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22 September 2023

Michael Dafnomilis  
Senior Planner  
Alpine, Development Approvals and Design  
Department of Transport and Planning  
8 Nicholson Street,  
East Melbourne VIC 3002

**RECEIVED**  
**Department of Environment, Land, Water  
and Planning**  
**22/09/2023**

Dear Michael

**PA2201982 – Response to request for further information – 30 The Avenue, Mount Buller VIC 3723**

**Our ref: Matter 38776**

Biosis Pty Ltd (Biosis), on behalf of Winterbrook Ski Lodge Pty Ltd (the 'applicant') has prepared this letter in response to your request for further information (RFI) dated 27 July 2023 (See Table 1) made pursuant to Section 54(1) of the *Planning and Environment Act 1987*.

Our response to each item raised in the RFI is provided in Table 1 below and addresses preliminary concerns regarding planning application PA2201982.

The following supporting documents submitted with this letter address the RFI (dated 27 July 2023) and form part of the s.50 amended application documents:

- Attachment 1 – Updated 'Architectural Plans', prepared by IMA, dated June 2023, Revision D (4 sheets) ('21024 WINTERBROOK LODGE - TP REV D 230816')
- Attachment 2 – Updated 'Native Vegetation Assessment' report, prepared by Biosis, dated 7 July 2023
- Attachment 3 – Updated Site Environmental Management Plan, prepared by Biosis, dated 7 July 2023
- Attachment 4 – 'Existing Conditions Plan', prepared by Peak Surveyors, dated 17 November 2022 (1 sheet).
- Attachment 5 – 'Lease Alpine Resorts Commission and Winterbrook Pty Ltd' dated 23 August 1993.
- Attachment 6 - Notification the Minister for Energy, Environment and Climate Change C/- the Department of Energy, Environment and Climate Action (DEECA).
- Attachment 7 – Cultural Heritage Letter of Advice, prepared by Biosis Pty Ltd, dated 31 August 2023.

**ADVERTISED  
PLAN**

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# ADVERTISED PLAN

**Table 1 Response to RFI**

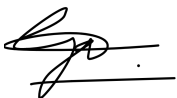
Item No.	Response
1	<p>Biosis, on behalf of the applicant, confirms that the following documents, submitted with the original application are redundant:</p> <ul style="list-style-type: none"> <li>• a) 'Concept Plan', prepared by TrafficWorks (Drawing No's 220330-SKT-01 – 220330-SKT-06), (6 sheets).</li> <li>• b) 'Architectural Plans', prepared by IMA, dated October 2022 (5 sheets) (and following original RFI response) 'Architectural Plans' dated March 2023 (5 sheets).</li> <li>• c) 'Native Vegetation Assessment' report, prepared by Biosis, dated 19 April 2023 (40 pages).</li> <li>• d) 'SEMP' prepared by Biosis and dated 27 April 2023 (19 sheets).</li> <li>• e) Cover letter, prepared by Biosis dated 27 April 2023 (3 sheets).</li> </ul> <p>The documents submitted with this RFI are relevant to the proposal. Some of these documents have been updated based on the updated Architectural Plans.</p>
2	<p>The following documents submitted with the original application remain current and form part of the s.50 amended application documents:</p> <ul style="list-style-type: none"> <li>• Attachment 4 – 'Existing Conditions Plan', prepared by Peak Surveyors, dated 17 November 2022 (1 sheet).</li> <li>• Attachment 5 – 'Lease Alpine Resorts Commission and Winterbrook Pty Ltd' dated 23 August 1993.</li> </ul>
3	<p>Please refer to the below and Attachment 6 which satisfies requirements under Section 48 of the <i>Planning and Environment Act 1987</i>.</p>
4	<p>The Architectural Plans dated June 2023, Revision C have been amended to address all requirements under item (4) of the RFI as follows (see Attachment 1):</p> <ul style="list-style-type: none"> <li>• a) Refer to Drawing No. TP-03</li> <li>• b) Refer to Drawing No. TP-03 and TP-04</li> <li>• c) Refer to Drawing No. TP-02</li> </ul>
5	<p>The proposed development does not require any services or reticulated services.</p>
6	<p>A letter of advice has been prepared by Biosis which confirms that a Cultural Heritage Management Plan (CHMP) is not mandatory. Please see Attachment 7 submitted with this RFI.</p>

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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 24 October 2023.

Please contact me if you have any enquiries.

Yours sincerely,



Gabi Head-Gray  
Environmental Planner

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**and Planning**

**22/09/2023**