

PA2008/2070

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Keith Altmann & Associates

ABN 22 059 815 146

• Town Planning • Subdivisions • DEC 2008 • Civil & Structural Engineering • Sewer & Water Reticulation

Town Planning Department
MELTON SHIRE COUNCIL

Our ref: Diggers Rest Hotel.doc (08402st)
Your Ref:

4th December 2008.

Mr Adam Watson
Diggers Rest Properties
230 Bulla-Diggers Rest Road.
Diggers Rest 3427

**RE: Fire Damaged Diggers Rest Hotel
Old Calder Highway Diggers Rest Hotel**

Dear Adam,

As requested by yourself, a site visit of the fire damaged Hotel was carried out on 3rd December 2008, to assess the structural integrity of the remaining standing structure.

The original 2 storey part of the building, which is estimated to be over 100 years old, consists of stone work with a mud compound mortar. Due to the age of the building, the mud mortar has generally dried out and loosened the stones.

In the upper part of the walls that were affected by the fire, the mud mortar has been further dried out and the original timber lintels have been burnt out which makes the whole structure very unstable. Because of the loosened stone walls, it is not practical to repair the walls.

Additionally, there are several cracks in the walls. Some of the cracks are a result of foundation failure caused by the impact of Climate Change on the ground moisture, while others are a result of the failure of the stone walls mud compound.

Regardless of the cause, the walls are now very unstable and present a serious risk to people in the vicinity of the building.

In conclusion, my assessment is that the building cannot be salvaged and as such should be demolished.

If you have any further queries or if you require any clarifications, please do not hesitate to contact the undersigned.

Yours faithfully,



Ray Basile
Registered Building Practitioner EC-25453



Planning Enquiries
Phone: (03) 9747 7200
Web: <http://www.melton.vic.gov.au>

Office Use Only

Application No.: PA2008/2070

Date Lodged: 1/12/08

Application for Planning Permit

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#).

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

- ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
	1434-1466	OLD CALDER HWY
Suburb/Locality: DIGGERS REST		Postcode: 3427

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: ☐ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

- ② You must give full details of your proposal and attach the information required to assess the application. If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This may delay your application.

- ② For what use, development or other matter do you require a permit? *

If you need help about the proposal, read:
[How to Complete the Application for Planning Permit Form](#)

TO DEMOLISH THE EXISTING BURNT OUT STRUCTURE OF FORMER HOTEL AS WATER IS CAUSING HOTEL TO DETERIORATE AND LOOTERS ENTERING COULD BE SERIOUSLY INJURED

Provide additional information providing details of the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

- ③ Estimated cost of development for which the permit is required *

Cost \$ 15,000 ☐ You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

- ④ Describe how the land is used and developed now *
eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

ONE BURNT OUT DWELLING

Provide a plan of the existing conditions. Photos are also helpful.



