

11 September 2023

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Dear Michael

PA201529926-7 – Response to request for further information – Crown allotment 2017 and 2020, Mt Buller

Our ref: Matter 31101

Biosis Pty Ltd (Biosis), on behalf of Grollo Group (the ‘applicant’) has prepared this letter in response to your request for further information (RFI) dated 25 August 2023 (See Table 1) made pursuant to section 54 of the *Planning and Environment Act 1987*.

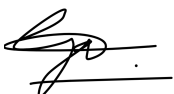
Our response to each item raised in the RFI is provided in Table 1 below and addresses the preliminary concerns regarding planning application PA201529926-7. The following supporting documents submitted with this letter address the RFI (dated 25 August 2023):

- Attachment 1 – Notification the Minister for Energy, Environment and Climate Change C/- the Department of Energy, Environment and Climate Action (DEECA).
- Attachment 2 - Updated architectural plans (WHITE HORSE VILLAGE - _WHV11-14 - TP – Rev K), prepared by Interlandi Mantesso Architects.
- Attachment 3 – Bushfire Management Statement (Bushfire Management Statement: Parcel 2017, White Horse Village) (Biosis 2023), prepared by Biosis Pty Ltd.

I trust the above information is considered satisfactory and addresses your request for information. If this is not the case, I request an additional four weeks to address any additional queries and extend the due date for a response to the RFI to on or before 22 November 2023.

Please contact me if you have any enquiries.

Yours sincerely,



Gabi Head-Gray
Environmental Planner

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Table 1 Response to RFI

Item No.	Response
1	<p>Biosis, on behalf of the applicant, agrees that the proposal should be amended under section 50 of the Planning and Environment Act 1987 (the Act) to state:</p> <p><i>'Section 72 amendment to:</i></p> <ul style="list-style-type: none"> • <i>amend Permit (permit preamble and conditions)</i> • <i>amend plans to include (but not limited to) deleting the commercial café/retail and top floor apartment and commercial waste bin hut and replace the area with 4 detached chalets, revised substation and relocation of a domestic waste bin hut.</i> <ul style="list-style-type: none"> – <i>amend or revise supportive endorsed documents to reflect the proposed changes.'</i>
2	<p>Please refer to Attachment 1 which confirms that Section 48 of the <i>Planning and Environment Act 1987</i> has been satisfied.</p>
3	<p>Please refer to the below and Attachment 2 for the updated architectural plans that address the RFI:</p> <ul style="list-style-type: none"> • Review the updated basement floor plans on TP4.23, TP4.24 and TP4.26 that addresses item (3)(a). • Regarding item (3)(b) the site elevations for the proposed Chalets are shown on the updated architectural plans, the proponent proposes to remove sheets 24, 25 and 26 of 49 respectively (endorsed on 7 April 2022). • The percentage of natural stone incorporated into each new Chalet is shown on TP4.23, TP4.25 and TP4.26 of the updated architectural plans and satisfies item (3)(c) of the RFI. • The east and west elevation of Chalet WHV-13 is shown on TP4.26 of the updated architectural plans. • The materials and finishes for the substation are similar to those to be used for the proposed Chalets and is shown on TP4.25 of the updated architectural plans. • The title of Drawing No. TP 4.27 has been amended to refer to 'Parcel 2020' rather than 'Parcel 2017' as requested.
4	<p>Please refer to Drawing No. TP 4.27 of Attachment 2 for the architectural plans that have been updated in accordance with the RFI.</p>
5	<p>Biosis, on behalf of the applicant, agrees to supersede sheets 1, 2 and 3 of plans endorsed on 21 December 2020. These sheets were endorsed to comply with conditions 26 and 27 of the permit and related to the waste hut bins and as a result of the proposed amendment are no longer considered applicable.</p>
6	<p>Please refer to Attachment 3 (Bushfire Management Statement) includes a bushfire management plan in accordance with the requirements at Clause 44.06 Bushfire Management Overlay schedule 1 (BMO1) of the Alpine Resorts Planning Scheme (Planning Scheme). The bushfire management plan is</p>

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	designed to meet the requirements of the Mt Buller Community Bushfire Emergency Management Plan, schedule 1 to Clause 44.06 Bushfire Management Overlay (BMO1) and Clause 53.02 of the Scheme. The State policies at Clause 13.02 have also been taken into account during this assessment.
7	Biosis, on behalf of the applicant, agrees that the document titled 'White Horse Village, Mount Buller: Rehabilitation Plan', dated 19 December 2019 (endorsed on 21 December 2020), should be superseded and replaced with the recently submitted document dated 16 June 2023.
8	Biosis, on behalf of the applicant, agrees that the 'Turning Movement – Carparking' plan prepared by GMR and endorsed on 21 December 2020 (as sheet 2 of 2) should be superseded
9	<p><u>Planning permit condition 5 includes the following requirements:</u></p> <p><i>The endorsed plans for Stage 0, Stage 1A and Stage 1B must show the following matters, to the satisfaction of the Responsible Authority, unless otherwise agreed by the Responsible Authority:</i></p> <p><i>Reduced height, as measured from natural ground level, as follows:</i></p> <p>(i) <i>building facades with direct frontage to Bourke Street ski run to be no greater than 11 metres.</i></p> <p>(ii) <i>chalets along Bourke Street ski run to be no greater than 50 percent above 11 metres and no greater than 10 percent above 12.5 metres (percentage may be an average across the four chalets).</i></p> <p>(iii) <i>the three southern chalets to be no greater than 20 percent above 12.5 metres.</i></p> <p>Response to Condition 5 (a)(i) - The facades of the proposed buildings with direct frontage to Bourke Street ski run are no greater than 11 metres. This condition is considered to be met by the proposal. Refer to TP 4.01 of Attachment 2 which shows the percentage of the Chalet roof area that are 11 metres above natural ground.</p> <p>Response to Condition 5 (a)(ii) -The proposed chalets are no greater than 50 percent above 11 metres. 8% of Chalet 11's roof area is above 11 metres, 19% of Chalet 12 and 13's roof area is above 11 metres and 5% of Chalet 14's roof area is above 11 metres. None of the chalets are above 12.5 metres above the natural ground. Refer to TP 4.01 of Attachment 2.</p> <p>Response to Condition 5 (a)(iii) - 20% of Chalet 5's roof area is above 12.5 metres and meets this condition. The roof area of Chalet 6 and 7 is combined; 49% of the combined roof area of Chalet 6 and 7 is above 12.5 metres and is considered to meet this condition. The proposal does not seek to amend the approved building height of these three Chalets. Refer to TP 4.01 of Attachment 2.</p>
10	<p>Biosis, on behalf of the applicant, agrees that the amended permit should reflect the following additional changes:</p> <p>a) Permit condition 5(a) (iv) be modified to read 'Chalets 11 – 14, within Parcel 2017 to be no greater than 20 percent above 11 metres and no greater than 10 percent above 12.5 metres'.</p> <p>b) Permit condition 5(d) be deleted (given the commercial/retail component is being removed).</p>

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- c) Permit condition 5(f) be deleted (given it refers to the domestic waste bin hut within Parcel 2017 which is being removed to make way for the new chalets).
- d) Permit condition 16 to be retained as is. The submitted planning report indicates that there is a reference that the SEMP is to be to the satisfaction of the ARV. This is incorrect and rather requires approval by the Responsible Authority ('in consultation with the' ARV).
- e) Permit condition 26 be deleted (given it refers to waste huts within Parcel 2017 which no longer will be included).

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