

ADVERTISED PLAN



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15 January 2026

Alpine Development Assessment
Department of Transport & Planning
planning.applications@transport.vic.gov.au
via email: client@clientco.com.au

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Dear Madam / Sir

PLANNING PERMIT AMENDMENT APPLICATION PLANNING PERMIT: PA1900648 11 THE AVENUE, MOUNT BULLER

Mountain Planning is pleased to submit this planning permit application on behalf of our client *The Trustee for the MRAAMP Trust* (the permit applicant) in support of the Section 72 amendment to Permit PA1900648 for the land at 11 The Avenue, Mount Buller.

The proposed amendments seek to alter the approved layout and built form to revise the development to include five (5) dwellings (apartments) in replacement of the previously approved two (2) dwellings. The proposal largely maintains the previously endorsed built form envelope and materiality to ensure the presentation of built form is consistent with that endorsed. Amendments to the development have resulted from the detailed design process, where the development is no longer commercially or functionally feasible. We are of the view that the proposed amendment represents a good planning outcome for the site that will optimise the development of the currently underutilised property in-line with policy expectations.

This application is supported by the following material:

No.	Document & Author	Date
1	Certificate of Title Documents	15 January 2026
2	Notice to Landowner	15 January 2026
3	Architectural Plans prepared by Interlandi Mantesso	October 2025
4	Town Planning Report prepared by Mountain Planning	15 January 2026
5	Bushfire Management Plan prepared by Mountain Planning	December 2025
6	Geotechnical Review Memorandum prepared by Taylor Engineering and Design	December 2025
7	Arborist Report prepared by Oldmeadow Arboriculture	November 2025

We trust that the above listed material will enable the Department to complete a full and thorough review of the planning permit application.

If you have any questions and/or wish to discuss the above, please contact the undersigned on 03 5713 7850, mobile 0431 088 874 or via email at jgrech@mountainplanning.com.

Yours sincerely,



Joe Grech
Associate Director

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