

ADVERTISED PLAN

Buller Ski Lifts
ABN 25 153 985 829

Head Office:
Village Centre
Mt Buller, VIC 3723

Telephone 03 5777 7800
Facsimile 03 5777 7801

Postal address:
PO Box 1
Mt Buller, VIC 3723

www.mtbuller.com.au

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16th January 2024

Mr Michael Dafnomilis
Department of Environment, Land, Water and Planning
Level 8, 8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Michael,

Re: Application for Planning Permit PA2302644, Mt Buller Ski Field, Mt Buller VIC 3723

Further to our planning submission 7th of December 2023 and the subsequent request for further information including a preliminary assessment, on the 14th of December 2023, we make this submission for your approval.

Further Information

The further information required is:

1. A Quantitative or Semi Quantitative Risk Assessment in accordance with the requirements of Section 4.2 of Schedule 1 to Clause 44.01 Erosion Management Overlay of the Alpine Resorts Planning Scheme (the Scheme). (Refer to item 1 in the Preliminary Assessment section).

See attached Addendum to the Preliminary Geotechnical Risk Assessment prepared by Taylor's Consulting Engineers and dated the 8th of January 2024, where the risks have been reassessed and some further control measures were introduced and subsequently the risk to property is now low.

2. The architectural plan or 'Design' plan of the snow factory building amended to include:

- a. A notation to nominate the colours and materials of the external cladding.

See attached design drawings, where the colour is nominated as matte white and exposed steel will be galvanised.

- b. Extent of earthworks (measured from natural ground level), if applicable.

There will be no earthworks as part of this project, excavations will be limited to the preparation of the footing for the concrete apron on what is a relatively flat site and trenching (with backfilling and sod replacement) for services connection (see attached amended Site Environmental Management Plan).

- c. A site plan, at scale, that provides the precise siting of the building and provides relevant setbacks to an existing building or structure that is fixed on land nearby.

See attached amended Site Plan.

- d. Elevations to include north, south, east and west of the building.

See attached design drawings including elevations.

3. Whether the proposed building will require connection to reticulated services and which ones. (Refer to item 2 in the Preliminary Assessment section).

As per the Site Plan and Construction Management Plan, the All-Weather Snowmaking Unit will be connected to the potable water supply and to electricity supply via the trenching to/from Spurs Restaurant.

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Preliminary Assessment

In the preliminary assessment of the application and the following matters are raised:

1. The submitted Preliminary Geotechnical and Foundation Assessment report, prepared by Taylor Consulting Engineers and dated 21 November 2023 indicates that there is a risk to property that is greater than low. The EMO requires a Quantitative or Semi Quantitative Risk Assessment be prepared and submitted that contains all items in Section 4.1 of Schedule 1 to the EMO and examines risks to property in accordance with the general methodology set out in the AGS Guidelines.

As mentioned in Point 1 above, in the attached Addendum to the Preliminary Geotechnical Risk Assessment prepared by Taylor's Consulting Engineers and dated the 8th of January 2024, the risks were reassessed, and some further control measures were introduced and subsequently the risk to property is now low.

Two of the control measures include structural monitoring of the Burnt Hut Spur reservoir and monitoring of the drain "at the toe of the embankment slope" as mentioned in the addendum, an agreement has been entered into with Alpine Resorts Victoria Mt Buller Mt Stirling Resort Management for both of these requirements to be met.

2. Please confirm whether the installation of the snow making building will require to be connected to any reticulated services. It is assumed that it will be connected to electricity and water however need confirmation whether it will need gas. This is relevant as Clause 66.04 of the Scheme requires referral of an application to the relevant utility service provider for any development which requires connection to reticulated services.

As per the Site Plan and Construction Management Plan, the All-Weather Snowmaking Unit will be connected to the potable water supply and to electricity supply via the trenching to/from Spurs Restaurant, though will not need gas or gas connection. We have been in discussions with the water and electricity providers as part of our preparations.

Additionally, further to the referral response from Alpine Resorts Victoria that a Waste Management Plan be submitted for approval prior to the commencement of works and a construction timeline form part of the Site Environmental Management Plan (SEMP), a Waste Management Plan forms part of this submission as does a SEMP appendix Construction Program.

Contents of this submission

1. Response Letter
2. Amended Site Environmental Management Plan (SEMP)
3. SEMP appendix Construction Program
4. Waste Management Plan
5. Amended Site Plan
6. Design drawings, including elevations
7. Quantitative Geotechnical Risk Assessment

We trust this submission provides you with the information you require and look forward to your timely and favourable response given the urgent need to complete this project prior to the winter snow season. Should you require any further information please don't hesitate to contact me.

Yours sincerely,



Ed Mahon
Tel: 0419 204 280
Email: ed.mahon@skibuller.com.au

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