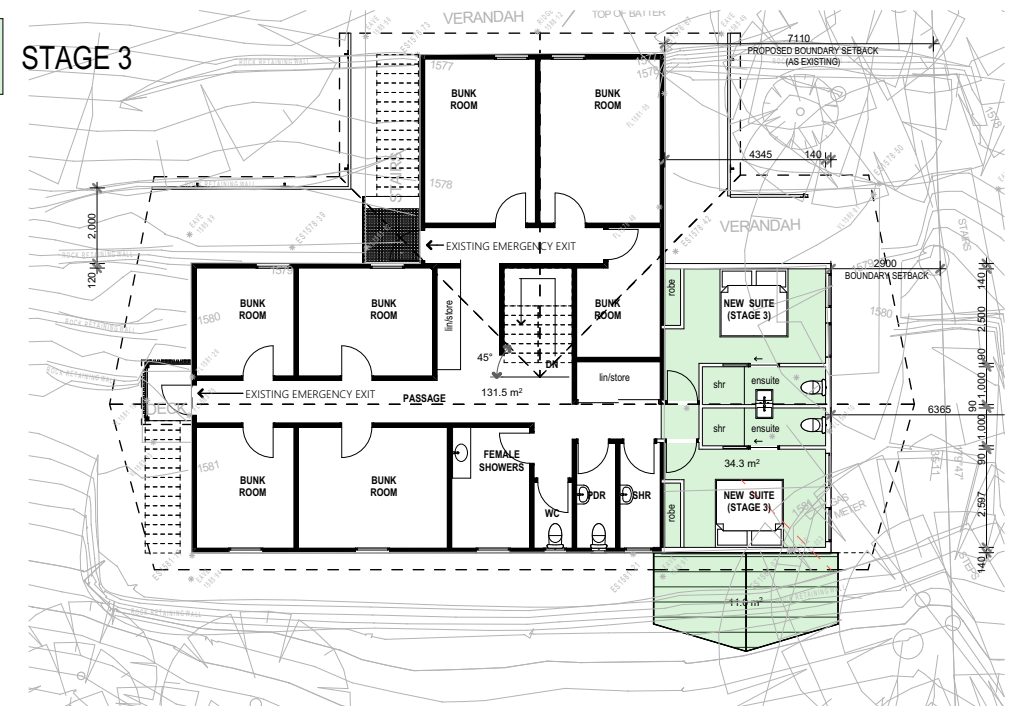
## Roof Plan

1:200



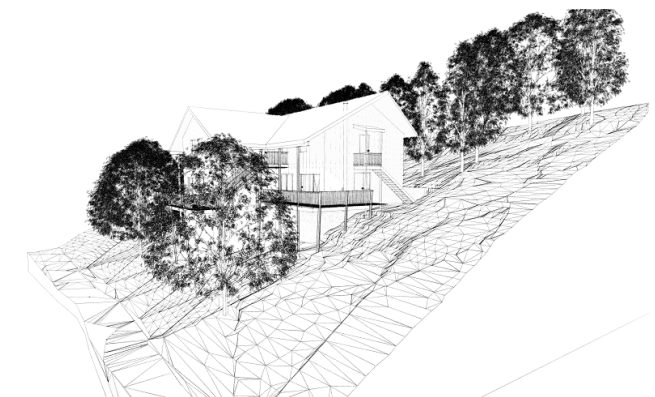
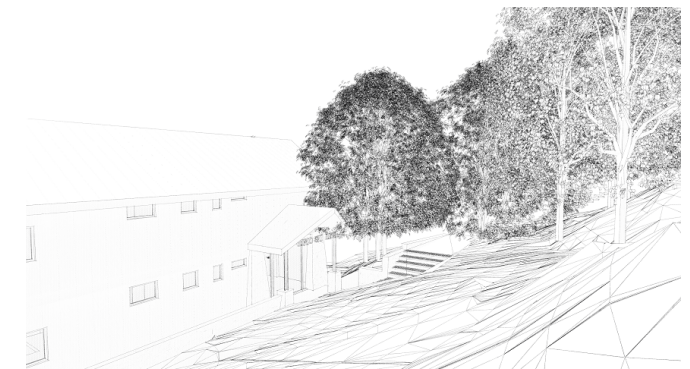
**DEVELOPMENT SCHEDULE:**

Existing Site Area:	869.8m <sup>2</sup>
Existing Site Coverage:	211.8m <sup>2</sup> (24.35%)
Proposed Site Coverage:	244.6m <sup>2</sup> (28.00%)
Proposed Addition:	32.8m <sup>2</sup>
(Prop.Building Footprint)	



## First Floor Plan

1:200



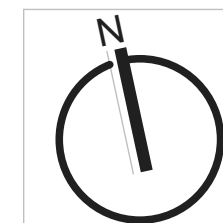
PROJECT	Corio Ski Lodge_Alterations & Additions
AT	6 Delatite Lane
	Mount Buller
FOR	Corio Ski Lodge
ISSUE	1/09/2023

**Design Response**

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SCALE  
DRAWING No  
REV No

TP.9

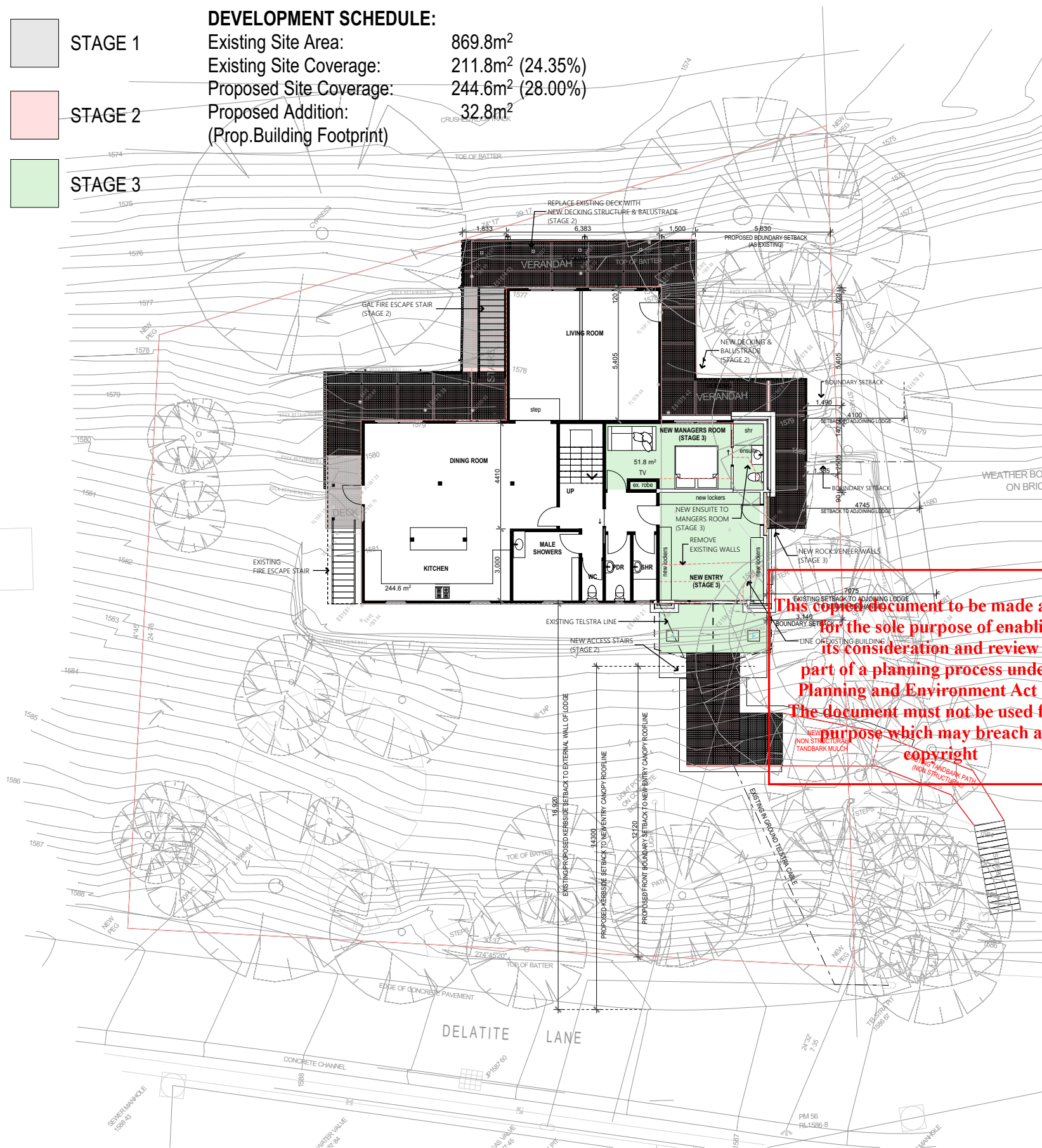
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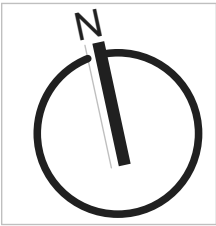
Design Response 1:200



PROJECT Corio Ski Lodge\_Alterations & Additions  
AT 6 Delatite Lane  
FOR Mount Buller  
ISSUE Corio Ski Lodge  
1/09/2023

DRAWING  
SCALE  
DRAWING No TP.10  
REV No Planning (DELWP) Submission.RFI Response 03

Planning Scheme Reponse



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MT BULLER ALPINE RESORTS PLANNING SCHEME\_ DESIGN REPOSNSE

2.1 Building and design requirements

The development of land should meet the following requirements:

DDO1-A1 Requirement

The maximum height of any part of a building is 3 storeys or 11 metres above natural ground level, whichever is the lesser height. A permit may be granted to increase the height of any roof structure or chimney by 1.5 metres provided no more than 20% of the roof area exceeds 11 metres in height.

Maximum Height

The maximum height of the proposed addition matches the existing lodge height. It follows the same pitch and plane to the east elevation. The maximum height of the proposed addition matches the existing building above natural ground level (Roof Ridge Height)- 7.895m.

Minimum Setbacks A building must be setback:

6 metres from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3 metres from the frontage boundary of the site

The Existing dwelling setback is 16.92m to the closest kerbside or constructed edge of Delatite Lane. The proposed addition does not impact on this existing setback and remains the same. The propose entry roof is 14.3m from the closest kerb. The proposed addition sits on the same line of the existing lodge to the east elevation, and the existing/ proposed building setback from the front boundary is 12.12m. The proposed addition does not impact on the current setback.

3 metres from any other site boundary

The current/existing building setback from the east side is 7.075m. The proposed upper-level addition does not impact on the current setback. The proposed addition setback is in line with the existing east façade line.

An average of 4 metres from any other building on the same site

N/A. No other buildings on this site.

6 metres from any building on an adjoining site

This proposal does not impact on any other buildings. There are no other buildings to the north, south and west elevations The east elevation faces CIRO ski lodge and is currently setback 7.075m from the lodge. All proposed works are in line with the current setback and existing line of the lodge.

Where any part of an external wall measured above natural ground level exceeds 3.6 metres in height, the minimum prescribed distance of the wall from a boundary shall be increased in the proportion of 100mm for every 300mm or part thereof by which that height of that part of the wall exceeds 3.6 metres.

The existing building height (east boundary) is 7.895m with a distance to the east boundary of 3.14m. The maximum height of the proposed addition as per the existing roof ridgeline 7.895m proposing the same setback distance of 3.14m to the north boundary. The only part of the building which encroaches on the Alpine scheme setback is a small part of the eave overhang.

A permit may be granted to vary setbacks.

Maximum Site 60% of the total site area

Coverage Site coverage is the proportion of the site covered by all buildings.

Existing Site Coverage is 24.35%

Proposed site coverage is 28%

A permit may be granted to vary site coverage.

2.2

Overshadowing

Development should not cast a shadow over the Village Square, Athletes Walk, Summit Road or Bourke Street ski run for more than two hours in the period 10.00 am to 3.00 pm on June 22nd.

N/A No overshadowing to Village Square, Athletes Walk, Summit Road or Bourke Street ski run



TREE IMPACT MITIGATION STRATEGY FOR TREES WITH ENCROACHMENTS (REFER ARBORISTS REPORT)

- The trunk and branches of the tree need to be protected from mechanical damage during excavation and erecting of scaffold. This can be done by placing strips of styrofoam packaging and bubble wrap around the tree’s trunk and branches that may be damaged, and tying or taping them in place for the duration of the works and removed after the site is reinstated. This protection must be at least 25mm thick and extend to ground level.
- Either fence off around the tree with barrier webbing or lay down mulch to a depth of 75mm to prevent compaction of the soil, (due to the uneven ground and rocks it may be impracticable to lay boards on top of the mulch for added protection). This is to be installed out to the end of the trees TPZ where practical.
- Use non-destructive methods to dig out the footings, such as hand digging, or an air shaped, and direct pipes under the tree’s roots where practicable.
- If roots are to be cut then it must be done with a suitably shape tool such as a secateurs, sharp axe or saw, no roots are to be torn or broken off. If this occurs, then the roots must be trimmed back to clean sound undamaged material and would be best done under a qualified Arborists direction.
- Any roots that are exposed must be protected from drying out, during construction, and if construction takes some time, then the roots must be covered which jute matting or mulch until completion of the job.
- Once construction is completed back fill the excavations and mulch around the tree to a depth of 75mm, out past the tree’s dripline, and keep moist.



T1 - Approx location of pruning.

NOTE: THE ARBORIST RECOMMENDATIONS OUTLINED HERE WILL BE ADOPTED IN FULL TO MITIGATE TREE IMPACT

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8.1 Protection Methods During Construction

- To maintain viability of the trees on site.
- a. Prior to the commencement of the site’s excavation, temporary protection fencing is to be installed around the TPZ of the Trees where practicable. At the very least steel pickets with barrier mesh or tape must be installed at the minimal recommended distance from the tree.
  - b. Any roots revealed during all excavation within the TPZ of the retained trees are to be pruned in accordance with AS4372-2007 Pruning of Amenity Trees by a qualified arborist using clean sharp hand tools.

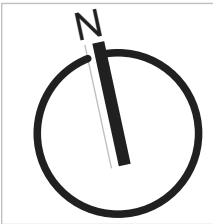
Activities listed below should be excluded from the TPZ, but not limited to it.

- Machine excavation including trenching
- Excavation for silt fencing
- Cultivation
- Storage
- Preparation of chemicals, including preparation of cement products
- Parking of vehicles and plant
- Refuelling
- Dumping of waste
- Wash down and cleaning of equipment
- Placement of fill
- Lighting of fires
- Soil level changes
- Temporary or permanent installation of utilities and signs, and
- Physical damage to the tree.

ADVERTISED PLAN



PROJECT	Corio Ski Lodge_Alterations & Additions
AT	6 Delatite Lane
FOR	Mount Buller
ISSUE	Corio Ski Lodge
	1/09/2023
DRAWING	Proposed Tree Impact Mitigation
SCALE	
DRAWING No	TP.11
REV No	Planning (DELWP) Submission.RFI Response 03

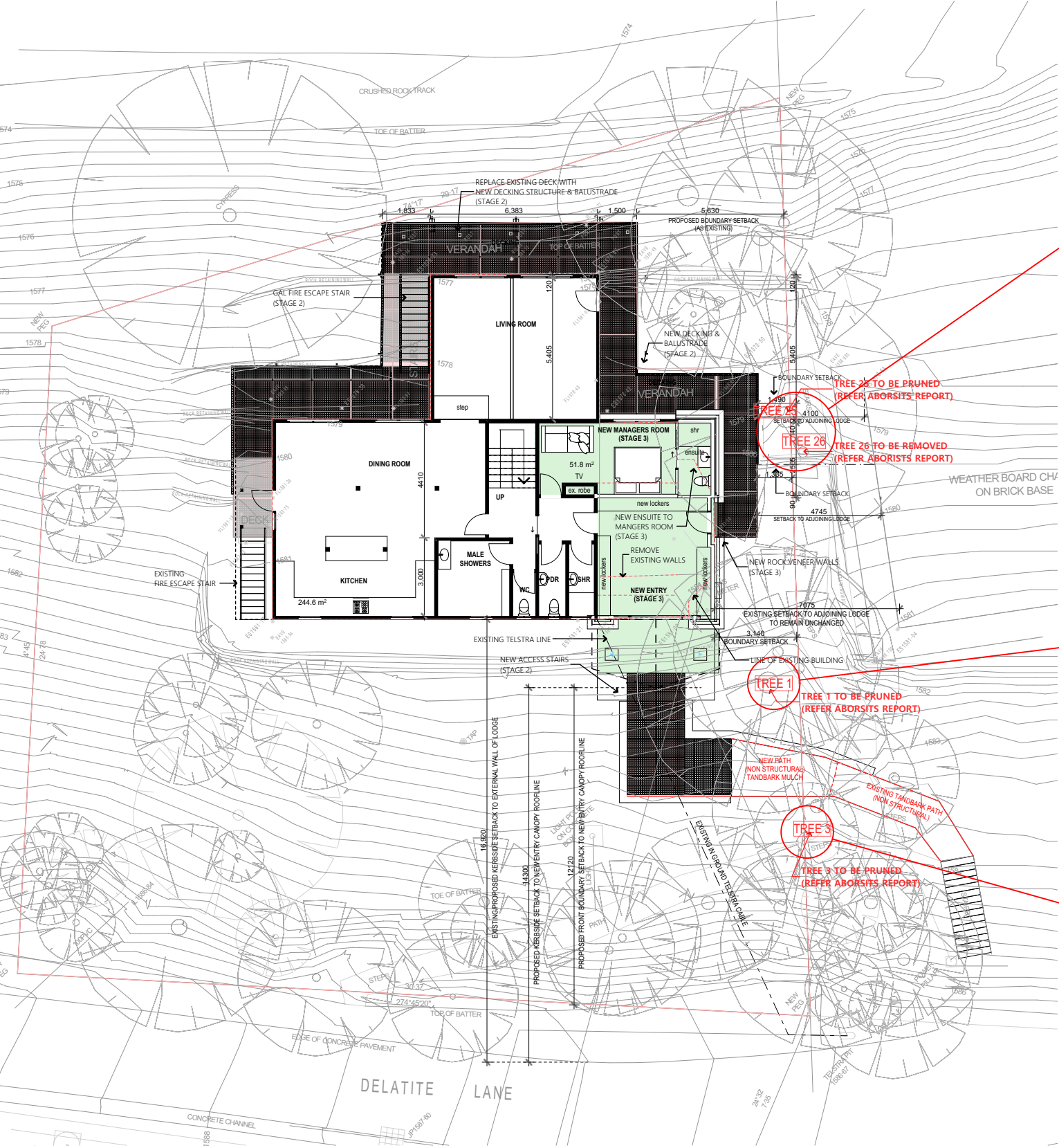


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PROPOSED TREE REMOVAL AND PRUNING PLAN



NOTE: TREE PHOTOS MATCH FIGURE NUMBERS FROM ARBORISTS REPORT

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Figure 4 and 5 Shows T1 and overextended branch over lodge.

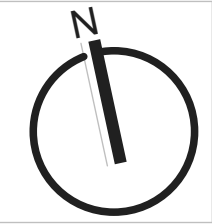


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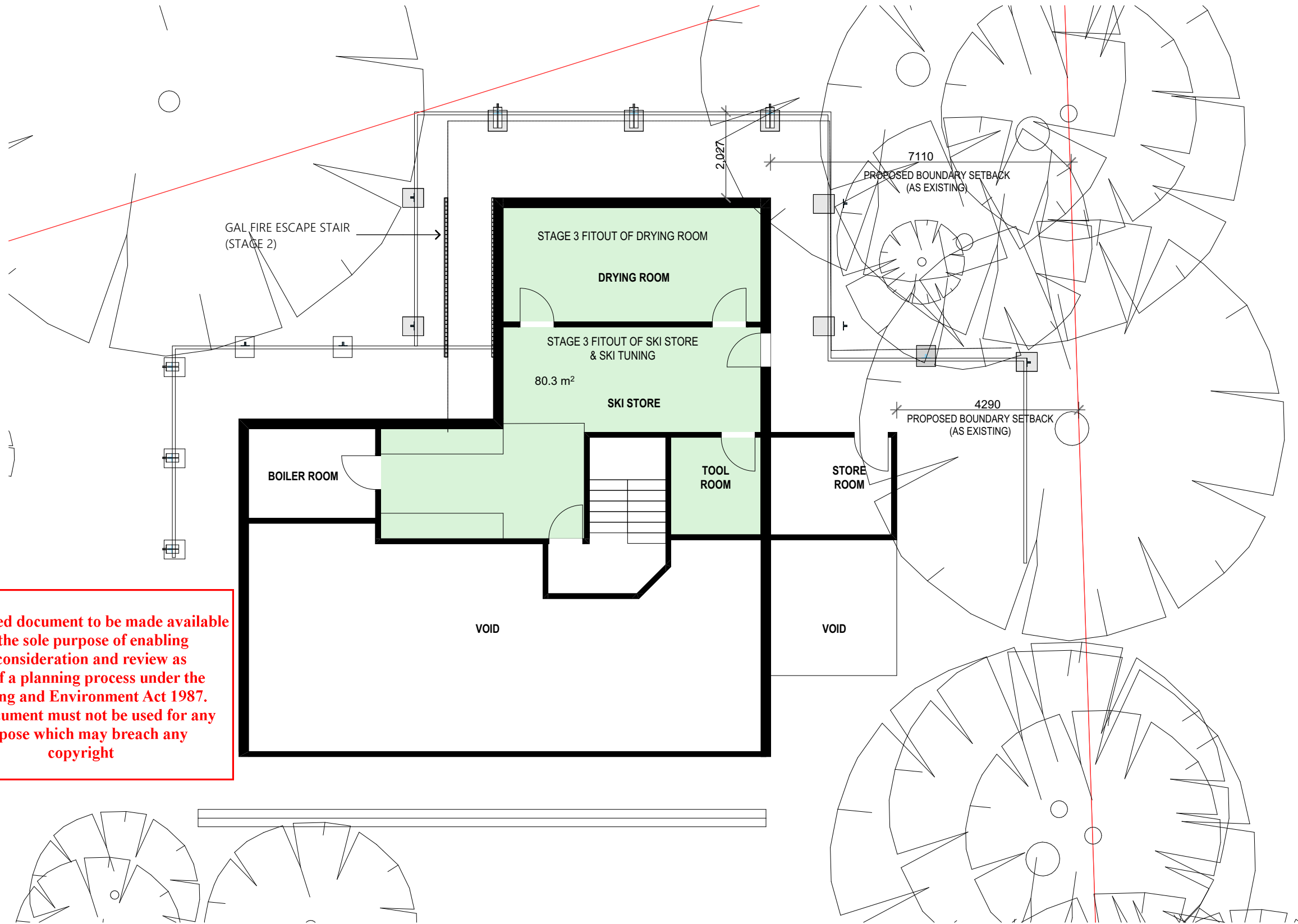
DRAWING Proposed Tree Removal & Pruning/Lopping Plan  
SCALE TP.12  
DRAWING No  
REV No Planning (DELWP) Submission.RFI Response 03



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- STAGE 1
- STAGE 2
- STAGE 3

**Stage 1: Weatherproof the Lodge**

- Start October 2023
- Replace entire Roof
  - Clad North + Western wall in Colourbond Longline
  - Replace all Windows entire lodge.
  - Scaffold up once to access all of stage 1 at the same time.

**Stage 2: Steel Deck & Stairs**

- Start October 2025 or 2026
- Gal steel deck
  - Fire escape stairs
  - Deck extension
  - Access steps
  - Landing platform outside main entrance

**Stage 3: Lodge Extensions East side**

- Start October 2025 or 2026
- 2 extra bedrooms + ensuites
  - Dining room extension
  - Lower dungeon upgrade
  - Stonework to front entrance.

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Lower Floor Plan 1:100

dc design

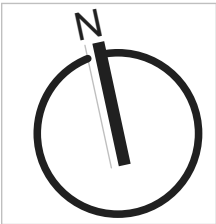
PROJECT  
AT  
FOR  
ISSUE

Corio Ski Lodge\_Alterations & Additions  
6 Delatite Lane  
Mount Buller  
Corio Ski Lodge  
1/09/2023

DRAWING  
SCALE  
DRAWING No  
REV No

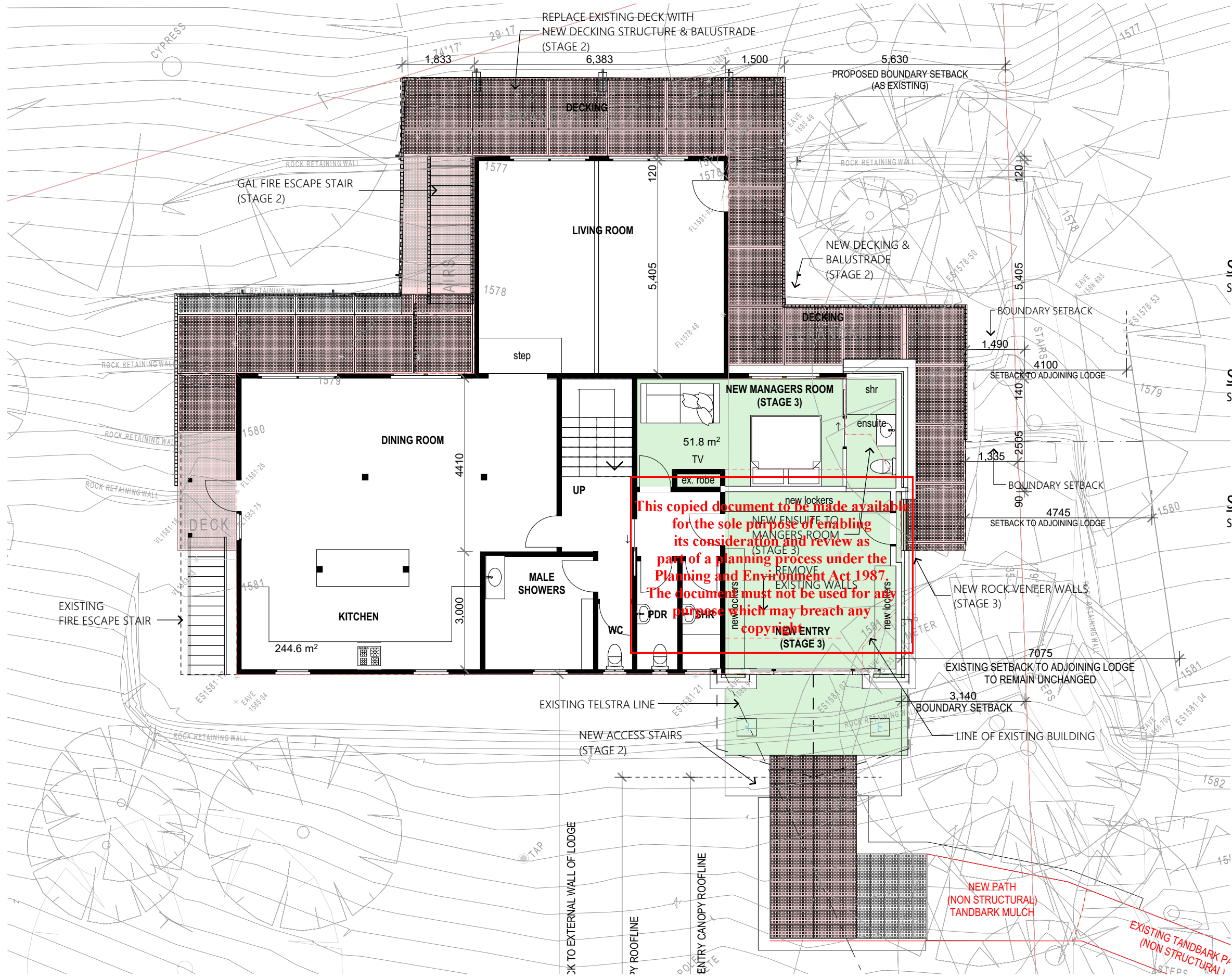
**Proposed Lower Floor Plan**

TP.13  
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- STAGE 1
- STAGE 2
- STAGE 3

### Stage 1: Weatherproof the Lodge

Start October 2023

- Replace entire Roof
- Clad North + Western wall in Colourbond Longline
- Replace all Windows entire lodge.
- Scaffold up once to access all of stage 1 at the same time.

### Stage 2: Steel Deck & Stairs

Start October 2025 or 2026

- Gal steel deck
- Fire escape stairs
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- Access steps
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### Stage 3: Lodge Extensions East side

Start October 2025 or 2026

- 2 extra bedrooms + ensuites
- Dining room extension
- Lower dungeon upgrade
- Stonework to front entrance.

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dcs design

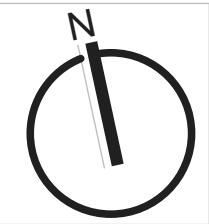
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AT 6 Delatite Lane  
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ISSUE Corio Ski Lodge  
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SCALE  
DRAWING No  
REV No

### Proposed Ground Floor Plan

TP.14

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- STAGE 1
- STAGE 2
- STAGE 3

Stage 1: Weatherproof the Lodge

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- Replace entire Roof
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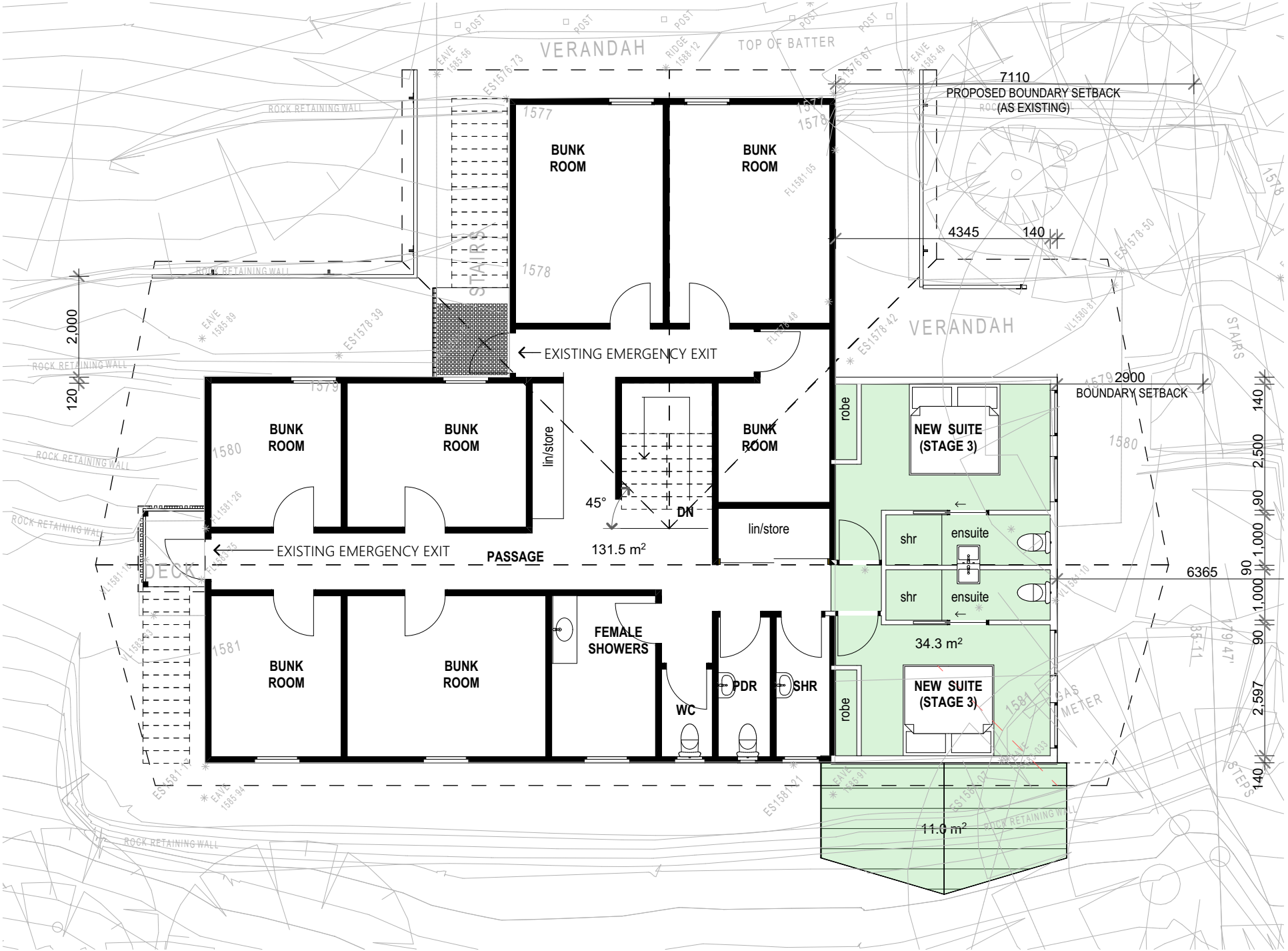
Stage 3: Lodge Extensions East side

- Start October 2025 or 2026
- 2 extra bedrooms + ensuites
  - Dining room extension
  - Lower dungeon upgrade
  - Stonework to front entrance.

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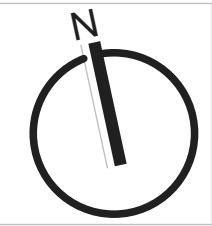


PROJECT  
AT  
FOR  
ISSUE

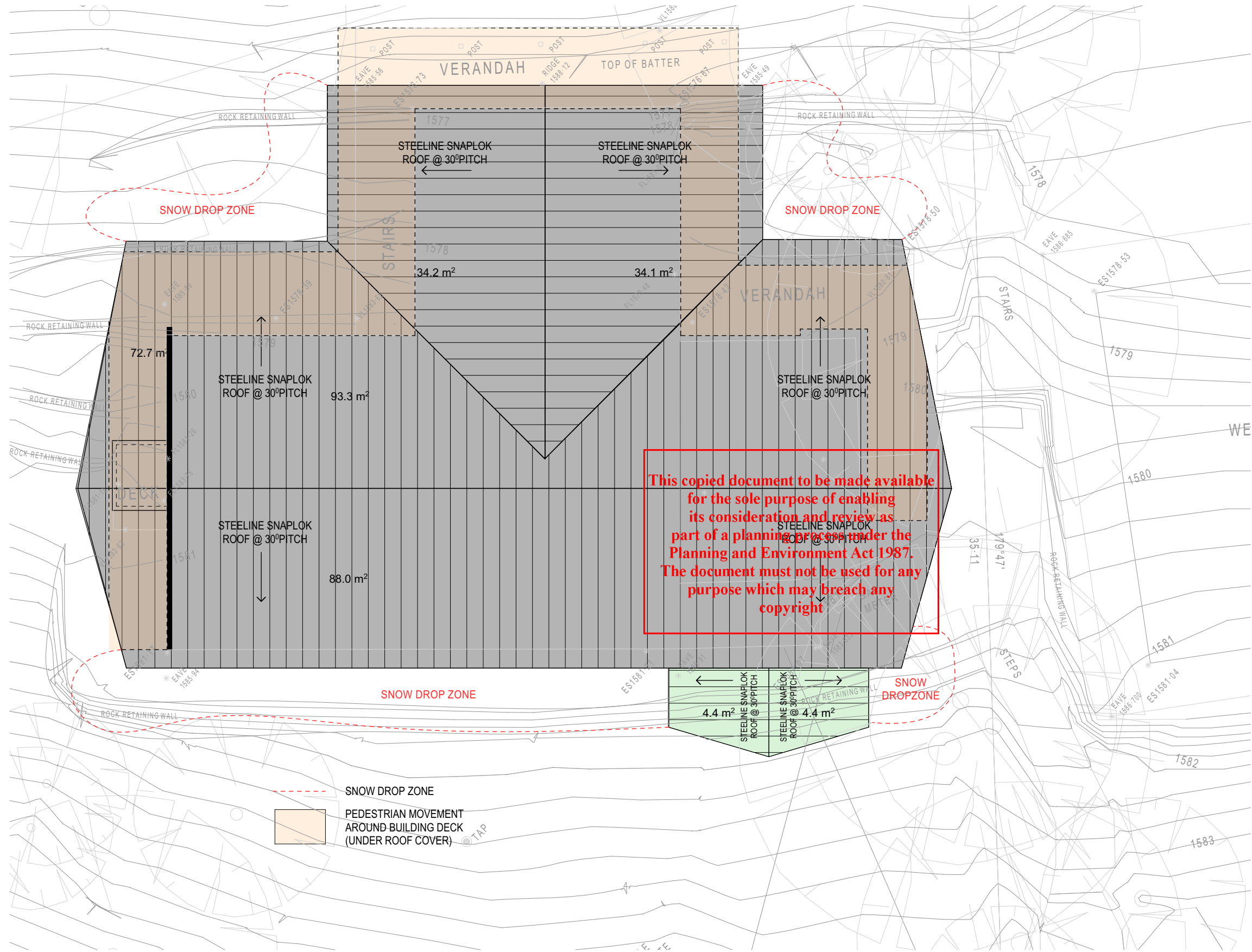
Corio Ski Lodge\_Alterations & Additions  
6 Delatite Lane  
Mount Buller  
Corio Ski Lodge  
1/09/2023

DRAWING  
SCALE  
DRAWING No  
REV No

Proposed Upper Floor Plan  
TP.15  
Planning (DELWP) Submission.RFI Response 03







- STAGE 1
- STAGE 2
- STAGE 3

**Stage 1: Weatherproof the Lodge**

- Start October 2023
- Replace entire Roof
  - Clad North + Western wall in Colourbond Longline
  - Replace all Windows entire lodge.
  - Scaffold up once to access all of stage 1 at the same time.

**Stage 2: Steel Deck & Stairs**

- Start October 2025 or 2026
- Gal steel deck
  - Fire escape stairs
  - Deck extension
  - Access steps
  - Landing platform outside main entrance

**Stage 3: Lodge Extensions East side**

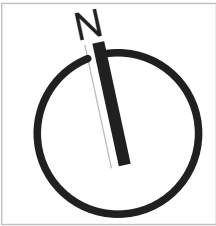
- Start October 2025 or 2026
- 2 extra bedrooms + ensuites
  - Dining room extension
  - Lower dungeon upgrade
  - Stonework to front entrance.

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PLAN**



PROJECT Corio Ski Lodge\_Alterations & Additions  
AT 6 Delatite Lane  
FOR Mount Buller  
ISSUE Corio Ski Lodge  
1/09/2023

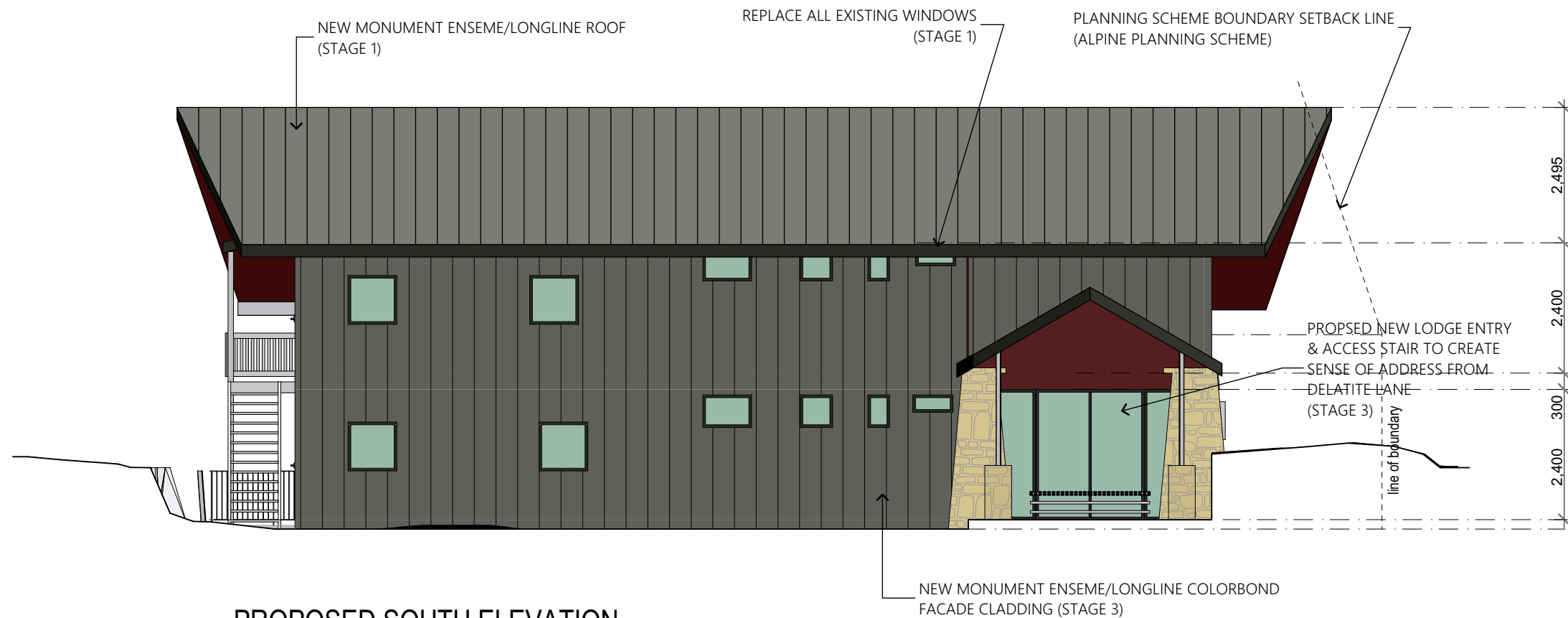
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SCALE  
DRAWING No TP.16  
REV No Planning (DELWP) Submission.RFI Response 03



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## PROPOSED SOUTH ELEVATION

SCALE 1:100

### PROPOSED MATERIAL SCHEDULE

FACIAS/ROOF COLOR-  
COLORBOND\_ MONUMENT  
AS PER PHOTO



EXTERNAL BEAMS/LINTELS-  
EXPOSED GALVANISED STEEL



EXTERNAL MASONRY-  
NATURAL STONE TO WEST FACDE  
& ENTRY AREA



GLAZING FRAMES  
(MONUMENT)



### Stage 1: Weatherproof the Lodge

Start October 2023

- Replace entire Roof
- Clad North + Western wall in Colourbond Longline or similar
- Replace all Windows entire lodge.
- Scaffold up once to access all of stage 1 at the same time.

### Stage 2: Steel Deck & Stairs

Start October 2025 or 2026

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- Stonework to front entrance.

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AT  
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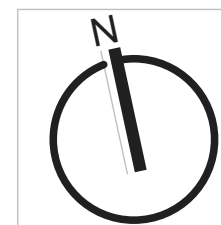
Corio Ski Lodge\_Alterations & Additions  
6 Delatite Lane  
Mount Buller  
Corio Ski Lodge  
1/09/2023

DRAWING  
SCALE  
DRAWING No  
REV No

**Elevations**

TP.17

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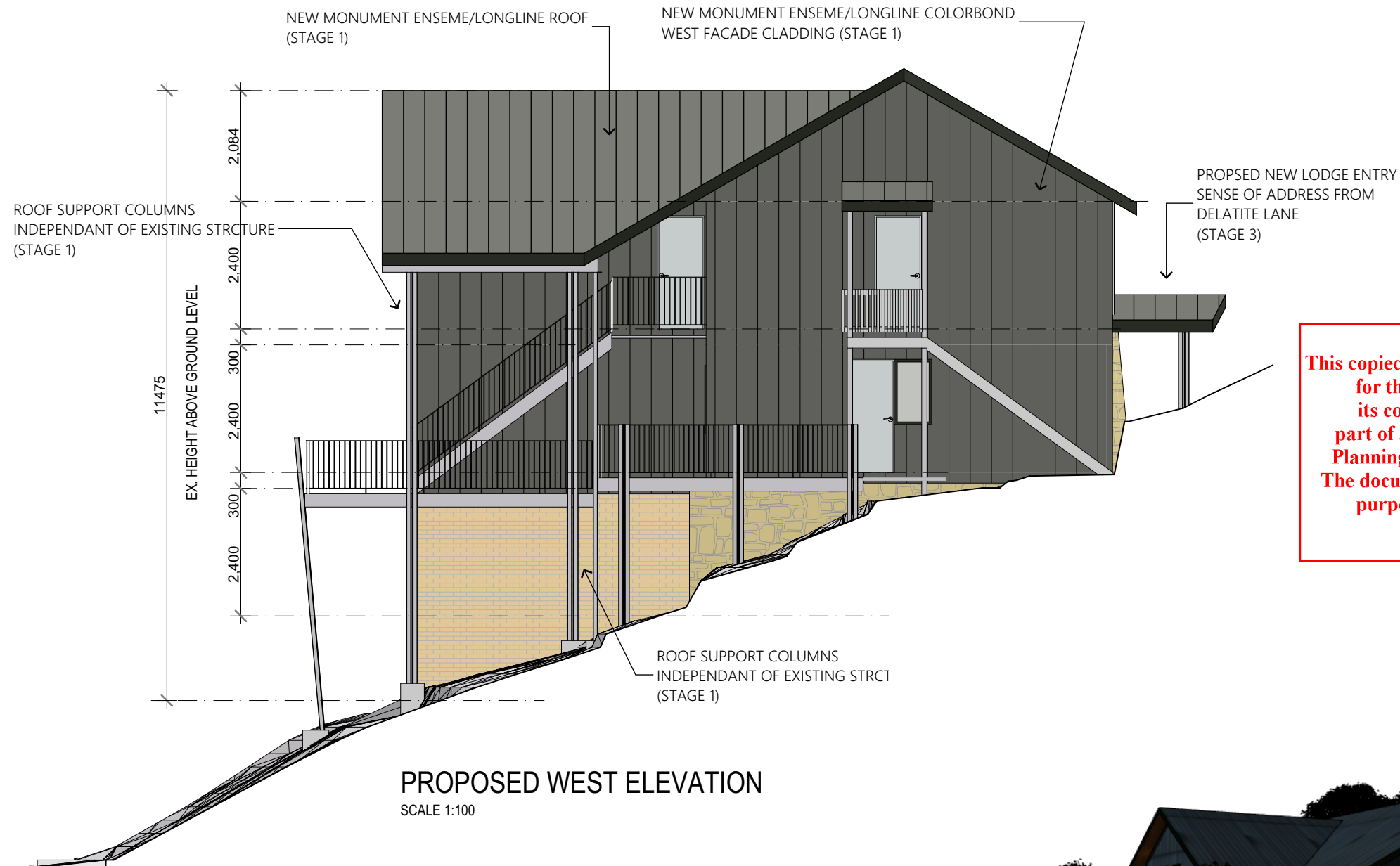


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# ADVERTISED PLAN



## PROPOSED WEST ELEVATION

SCALE 1:100

### Stage 1: Weatherproof the Lodge

Start October 2023

- Replace entire Roof
- Clad North + Western wall in Colourbond Longline or similar
- Replace all Windows entire lodge.
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### Stage 2: Steel Deck & Stairs

Start October 2025 or 2026

- Gal steel deck
- Fire escape stairs
- Deck extension
- Access steps
- Landing platform outside main entrance

### Stage 3: Lodge Extensions East side

Start October 2025 or 2026

- 2 extra bedrooms + ensuites
- Dining room extension
- Lower dungeon upgrade
- Stonework to front entrance

### PROPOSED MATERIAL SCHEDULE

FACIAS/ROOF COLOR-  
COLORBOND\_ MONUMENT  
AS PER PHOTO



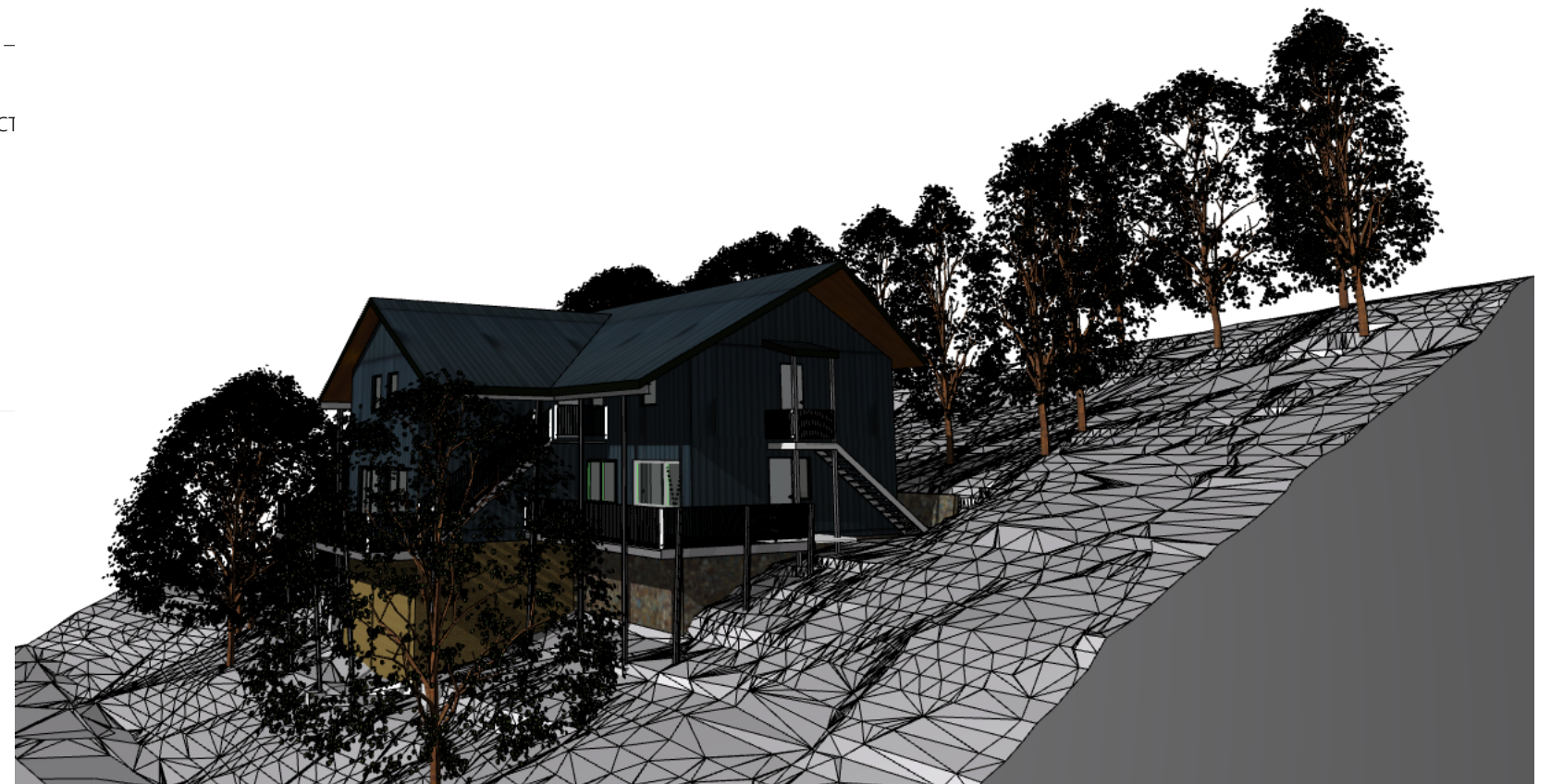
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EXPOSED GALVANISED STEEL



EXTERNAL MASONRY-  
NATURAL STONE TO WEST FACDE  
& ENTRY AREA



GLAZING FRAMES  
(MONUMENT)



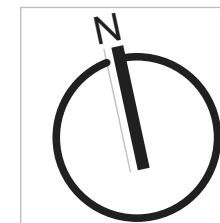
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AT 6 Delatite Lane  
FOR Mount Buller  
ISSUE Corio Ski Lodge  
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DRAWING  
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DRAWING No  
REV No

### Elevations

TP.18

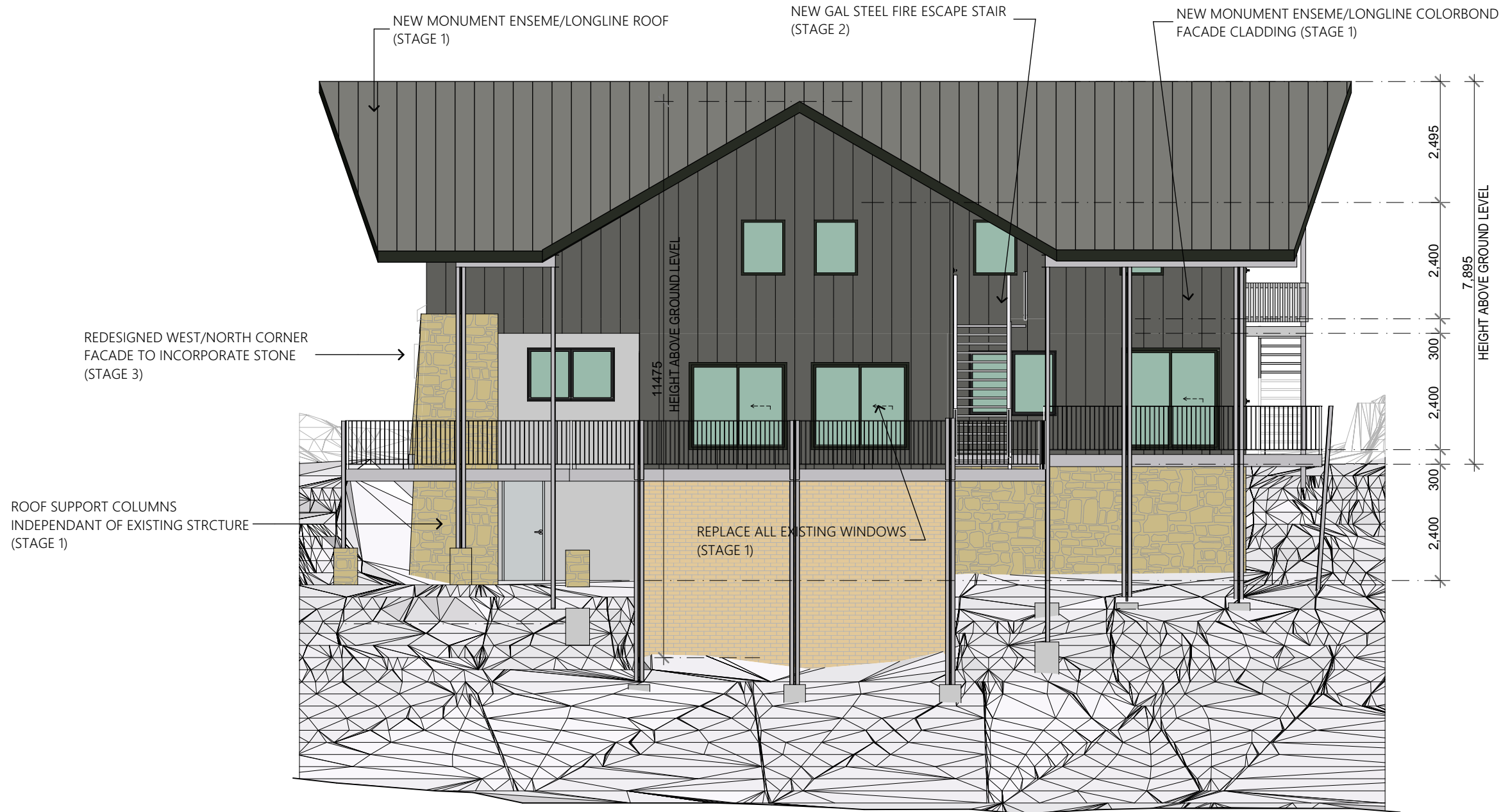
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PROPOSED NORTH ELEVATION  
SCALE 1:100

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COLORBOND\_ MONUMENT  
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EXTERNAL BEAMS/LINTELS-  
EXPOSED GALVANISED STEEL



EXTERNAL MASONRY-  
NATURAL STONE TO WEST FACDE  
& ENTRY AREA



GLAZING FRAMES  
(MONUMENT)



Stage 1: Weatherproof the Lodge

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Stage 2: Steel Deck & Stairs

Start October 2025 or 2026

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- Fire escape stairs
- Deck extension
- Access steps
- Landing platform outside main entrance

Stage 3: Lodge Extensions East side

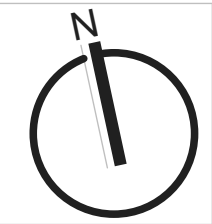
Start October 2025 or 2026

- 2 extra bedrooms + ensuites
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- Lower dungeon upgrade
- Stonework to front entrance.



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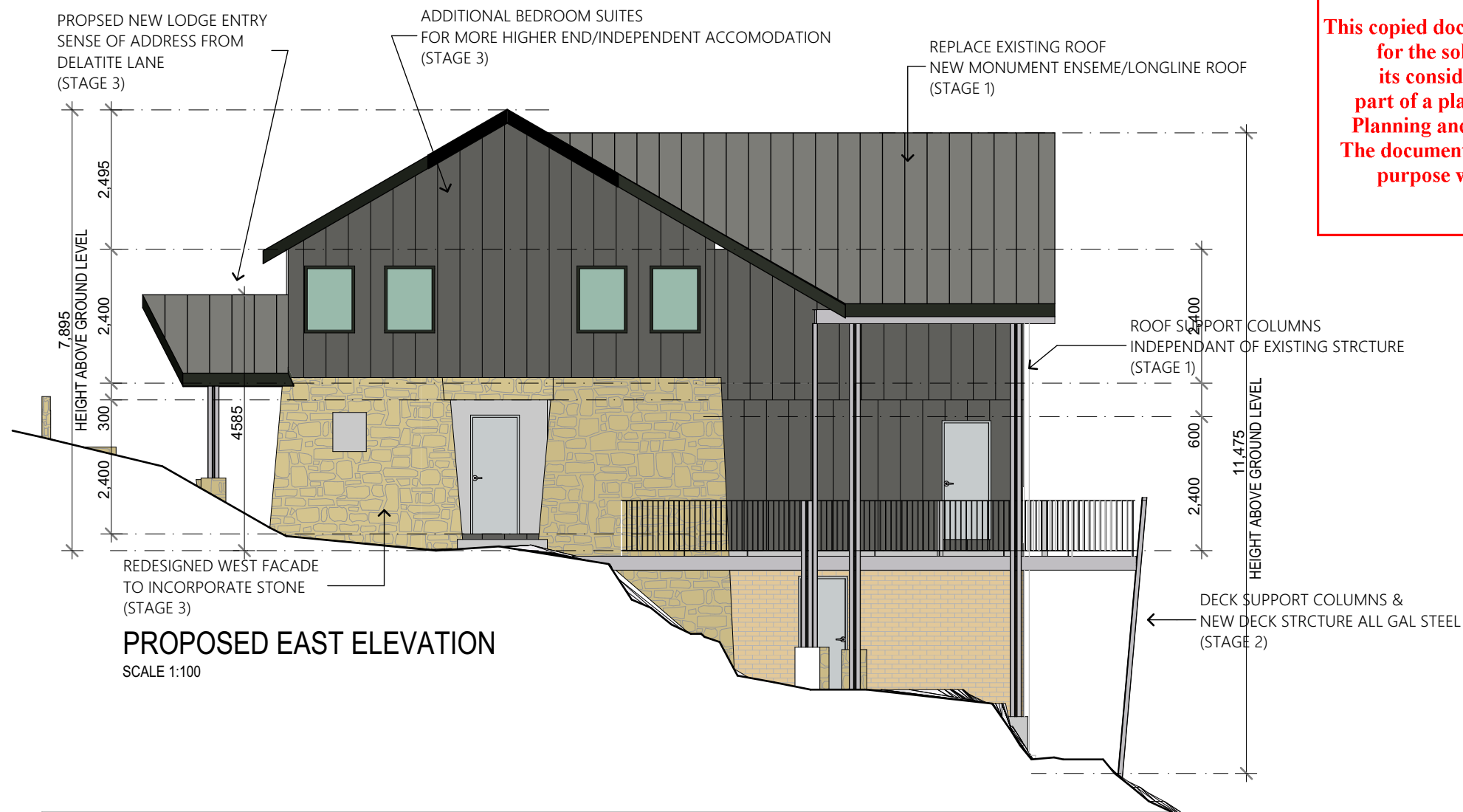
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REV No  
Elevations  
TP.19  
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#### PROPOSED MATERIAL SCHEDULE

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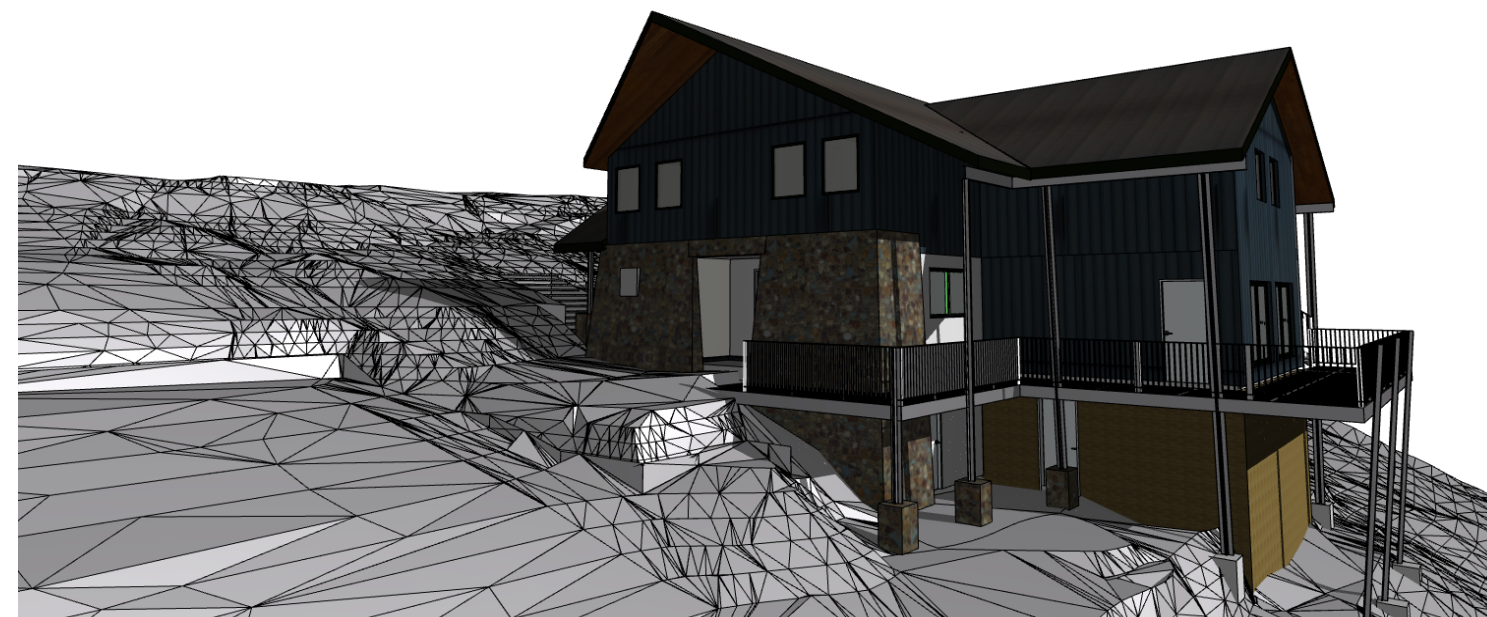
EXTERNAL BEAMS/LINTELS-  
EXPOSED GALVANISED STEEL



EXTERNAL MASONRY-  
NATURAL STONE TO WEST FACDE  
& ENTRY AREA



GLAZING FRAMES  
(MONUMENT)



## ADVERTISED PLAN

### Stage 1: Weatherproof the Lodge

Start October 2023

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### Stage 3: Lodge Extensions East side

Start October 2025 or 2026

- 2 extra bedrooms + ensuite
- Dining room extension
- Lower dungeon upgrade
- Stonework to front entrance.

PROJECT  
AT  
FOR  
ISSUE

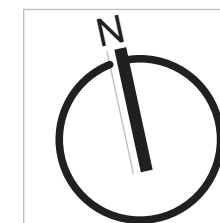
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#### Elevations

TP.20



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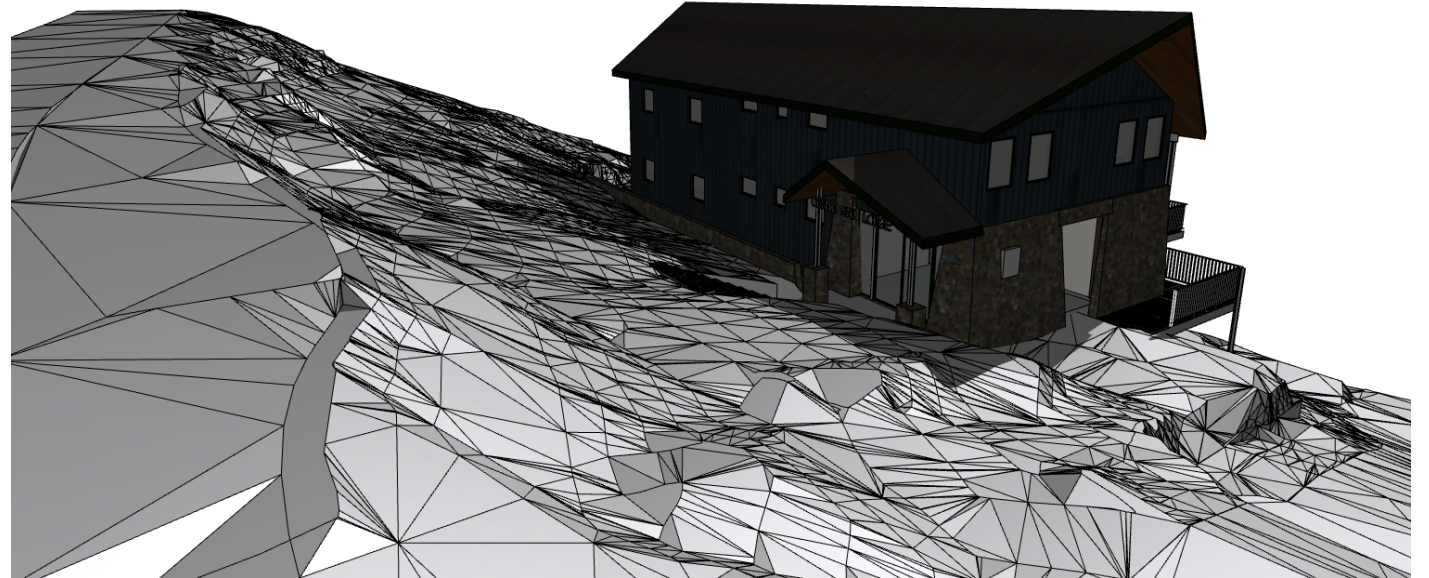
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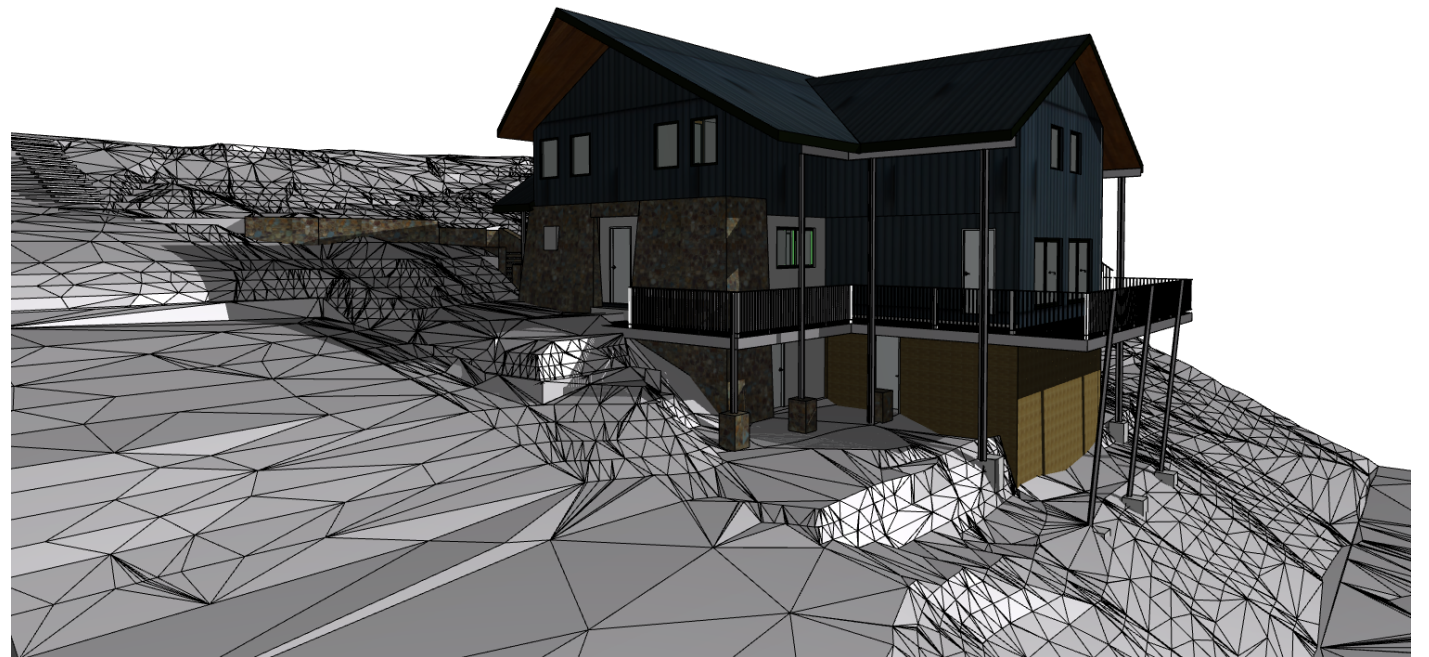
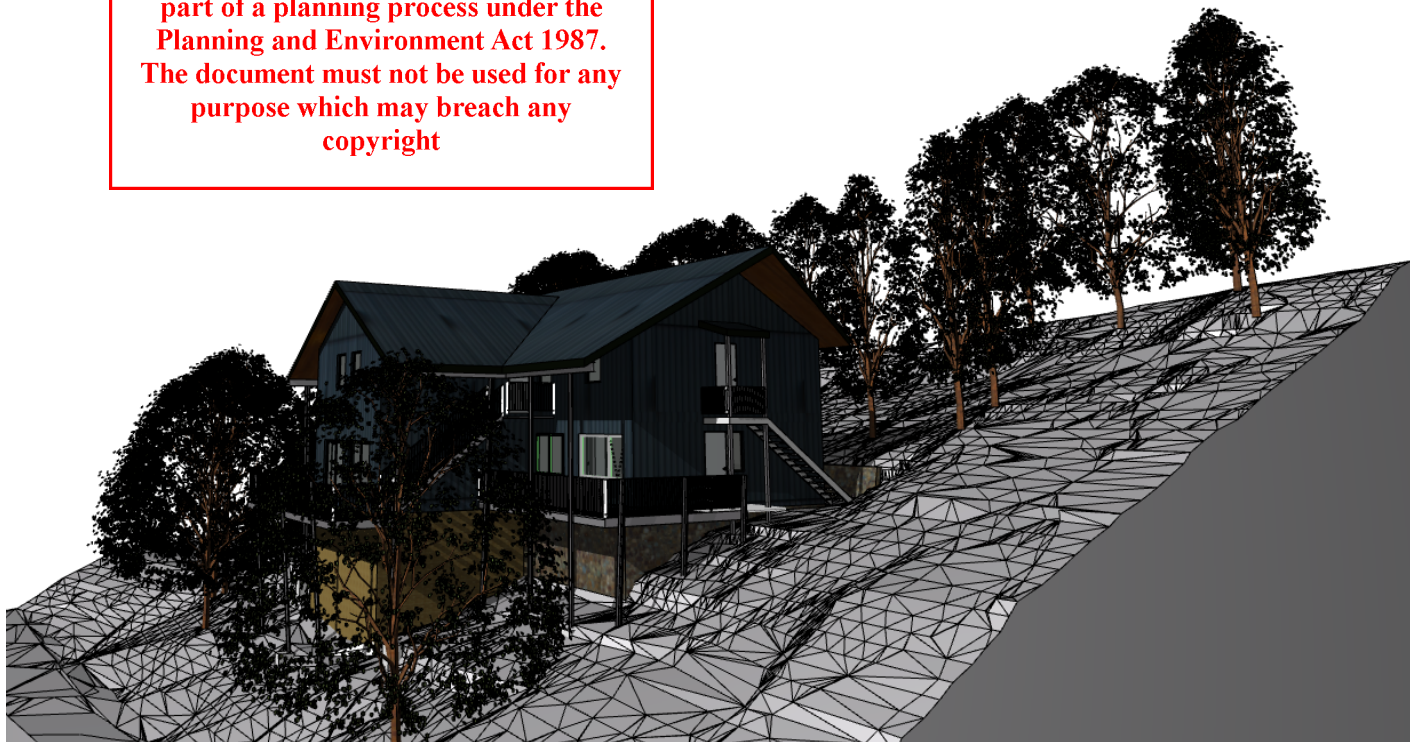




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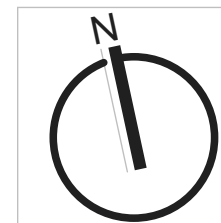
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### 3D Views

TP.21

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