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Monday 07<sup>th</sup> August 2023  
Darren Cole-Sinclair  
0488 777 335

Department of Transport and Planning  
Attention:  
**Michael Dafnomilis**  
Senior Alpine Planner, Development Approvals and Design  
Statutory Planning Services

**RE: Planning RFI Response for Planning Permit Application PA2302316**

Please find enclosed the RFI response for proposed Planning Application PA2302316.

The required further information below as outlined within the letter dated 01/02/2021 has now been included within this response and within the amend drawings attached.

1. The Architectural Plans amended to include:

a) The roof plan to show all roof slopes, projections, snow dump areas and surrounding pedestrian areas and any other snow management proposals.

[Now included \(refer amended roof plan\)](#)

b) The maximum overall height (as measured from natural ground level) to be nominated on all elevations for existing and proposed plans.

[Now included \(refer amended elevations\)](#)

c) The existing and proposed floor plans to clearly nominate the setbacks to the eastern lease boundary and to the existing lodge to the east (for each level). The setbacks need to be taken from the verandah/balconies.

[Now included \(refer amended floor plans\)](#)

d) The existing and proposed site plan to clearly nominate the setbacks to the eastern and southern lease boundaries and to the existing lodge to the east.

[Now included \(refer amended existing site plan and planning scheme response\)](#)

e) A notation on the plans to clearly state that the new path to the new entrance is not structural and is an informal pathway only.

[Noted on pathways](#)

2. A written response as to whether it is intended to remove or lop any vegetation on site and if so permission to amend the application to include '...and associated vegetation removal'.

[Please note that the client has now requested the lopping of a branch on tree 1 currently overhanging the Corio Ski Lodge \(Please refer to arborists report\). Please amend the application to include 'and associated vegetation removal'](#)

3. An arboriculture report by a qualified arborist that identifies and provides an assessment of the nearby trees, particularly those along the east and south sides and provides advice as to whether any vegetation is likely to be affected by the proposed development. (Note: if the report identifies that the development is likely to impact on nearby vegetation, a response in how you address this is required).

[Arborist report is now attached](#)

4. A Preliminary Geotechnical Assessment report consistent with the requirements of Sub Clause 4.1 of Schedule 1 to the Erosion Management Overlay of the Alpine Resorts Planning Scheme (the Scheme).

[Preliminary geological report is now attached](#)

5. Confirmation if 'signage' forms part of this application and if it does the following information to be provided:

a) Signage (elevation) plan showing the length, width, words and nominating the colours and materials and whether the signage will be illuminated. If the sign will be illuminated, details of hours of illumination to be provided. (Refer to item 1 below in the Preliminary Assessment section).

[Signage is not part of this application. No signage is being installed](#)

6. A Cultural Heritage Management Plan (CHMP) or evidence that demonstrates that the area of new building footprint has been previously significantly disturbed and therefore a CHMP is not required. Evidence can include old aerials, photographs, etc however it must be to the area of new footprint on the ground.

[The area or the addition to the east is over the existing footprint of the building. The new entry to the south is situated over the existing site cut embankment which has been cut and disturbed when building the ski lodge. The Telstra in ground cable also runs through the middle of the proposed works, which means that this ground has been disturbed when Telstra trenching occurred \(refer Telstra cable location and plan\). Therefore, a CHMP exemption has now been included.](#)

**ADVERTISED  
PLAN**

RFI Response no.2.

1. SEMP has been updated to include requested information from (DECCA)
2. Proposed Waste Management Plan has also been included

Yours sincerely,



Darren Cole-Sinclair  
Design Principal  
DCS Australia Pty. Ltd.

## ADVERTISED PLAN

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