

Assessment Officer Report

16 Sitzmark Street, Falls
Creek
PA2503528



Officer Assessment Report
Development Approvals & Design

© The State of Victoria Department of Transport and Planning 2024

Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.



Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key information	Details		
Application No:	PA2503528		
Received:	7 February 2024		
Statutory Days:	XXX		
Applicant:	Crowther & Sadler Pty Ltd		
Planning Scheme:	Alpine Resorts		
Land Address:	16 Sitzmark Street, Falls Creek		
Proposal:	Alterations and additions to an accommodation building, display of business identification signs and an internally illuminated sign		
Development Value:	\$300,000		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for administering and enforcing the Alpine Resorts Planning Scheme (the Scheme).		
Why is a permit required?	Clause	Control	Trigger
Zone:	Clause 37.02-4	Comprehensive Development Zone Schedule 1 (CDZ1)	Construct a building or construct or carry out works
Overlays:	Clause 43.02-2	Design and Development Overlay Schedule 2, (DDO2)	Construct a building or construct or carry out works
Particular Provisions:	Clause 52.05-13	Signs	Display of a business identification sign
Cultural Heritage:	The site is not located within an area of cultural heritage sensitivity.		
Height:	2 storeys		
	6.75 metres		
Parking:	Cars	Motorcycles	Bicycles
	N/A	N/A	N/A
Referral Authorities:	Alpine Resorts Victoria (s55 – determining), Clause 7.0 of Schedule 1 to the CDZ (Clause 37.02)		
	Goulburn Murray Water (s55 – determining), Clause 66.02-5		
	North East Water (s55 – determining), Clause 66.02-5		
Public Notice:	The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 (the Act) pursuant to the Bushfire Management Overlay (BMO) of the Scheme. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 (the Act) pursuant to Clause 37.02 (CDZ1), Clause 43.02 (DDO2) and Clause 52.05-13 (Signage) of the Scheme. No objections have been received to date.		
Delegation:	Confirmation to determine under officer delegation received by Manager on 11 November 2024.		



Application Process

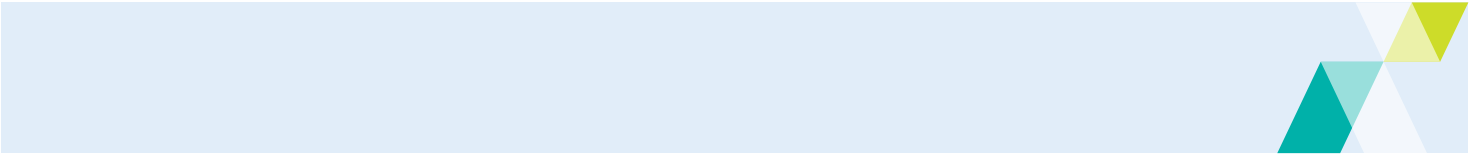
1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting	N/A
Application lodgement	7 February 2025
Decision Plans	Architectural plans prepared by Sendit.archi and dated 21 October 2024 (TP01 to TP27) (27 pages)
Other Assessment Documents	<ul style="list-style-type: none">• Site Environmental Management Plan (SEMP) prepared and signed by Byron Pattison dated 25 November 2024 (10 pages).• Planning Report, prepared by Crowther & Sadler Pty Ltd and dated February 2025 (15 pages).

2. The subject of this report is the decision plans (as described above).

Proposal Summary

3. The proposal incorporates alterations and additions to an existing accommodation building (Albury Ski Club Lodge) including modifications to access points, balconies, external finishes, and signage. The proposal can be summarised as follows:
- Replacement of the northern and eastern doors at the Basement Level.
 - Construction of new eastern stairs, landing and balcony at Ground Floor level.
 - Construction of new western stairs, landing and balcony at Ground Floor level.
 - Addition of a new northern balcony at both Ground and First Floor levels.
 - Replacement of stone veneer to the southern façade with Glenrowan granite.
 - Construction of a new southern entry ramp to the main entrance.
 - Replacement of northern windows and doors at the First Floor level.
 - Installation of two business identification signs – one on the southern elevation and one internally illuminated circular sign above the main entrance facing Sitzmark Street.
4. The proposed development will result in a minor increase to site coverage, predominantly towards the eastern and western boundaries.
5. Materials for the alterations and additions include galvanised steel for the stairs and landings, Glenrowan granite for wall finishes, and fibreglass reinforced plastic for the entry ramp, consistent with the existing building palette.
6. Minimum setbacks and building heights generally remain unchanged except as follows:
- Minor encroachment into the front and side setbacks due to the open form of new stairs and balconies.
 - The maximum building height remains unchanged, with additions maintaining modest massing appropriate to the Falls Creek Village character.
7. Snow shedding patterns remain unchanged, with roofing and balcony designs maintaining safe snow management within the lease boundaries.

- 
8. No native vegetation removal is required.
 9. A Site Environmental Management Plan will be implemented during construction to protect the local environment.



Site Description

10. The site is known as 16 Sitzmark Street, Falls Creek and is located on the corner of Sitzmark Street and Falls Creek Road.

11. The site is rectangular in shape and has the following attributes:

- Contains an area of 960 sqm and is located in the western part of Falls Creek Village between the Gully precinct and The Village Bowl precinct.
- The land contains the Albury Ski Club, a two-storey lodge accommodation building.
- The building is constructed from painted face brickwork, some stone stucco rendering, with metal stairways, landings and balconies.

•

Access to the existing lodge is directly from Sitzmark Street.



Figure 1 – Aerial Photo



Figure 2 – Existing conditions – views from Sitzmark Street

Site Surrounds

12. The subject site abuts or is nearby the following:

- Falls Creek Road adjoins the west and north boundaries of the site.
- Three double storey lodges are located across Falls Creek Road to the north and west, which are cut into their sites with minimal building form visible from Falls Creek Road.
- A three storey lodge located on an elevated site across Sitzmark Street to the south.
- A two storey lodge to the east.



Planning Policy Framework

13. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state.
14. The following policies are considered relevant to this application:

Clause	Description
02.03-1	Settlement and Housing
02.03-2	Environmental and landscape values
02.03-5	Built Environment
12.01-1S	Protection of Biodiversity
15.01-2S	Building Design
17.04-1S	Facilitating Tourism

Local Planning Policy Framework

15. The Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
16. The MSS within the Alpine Resorts Planning Scheme identifies the objectives and strategies for the Falls Creek alpine resort.
17. The following policies are considered relevant to this application:

Clause 11	Settlement
11.01-1L	Alpine Villages
11.01-1L	Falls Creek Village
Clause 12	Environmental and Landscape Values
12.01-1L	Protection of biodiversity in alpine resorts
Clause 15	Built Environment and Heritage
15.01-2L	Built form in alpine resorts
12.04-1L	Sustainable Development in Alpine Areas
Clause 17	Economic Development
17.04-1L	Alpine tourism
17.04-1L	Falls Creek Tourism

18. The assessment section of this report provides an assessment of the relevant planning policies.

Zoning and Overlays

Clause 37.02 – Comprehensive Development Zone, Schedule 1 (CDZ1)

19. A planning permit is triggered to construct a building or construct or carry out works pursuant to the CDZ1. The purpose of the CDZ1 is:

- To encourage development and the year round use of land for a commercially orientated, alpine resort.
- To provide for residential development in a variety of forms in an alpine environment.
- To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.
- To provide for the integrated development of land in accordance with a comprehensive development plan incorporated in this scheme.

20. The CDZ1 includes application requirements and decision guidelines for consideration of the site's context, including a Site Environmental Management Plan (SEMP).

21. The following sections include a discussion of how the proposal responds to these requirements.

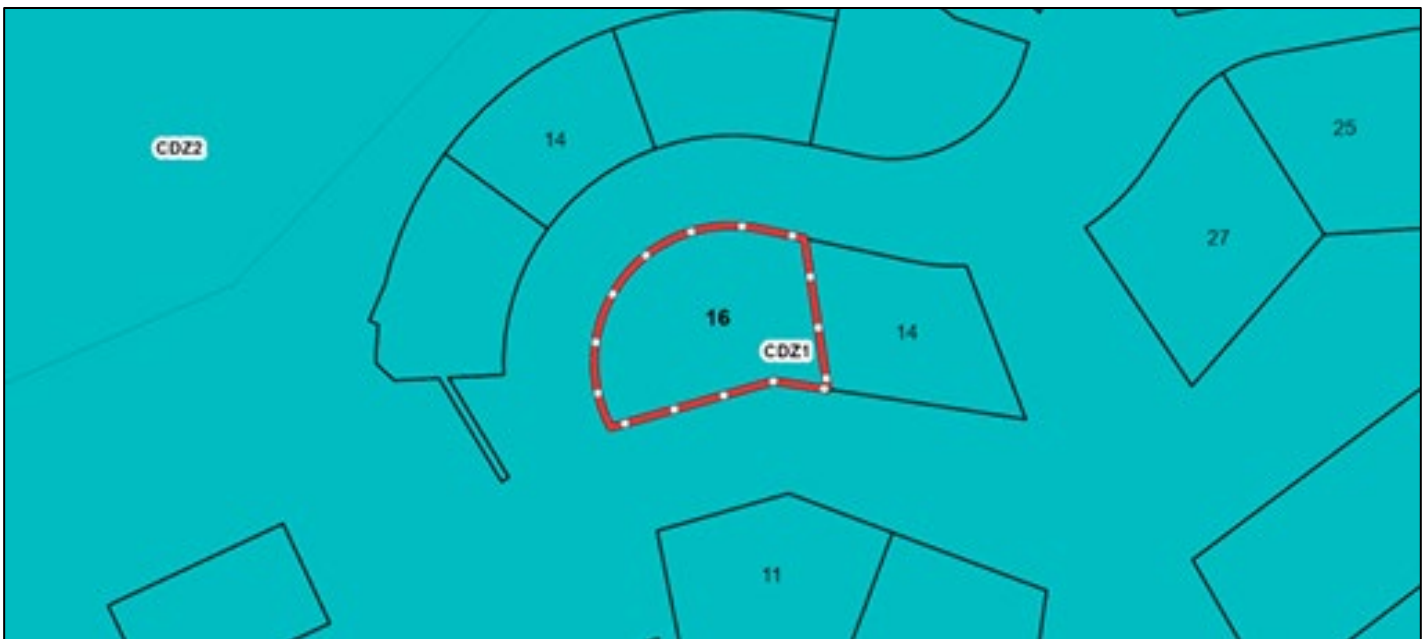


Figure 3 – Comprehensive Development Zone 1 Map

Clause 43.02 – Design and Development Overlay, Schedule 2, Area 1 (DDO2-A1)

22. A planning permit is triggered to construct a building or construct or carry out works pursuant to the DDO2.

23. The DDO includes three separate areas where specific requirements should be met for proposed developments. The subject site is located within the Area 1 (A1) where specific requirements are included in relation to maximum height, minimum setbacks and maximum site coverage.

24. The relevant design objectives of the DDO2 include:

- To ensure that the Falls Creek Village presents an identifiable, memorable and unique image at an appropriate scale and density.
- To ensure that new development in the Falls Creek Village is sympathetic in scale and location to the landscape, trees, and views.
- To ensure that the scale, height and setbacks of development reinforce Village Plaza precinct as the Village Centre and focal point of Falls Creek.
- To ensure view corridors between buildings provide opportunities for view sharing.
- To encourage the retention of indigenous vegetation.
- To provide safe pedestrian and skier linkages within the Village.

25. The following sections include a discussion of how the proposal responds to these requirements.

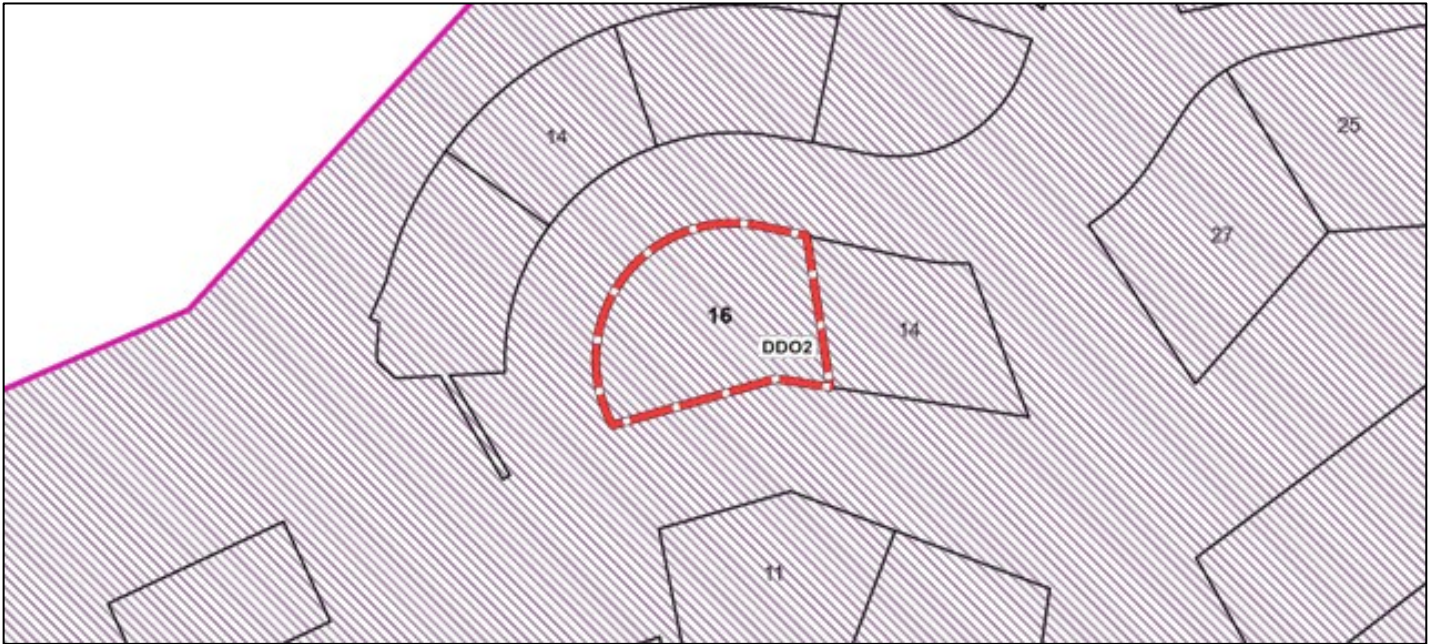


Figure 4 – Design and Development Overlay 2 Map

Clause 44.06 – Bushfire Management Overlay, Schedule 1 (BMO1)

26. A planning permit is **not** triggered for the proposed development pursuant to the BMO. The proposed buildings and works are associated with an accommodation use however, an alteration or extension to an existing building (excluding a dwelling and a small second dwelling) that is less than 10 percent of the gross floor area of the existing building does not require a planning permit. The GFA calculation confirms that the proposed alterations and additions is less than 10% of the gross floor area of the existing building.

27. Consideration of the proposal against the BMO is therefore not required

28. The following sections include a discussion of how the proposal responds to these requirements.

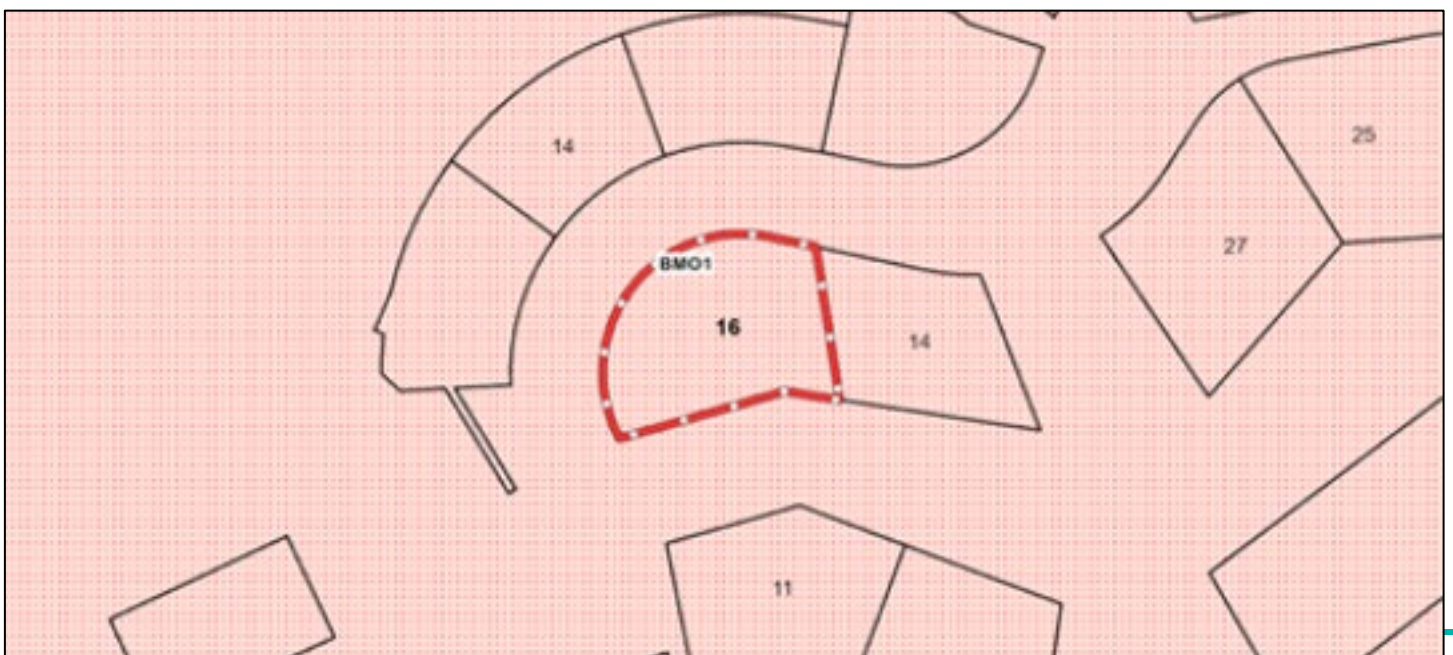




Figure 5 – Bushfire Management Overlay 1 Map

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

Clause 52.05 – Signs

29. Clause 37.02-5 of the Comprehensive Zone advises that sign requirements are found within Category 3 of Clause 52.05. In accordance with Clause 52.05-13, Category 3 – High amenity areas, displaying a business identification sign requires a planning permit and there are no conditions specified that must be met.
30. The proposed business identification signs comply with the decision guidelines of Clause 52.05-8 for the following reasons:
- The Falls Creek village character comprises ski lodges with varied scale, height, setbacks, materials and colours. Business identification signage is a common feature throughout the village, and the proposed signs align with this established character.
 - The two proposed signs are of moderate size (1.54sqm and 0.28sqm respectively) and will not create visual clutter or cumulative signage impacts within the precinct.
 - The southern elevation signs are positioned at appropriate heights to remain visible during snow conditions. Both signs will be installed below the roofline, preserving views and vistas from neighbouring properties.
 - The proposed signage will replace existing identification signage with simple, modest designs that complement rather than dominate the streetscape.
 - While one sign will be internally illuminated, its reasonable dimensions relative to the building's scale are appropriate. The illumination serves a practical safety function by identifying the lodge entrance during poor weather conditions.
 - The illumination levels will not create hazardous glare for pedestrians or vehicles.
 - Lodge identification signage serves an important wayfinding function given the high visitor numbers to Falls Creek village.
 - The signage poses no road safety concerns, as the village is closed to vehicular traffic during winter. During non-snow seasons, the signs' simple design and modest scale will not distract drivers.

Operational Provisions

Clause 65.01 – Approval of an application or plan

31. Clause 65 sets out the decision guidelines that the responsible authority must consider before deciding on an application, including the proposal's effect on the amenity of the area.

Clause 71.02-3 – Integrated decision making

32. Clause 71.02-3 outlines that planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.



Referrals

33. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining (Clause 7.0 of Schedule 1 to CDZ (37.02) for ‘any use or development which requires connection to reticulated services’.	Alpine Resorts Victoria, (ARV)	No objection subject to conditions. Received 24 March 2025.
Section 55 Referral – Determining (Clause 66.02-5 to ‘use, subdivide or consolidate land, to construct a building or construct or carry out works, or to demolish a building or works that are within a Special Water Supply Catchment Area listed in Schedule 5 of the Catchment and Land Protection Act 1994 and which provides water to a domestic supply’.	Goulburn Murray Water	No objection and no conditions. Received 12 March 2025.
Section 55 Referral – Determining (Clause 66.02-5 to ‘use, subdivide or consolidate land, to construct a building or construct or carry out works, or to demolish a building or works that are within a Special Water Supply Catchment Area listed in Schedule 5 of the Catchment and Land Protection Act 1994 and which provides water to a domestic supply’.	North East Water	No objection and no conditions. Received 12 March 2025.

Notice

34. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- Clause 37.02 of the CDZ
- Clause 43.02 of the DDO.

35. Clause 8.0 of Schedule 1 to CDZ (Clause 37.02) requires notice be given to the ‘relevant Resort Management Board and relevant adjoining Municipal Council’ for any use or development.

36. Notice was provided to the ARV and on 24 March 2025 the ARV responded advising no objection subject to inclusion of conditions.

37. Notice was provided to the Alpine Shire Council on 27 February 2025 however no response has been received to date.

38. The application was advertised by giving notice to the leaseholders of adjoining and nearby properties, erection of one sign on site and the display of a copy of the notice at the Falls Creek Buller Alpine Resort office.

39. No submissions have been received to date.




Consistency with State and Local Planning Policies

40. Broadly, the planning policies relevant to this proposal encourage the sustainable use and development of the Alpine areas for year round use and activity, encourage tourism development, seek to protect areas prone to erosion and landslip and environmentally sensitive areas, and ensure that development respects the Alpine character.
41. The specific policies relevant to Falls Creek that apply, and a response to them, is provided as follows:
- To develop Falls Creek Village as an attractive and safe place for permanent and visitor populations (Clause 11.01-1L).
 - To protect and enhance Victoria's biodiversity (Clause 12.01-1S) and to preserve and enhance the habitat of threatened species and communities within the alpine resorts (Clause 12.01-1L).
 - To facilitate sustainable use and development of Alpine areas for year-round use and activity (Clause 12.04-1S).
 - To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development (Clause 15.01-2S) and ensure that the scale, intensity, bulk and appearance of any development enhances the character of the villages and is compatible with surrounding development (Clause 15.01-2L).
 - To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination (Clause 17.04-1S) and to provide for year-round recreation, having regard to environmental, social, ecological, economic, aesthetic and safety considerations (Clause 17.04-1L).
42. The proposal is consistent with the relevant policies. The proposal will improve an existing building used to provide accommodation, thus continuing to provide development of the area for year-round use and activity.
43. The proposal generally maintains existing setbacks and retains the existing height thus ensuring the scale, intensity and bulk of the building remains reasonable and in line with the character of the village and surrounding development.
44. The proposal will also be developed in accordance with the submitted Site Environmental Management Plan (SEMP), subject to some minor changes.
45. The proposal has considered the protection of biodiversity by not requiring the removal of any native vegetation (that needs a planning permit) and generally retains the existing building footprint.
46. The proposal has regard to safe snow shed through a roof design which dumps snow away from pedestrianised locations and retains it within the site boundaries.
47. The following section of this report will detail the key issues in this matter considering relevant planning policy and controls.

Zoning

48. The zoning and overlay provisions have been considered in the application.
49. The proposal meets the purpose of the CDZ1 which include (as relevant):
- *To encourage development and the year round use of land for a commercially orientated, alpine resort.*
 - *To provide for residential development in a variety of forms in an alpine environment.*
 - *To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.*

- 
50. The proposal includes minor alterations and additions to an existing lodge, involving replacement of doors and windows, construction of new balconies, landings, stairs and an entry ramp, and the installation of two new business identification signs. The proposed works are modest in scale, generally replace existing structures, and provide for improved access and amenity to the building.
51. The proposed development has been carefully designed to respect the alpine environment and integrate seamlessly with the surrounding built form. The development retains the existing overall building height, results in only minor changes to existing setbacks, and utilises materials and finishes that match and complement the existing lodge, including galvanised steel, Glenrowan granite, and reinforced plastic elements. The proposed works are considered consistent with the established character of Falls Creek Village.
52. A Site Environmental Management Plan (SEMP) has been prepared and submitted with the application, in accordance with the requirements of Clause 4.3-3 of Schedule 1 to the Comprehensive Development Zone (CDZ). The SEMP addresses environmental management during construction, ensuring that no native vegetation will be impacted, and that appropriate sediment and erosion controls will be in place. The proposed works, being predominantly external and above existing surfaces, minimise disturbance to the site.
53. In response to the relevant decision guidelines of the CDZ, it should be noted that:
- The proposal will not result in any removal of native vegetation.
 - External materials, colours and finishes are robust, sympathetic to the alpine environment, and consistent with the existing lodge character and broader Falls Creek Village palette.
 - Snowshed from the new balconies and structures will continue to be directed within the lease boundaries of the site, avoiding impacts to pedestrian paths, accessways, and adjoining properties.
 - The new signage is modest in scale, designed to be consistent with the village character, and will improve wayfinding and safety during adverse weather conditions.

Built Form

54. The site is subject to the Design and Development Overlay, Schedule 2 (Falls Creek Alpine Resort Village). Relevant design objectives include ensuring that the Falls Creek Village presents an identifiable, memorable and unique image at an appropriate scale and density and new development is sympathetic in scale and location to the landscape, trees and views.
55. All proposed works are minor in nature and generally retain the existing building's setbacks. While there are small increases to site coverage towards the east and west, the open form of the new stairs and balconies ensure the visual massing remains modest and the alterations maintain appropriate separation from adjoining buildings, in accordance with the objectives of DDO2.
56. The proposed additions to the building are designed to respect the alpine village character and maintain key view corridors as required under DDO2. The scale and siting of the new structures, such as balconies and stairs, will not introduce excessive bulk or mass to the streetscape of Sitzmark Street or Falls Creek Road.
57. In terms of building height, it should be noted that the proposed works do not increase the overall height of the building. The existing maximum building height of the lodge is retained, and new elements such as stairs, landings and balconies are single-storey in form and integrated at lower levels of the building. This ensures that the additions comply with the intent of DDO2 by maintaining a consistent and modest skyline across the Falls Creek Alpine Resort Village. Further, the design utilises durable, muted and non-reflective materials that complement the existing lodge and the broader alpine environment, consistent with the materials objectives of DDO2.

Snow shedding

58. In terms of snow shedding, the CDZ and the DDO require snow shed from the development to be retained within the site boundaries and to ensure snow dump is clear from entrances and pedestrian paths. The architectural plans submitted show that snow dump will be maintained within the subject site and directed away from the building entrances and pedestrian paths around the building.



Infrastructure and Services

- 50. The CDZ1 requires the application to be referred to utility providers and requires the land to be adequately serviced.
- 51. In response to referrals to service authorities, no objections were received.

Referral Authority Conditions

- 59. The ARV have recommended various standard conditions be included on any permit that may be issued relating to shutdown, site condition, the SEMP, site induction, car parking, road closures snow confinement and snow management.
- 60. The ARV has also recommended a construction waste management plan be submitted for approval by the Responsible Authority and the ARV that demonstrates how different construction waste types will be separated and legally disposed off mountain. While the applicant has submitted a SEMP plan that shows the location of the waste skip and stockpile, more detail is required on the type of waste, method to reduce, reuse and recycle waste, a contingency plan for unexpected types of wastes being discovered and an acknowledgement that all waste must be removed from the site is required to be provided.
- 61. All the conditions are considered acceptable and should be included on any permit that issues.

Aboriginal Cultural Heritage Management Plan

- 50. The site is not within an area of cultural heritage sensitivity.

Recommendation



62. The development is generally consistent with the relevant planning policies of the Alpine Resorts Planning Scheme and will improve the site.
63. The proposal is generally supported by the ARV and other referral authorities, subject to conditions.
64. **It is recommended that** a Permit be issued for Application No. PA2503528 being for alterations and additions to an accommodation building and reduction in car parking spaces at the land known 16 Sitzmark Street, Falls Creek.



Prepared & approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title:

Phone:

Reviewed by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:

Title:

Phone: