

Our ref: 20732

26 November 2024

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Department of Environment, Land, Water
and Planning

26 November 2024

Mr. Michael Dafnomilis
Senior Planner – Alpine, Development Approvals and Design
Department of Transport and Planning

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Dear Michael,

Re: Planning Application PA2403179
6 Falls Creek Road and Unleased Crown Land Abutting Falls Creek
Road, Falls Creek

On behalf of our client, we are providing a response to the Department's further information request dated 18 September 2024.

We wish to provide the following:

1. Consent to Amend Land details

The Applicant provides consent pursuant to Section 50 of the *Planning and Environment Act 1987* to correct the land details as described in the planning permit application form by the Department to read "6 Falls Creek Road and unleased Crown land abutting Falls Creek Road, Falls Creek".

2. Status of Unleased Crown Land abutting Falls Creek Road

Negotiations for the lease of additional Crown Land abutting Falls Creek Road were undertaken between the leaseholder of 6 Falls Creek Road and ARV prior to the submission of the planning application. It is our understanding an agreement has been reached between the parties including the value of the lease. We are advised by ARV a lease will be finalised after a planning permit has issued.

3. Amended Architectural Plans

The architectural plans have been amended to include:

- The minimum building setbacks nominated/dimensioned to all lease boundaries including the unallocated Crown land for all levels including the roof plan.
- A planting schedule which includes the types of plants, species, quantity and density of planting has been included on the Landscape Plan (Drawing No.TP16).

- c) Elevation plans and sections clearly show the natural ground level and the maximum overall height measured from natural ground level. The plans also nominate the amount/extent of earthworks.
- d) Stone has been incorporated into each of the buildings façades. The southern elevation incorporates 32% stone, northern elevation has 10% stone, western elevation incorporates 26% stone and the eastern elevation has 20% stone.
- e) The accessway width of the 3 car parking spaces is 3.6 metres and is included on TP14.
- f) Ceiling heights have been nominated and apartments meet Clause 58.07-2 of the planning scheme.

4. Amended Site Environmental Management Plan (SEMP)

The Site Environmental Management Plan has been amended, signed and dated and Attachment 1 includes the amended plan set.

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5. Response to Clause 58.06-2

A written response against the requirements of Clause 58.06-2 is included within this response.

The proposed development is to provide for group accommodation for shorter stay accommodation as encouraged by the Falls Creek Resort Management. It is therefore considered that mailboxes are of little need as opposed to apartments that are occupied as a primary place of residence.

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Preliminary Assessment Comments

In response to the Department’s concerns that the building did not satisfactorily address sub-clause 2.3 of Schedule 2 to the Design and Development Overlay, the amended plans have incorporated stone elements to the Ground Floor Level.

We appreciate that the DDO2 encourages 25% of the total façade of the building to incorporate a significant area of local stone (preferably Glenrowan Granite). The amended plans have incorporated Hornfels Rock Mawsons Quarry within the façade of the building façade at ground level along the building as suggested by DTP’s Urban Design team and natural stone has also been adopted into the eastern and southern walls. We believe the extent of stone proposed across the building offers an appropriate response and variation in external materials..

We note the Erosion Management Overlay no longer applies to the subject land following the approval of amendment C31alpr to the Alpine Resorts Planning Scheme.

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We trust the additional information provided satisfies the request. Should the response not satisfactorily address the request for further information we would request an extension of time to further address any outstanding items.

Should you have any questions or require any additional information please contact our office.

Regards,



RICHARD HOXLEY
Principal Planner

*Encl. Amended Development Plan Set (NMBW & Sendit.Archi)
Signed Environmental Management Plan
Email to DEECA – Notification to Landowner*

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