

ADVERTISED PLAN

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11 June 2024

Department of Transport and Planning
GPO Box 2392
Melbourne, VIC, 3001

Attention: Michael Dafnomilis; Senior Planner – Alpine, Development Approvals and Design

Via Email

Dear Michael,

**Re: Reference: Planning Permit PA2402837
(Site 26) Falls Creek Road, Falls Creek VIC 3699**

Habitat continues to act on behalf of Myrtleford Ski Club, in relation to a request for further information for a planning permit application to construct a walkway at Site 26, Falls Creek Road, Falls Creek, Victoria 3699.

The purpose of this response is to provide comments to the request for further information dated 18th April 2024, and to enable the Department to progress with their assessment. The applicant's responses are provided below.

1.1. Further Information

Table 1 | Response to Request for Further Information

Requested item	Applicant Response
1. A revised application form which correctly lists the Minister for Environment as the owner of the Crown land. (Alpine Resorts Victoria are a Committee of Management rather than the owner).	See attached revised application form which will correctly list the Minister for Environment as the owner of the Crown land.
2. A copy of the email sent to the Minister for the Environment C/-the Department of Energy, Environment and Climate Action (DEECA), confirming that Section 48 of the Planning and Environment Act 1987 has been satisfied. Please email your request to Planning and Environment Assessment, via email to pe.assessment@delwp.vic.gov.au and include the property address, a site plan and brief summary of the proposal stating that you are notifying the owner of the land of the planning permit application pursuant to Section 48 of the Planning and Environment Act	Please see the attached copy of the requested email sent to Planning and Environment Assessment. The attached email confirms that the owner (Minister for Environment) has been notified of the planning permit application.

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1987. A copy of the email sent must be provided as part of this RFI request.	
3. The written confirmation that you agree that the 'land details' as described in the planning permit application form can be modified pursuant to section 50 of the Planning and Environment Act 1987 (the Act) by the Department to read 'CA 2054 and CA 2055 and unreleased Crown land, Falls Creek Road, Falls Creek'. (Refer to Item 1 in the 'Preliminary Assessment' section for more information).	The applicant agrees to the Department modifying the land details to add the descriptor 'unreleased Crown land' to the Legal Description section of the supplied Town Planning Report, pursuant to section 50 of the Planning and Environment Act 1987.
4. A written response against the following: a) Clause 44.06 (Bushfire Management Overlay) of the alpine Resorts Planning Scheme (the Scheme). (Refer to Item 2 in the 'Preliminary Assessment' section for more information). b) The Design and Development Overlay Schedule 2 (Table 1 to Schedule 2 to Clause 43.02), noting that the development is within the DDO2-A1. This is particularly relevant for the 'minimum setbacks'. c) Whether or not the proposed development will require connection to reticulated services, such as electricity. d) Whether or not the proposed development involves alteration to the topography (and inclusion of these details in the architectural plans if applicable).	<p>a) See attached amended town planning report which provides a response to this in section 4.5.1.</p> <p>b) The amended town planning report provides a response to this in section 4.4.2.</p> <p>c) The walkway structure will not require a new electrical service. It will be connected to a final sub-circuit of the Myrtleford Ski Club to provide walkway lighting. No additional connections are required.</p> <p>d) The design and placement of the walkway has been informed by a Land Stability Assessment; the proposed walkway will be built over the existing ground-level walkway. The construction of the walkway does not intend to change the existing topography of the land.</p>
5. The architectural plans amended to include the following: a) The site plan revised to include relevant/applicable setbacks (as per the DDO2- A1), such as the road frontage, the lease boundaries and other nearby buildings.	See attached amended plans that show the setbacks (sheet PP-01B), elevations with overall height (sheet PP-04B), and colours and materials (sheet PP-03B).

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Requested item	Applicant Response
<p>b) Elevation plans to be fully dimensioned to include the maximum overall height and to nominate the colours and materials.</p> <p>c) A colour schedule for the proposed walkway to include the landing and the balustrade.</p>	
<p>6. A complete and signed Site Environmental Management Plan (SEMP) in accordance with Clause 4.3-3 of Schedule 1 to the Comprehensive Development Zone. (A current template is included to assist).</p>	<p>A complete and signed Site Environmental Management Plan (SEMP) is attached to this letter.</p>

1.2. Conclusion

We trust that our responses to the Request for Further Information dated 18 April 2024, and the attached documents will now enable The Department to progress the application.

Should you have any queries please contact the undersigned directly on 6021 0662 or shannon@habitatplanning.com.au.

S. O'Brien

Shannon O'Brien
Senior Consultant

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