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23 September 2026

Michael Dafnomilis
Senior Planner
Development Assessment
Department of Transport and Planning
GPO Box 2392, Melbourne VIC 3001

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Department of Transport
and Planning

28 SEPTEMBER 2026

Dear Michael

Application to Amend Planning Permit 201529926-19 – Chalet 14, Lot 7, Whitehorse Village, Mount Buller: Response to Request for Further Information
Our ref: Biosis Project 44455

Biosis Pty Ltd (Biosis), on behalf of Peter Warner (the 'applicant'), has prepared this letter in response to your request for further information (RFI) dated 20 August 2026, made pursuant to section 54 of the *Planning and Environment Act 1987*.

Our response to each item raised in the RFI is provided in Table 1 below. The following supporting documents are submitted with this letter to address the items requested by the Department of Transport and Planning (DTP):

- Attachment 1 – Revised architectural plan set (11 sheets) prepared by Interlandi Mantesso Architects.
- Attachment 2 – Letter from Taylor Engineering + Design dated 16 September 2026, confirming continued applicability of the endorsed geotechnical assessment to the revised plan set.
- Attachment 3 – Updated Planning Report prepared by Biosis Pty Ltd.

Table 1 Response to RFI dated 20 August 2026

Item No.	Applicant response
1.	The architectural plan set has been revised in accordance with the RFI and is provided as Attachment 1 to this letter. The submission has been limited to the 11 sheets relevant to WHV-14 within Parcel 2017, as follows: • TP0.02.11 Masterplan – Parcel B / Cover Sheet (Rev -, 18/09/2026) – corrected to show the roof/snowshed falling to the west, not the east. • TP4.01 Site Plan (Rev M, 18/09/2026). • TP4.03 Site Plan – Parcel 2017 – Basement (Rev M, 21/07/2026). • TP4.04 Site Plan – Parcel 2017 – Ground Floor (Rev N, 18/09/2026). • TP4.05 Site Plan – Parcel 2017 Lot 7 – First Floor (Rev M, 21/07/2026). • TP4.06 Site Plan – Parcel 2017 Lot 7 – Second Floor (Rev M, 21/07/2026).

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Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work. We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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Item No.	Applicant response
	• TP4.07 Site Plan – Parcel 2017 Lot 7 – Roof Plan (Rev M, 18/09/2026) – amended to delete the snowshed falling to the east and correctly show it falling to the west. • TP4.26 WHV-14 Plans (Rev N, 18/09/2026) – amended to delete the snowshed fall to the east, correctly show it falling to the west, and include the material finishes schedule text. • TP5.01 Site Elevations 1 (Rev M, 21/07/2026). • TP5.02 Site Elevations 2 (Rev M, 21/07/2026). Plans relating to WHV-11, WHV-12 and WHV-13 (not applicable to this amendment) have been removed from the submitted set, as requested. This item has been completed.
2.	An updated geotechnical letter has been obtained from Taylor Engineering + Design, dated 16 September 2026, and is provided as Attachment 2. The updated letter specifically references the revised architectural plan set submitted with this RFI response, confirming by drawing number and revision that the findings, conclusions and recommendations of the endorsed 2018 Philip Styles and Associates geotechnical assessment, as endorsed under Planning Permit 201529926-16, remains valid and applicable to the proposed development. The letter confirms there is no evidence of any material change to the site's geological setting, slope conditions, groundwater regime or geotechnical characteristics, and that the assessment continues to satisfy the intent of the Requirements for a Geotechnical Assessment under Schedule 1 to the Erosion Management Overlay (February 2026).
3.	The Planning Report has been corrected and is provided in updated form as Attachment 3. The statement at the Maximum Height (DDO1-A1) response to Table 3, which incorrectly read 'the proposed amendment does not increase the overall building height of Chalet 14', has been amended to correctly acknowledge that the amendment results in an increase in overall building height of approximately 0.74 metres (consistent with the increase in the Second Floor floor-to-ceiling height ~~from 2.104 m under the currently endorsed plans~~ to 2.847 m under the proposed plans). The updated Planning Report provides the following justification for the acceptability of this variation against DDO1-A1: The increase does not result in the percentage of roof area above 11 metres exceeding 20% (calculated at 8%), and no part of the roof exceeds 12.5 metres above natural ground level (0%). The building continues to sit at or below the height of the predominant Snow Gum canopy in the vicinity and the modest increase does not result in additional overshadowing of the Village Square, Athletes Walk, Summit Road or the Bourke Street ski run beyond the two-hour threshold specified in DDO1-A1 for 22 June. On this basis, the variation is considered acceptable and consistent with the objectives of DDO1-A1.

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All items raised in the RFI dated 20 August 2026 have now been addressed and the accompanying documentation is provided in support. I trust the above information is considered satisfactory and addresses your request for information.

Please contact me if you have any enquiries.

L Solomon

Yours sincerely
Luciano Solomon - Environmental Planner

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