



Human Habitats
www.humanhabitats.com.au
ABN 48 115 201 356

80 Ovens Street
Wangaratta VIC 3677
03 5713 7850

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28 April 2026

Michael Dafnomilis
Senior Planner
Department of Transport & Planning
via email: michael.dafnomilis@transport.vic.gov.au

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Department of Transport
and Planning**

28 April 2026

Dear Michael

PLANNING PERMIT AMENDMENT APPLICATION PLANNING PERMIT: PA1900648 11 THE AVENUE, MOUNT BULLER

Human Habitats continues to act on behalf of the applicant in relation to the abovementioned application for the land at 11 The Avenue, Mount Buller (the subject site).

We refer to Council's Request for Further Information letter dated 6 March 2026 and provide the below responses to the items raised. This response is accompanied by:

No.	Document & Author	Date
1	Notice to Landowner	March 2026
2	Architectural Plans prepared by Interlandi Mantesso	March 2026
3	Geotechnical Review Memorandum prepared by Taylor Engineering and Design	March 2026
4	Native Vegetation Removal Report	April 2026
5	Construction and Waste Management Plan prepared by Human Habitats	April 2026
6	Site Environmental Management Plan prepared by Human Habitats and Interlandi Mantesso	April 2026

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1 Response to Further Information

Please refer to the below table for a detailed response to each item requested by the Department.

No.	Further Information Request	Response
1	<p>A copy of the email sent to the Minister for Environment C/- the Department of Energy, Environment and Climate Action (DEECA), confirming that Section 48 of the Planning and Environment Act 1987 has been satisfied.</p> <p>Please notify DEECA's Planning and Environment Assessment team, via email to pe.assessment@deeca.vic.gov.au and include the property address, a site plan and brief summary of the proposal stating that you are notifying the owner of the land of the amended planning permit application pursuant to Section 48 of the Planning and Environment Act 1987.</p> <p>A copy of the email sent to DEECA must be provided as part of this RFI request, demonstrating evidence that the owner has been notified of the application. (Refer to Item 1 in the Preliminary Assessment section).</p>	<p>Refer to Attachment 1 confirming notice of the application to the Minister for Environment C/- the Department of Energy, Environment and Climate Action (DEECA).</p> <div data-bbox="810 857 1358 1193" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
2	<p>The letter prepared by Taylor Engineering and Design and dated 1 December 2025 revised to include the following:</p> <ul style="list-style-type: none"> ▪ Reference the revised/amended plans submitted with this application namely 'Architectural plans' prepared by Interlandi Mantesso Architects (IMA), titled 'Site 17, 11 The Avenue, Mt Buller' and dated October 2025 (19 pages). 	<p>An updated Letter of Advice has been prepared by Taylor Engineering and Design which confirms review of the plans submitted with the application dated October 2025 against endorsed plans endorsed by DTP on 11 March 2022.</p>

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	<ul style="list-style-type: none"> ▪ Reference the currently endorsed geotechnical report titled 'Preliminary Geotechnical Assessment for Site 17 - 11 The Avenue, Mt Buller', prepared by Phil Styles and Associates and dated 26 May 2020 and endorsed by DTP on 11 March 2022 (24 pages), <p>or</p> <ul style="list-style-type: none"> ▪ A Geotechnical Assessment accompanied by a Landslide Risk Assessment in accordance with the 'application requirements' specified in sub-clause 4.0 of Schedule 1 to Clause 44.01 Erosion Management Overlay of the Alpine Resorts Planning Scheme (the Scheme). (Refer to Item 2 in the Preliminary Assessment section). 	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p>3</p>	<p><i>The Architectural Plans amended to include the following changes:</i></p> <ul style="list-style-type: none"> a) <i>The 'Tree Removal Plan' (DWG No. TP3.01) to identify 'Existing trees on subject site to be removed' and to number these trees in accordance with the numbering for the respective trees of the accompanied arboricultural report, prepared by Oldmeadow Arboriculture and dated 23 November 2025.</i> b) <i>The 'Tree Removal Plan' (DWG No. TP3.01) to identify those trees permitted to be removed under PA1900648, (the Permit) and the additional tree proposed to be removed as part of the amended permit application (PA1900648-1), namely Tree No. 24. (This is required so the viewers can easily</i> 	<p>Refer to Architectural Plans prepared by Interlandi Mantesso Architects.</p> <ul style="list-style-type: none"> a) Trees are now clearly numbered and depicted for retention and/or removal in accordance with the updated Arboricultural Report prepared by Oldmeadow Arboriculture, dated 23 November 2026. Refer to TP3.01. b) The plans clearly depict trees shown for removal under the existing permit (PA1900648) and the amended application. Tree #24 is clearly shown for removal. Refer to TP3.01. c) The plans do not currently show these trees as 'lost but retained'. Tree removal (with the exception of Tree 24) is to be as per the plans endorsed March 2022. The plans have been amended to distinguish between trees to be removed under the original and amended permit. Refer to TP3.01.

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<p><i>identify that only one additional tree is being proposed to be removed because all the other trees have been granted permission and that this is not changing).</i></p> <p>c) <i>The 'Tree Removal Plan' (DWG No. TP3.01) to identify those trees identified as 'lost' however which will be retained, namely Tree No's 1, 7, 12, 19, 31 and 36 under the original permit (PA1900648). (Note: These should be the trees which were considered lost and accounted for in the offset amount required to be secured as part of the permit PA1900648) however will still be retained.</i></p> <p>d) <i>A note confirming that the dwellings will be constructed to a standard of BAL-40 (to satisfy condition 1a) of the Permit).</i></p> <p>e) <i>A section and elevation of the proposed screening to windows at a scale of 1:20, (to satisfy condition 1c) of the Permit).</i></p> <p>f) <i>The 'access way' width to be nominated. (It is noted that the submitted planning report indicates that it is 3.5 m wide however it doesn't appear to be reflected on the architectural plans).</i></p> <p>g) <i>The percentage of natural stone to all external facades to be nominated and to ensure it complies with the Design and Development Overlay Schedule 1 - Area 1 requirements of the Scheme.</i></p>	<p>d) The plans include a notation confirming the building will be constructed to a BAL-40 rating. Refer to TP3.06.</p> <p>e) Refer to TP4.01. A section and elevation of the proposed screening measures to windows is provided.</p> <p>f) Refer to TP4.01. The accessway width is clearly noted on the plans to achieve a minimum width of 3.5 metres.</p> <p>g) Refer to TP5.01. The development will adopt stone to 23% of the building façade, thereby satisfying the requirements of the DDO1.</p>
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<p>4</p>	<p>An assessment against the 'Guidelines for the removal, destruction or lopping of native vegetation' (DEECA 2025) (the Guidelines) for the removal of the additional tree (Tree No. 24) which was not accounted for as part of the original permit application. (Refer to Item 3 in the Preliminary Assessment section).</p>	<p>An NVRR has been prepared for the proposed removal of Tree 24, which includes an assessment against the Guidelines for the removal, destruction or lopping of native vegetation' (DEECA 2025). This is provided at Attachment 5.</p> <p>This assessment accounts for all past permitted removal which was considered under the existing permit, in addition to the proposed removal of Tree 24 which is considered under the current amendment application.</p> <p>All other vegetation not previously approved for removal under the original application is to be retained on site.</p>
<p>5</p>	<p>A Site Environmental Management Plan (SEMP) that reflects the revised design and includes revised construction timeframes, a Construction Management Plan and a Site Rehabilitation and Revegetation Plan. (Refer to Item 4 in the Preliminary Assessment section).</p>	<p>A Site Environmental Management Plan (SEMP), a Construction Management Plan and a Site Rehabilitation and Revegetation Plan has been prepared in accordance with the amended proposal. Please refer to Attachment 5.</p>
<p>6</p>	<p>A Construction Waste Management Plan (CWMP) that demonstrates how different construction waste types (including demolition, construction, and excavated material), will be separated, and legally disposed off mountain. The CWMP must include:</p> <ul style="list-style-type: none"> • identification of expected types of waste including waste spoil; • Methods proposed to reduce, reuse and recycle where possible; • Any proposed contingency plans if unexpected types of waste are discovered; and <p>Acknowledgement that all waste must be removed from the Alpine Resort.</p>	<p>A Construction Waste Management Plan (CWMP) has been prepared in accordance with the amended proposal. Please refer to Attachment 6.</p> <div data-bbox="810 1451 1356 1792" style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>

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<p>7</p>	<p>Written consent that you agree to the following changes to the Permit and endorsed plans:</p> <ul style="list-style-type: none">a) Delete condition 5 (becomes redundant).b) Supersede the arboricultural report prepared by Oldmeadow Arboriculture and dated 25 August 2021 (endorsed on 11 March 2022)c) Supersede the architectural plans prepared by David Liddiard & Associates (endorsed on 11 March 2022) and replaced with the revised architectural plans submitted with the amended application.d) Supersede the Bushfire Management Statement prepared by Terramatrix and endorsed on 11 March 2022 and replace with the revised Bushfire Management Plan prepared by Mountain Planning and dated 16 December 2025.e) Supersede the SEMP endorsed on 11 March 2022 and replace with the SEMP to be submitted with this RFI request.f) Modify condition 9 to reflect the revised Geotech report (to be submitted as part of this RFI request if that option is undertaken).g) Replace the words 'Mt Buller and Mt Stirling Alpine Resort Management Board' throughout the Permit with 'Mount Buller Alpine Resort Management' (to reflect current name).h) Replace the words 'Department of Environment, Land, Water and Planning - Hume Region'	<p>Human Habitats confirms written consent to Permit changes.</p> <div data-bbox="810 1003 1356 1339" style="border: 2px solid red; padding: 10px; text-align: center;"><p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p></div>
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<p>throughout the Permit with 'Department of Energy, Environment and Climate Action' (to reflect current name).</p> <p>i) Modify condition 16 from 'All external activity must cease.....' to read 'All external and internal activity must cease....' (to reflect current standard condition).</p> <p>j) Delete condition 19 if the requested revised SEMP is satisfactory and appropriately includes these requirements, or if not satisfactory, the condition to be revised accordingly.</p> <p>k) Revise amended permit to reflect current format layout.</p>	<div style="border: 2px solid red; padding: 10px;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
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2 Response to Preliminary Assessment Items

Please refer to the below table for a response to each preliminary assessment item raised by the Department

No.	Preliminary Assessment Item	Response
1	<i>It is noted that you notified Alpine Resorts Victoria (ARV), c/- Mt Buller to fulfil section 48 of the Planning and Environment Act 1987 (the Act) however the ARV are a Committee of Management, and the actual owner of the Crown land is the Minister for Environment, c/- DEECA.</i>	Refer to Attachment 1 confirming notice of the application to the Minister for Environment C/- the Department of Energy, Environment and Climate Action (DEECA).
2	<i>It is acknowledged that a letter prepared by Taylor Engineering and Design (dated 1 December 2025) has been submitted however it fails to make appropriate references. As such, either the letter must be amended to include the relevant references or a new geotechnical assessment be undertaken and prepared in accordance with the geotechnical</i>	An updated Letter of Advice has been prepared by Taylor Engineering and Design which confirms review of the plans submitted with the application dated October 2025 against endorsed plans endorsed by DTP on 11 March 2022.

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	requirements of the current Erosion Management Overlay controls.	
3	<p><i>It is noted that only one additional tree (Tree No. 24) is proposed to be removed as part of the revised design. It is also noted that the tree is dead however a permit is still required for its removal given its trunk diameter exceeds 40 cm and therefore does not qualify under the exemptions of Clause 52.17 for 'dead native vegetation'. Finally, it appears that this tree was not considered 'lost' and therefore accounted for in the offsets required to be secured as part of the existing permit conditions for the permit. If you consider this tree was accounted for, please advise and provide evidence. If you consider that a full assessment under the 'Guidelines' is not required, please advise why and provide an addendum from Biosis that appropriately addresses this matter, or provide revised permit conditions that account for the removal and appropriate offsets for Tree No. 24.</i></p>	<p>An NVRR has been prepared for the proposed removal of Tree 24, which includes an assessment against the <i>Guidelines for the removal, destruction or lopping of native vegetation' (DEECA 2025)</i>. This is provided at Attachment 5.</p> <p>As a result of the removal of Tree 24, the total extent of native vegetation to be removed (approved & proposed) will equate to 0.134ha.</p> <p>The removal of 0.134ha of native vegetation is to be offset, achieving a gain of 0.75 general habitat units, with a strategic biodiversity score of at least 0.696 and 3 large trees.</p>
4	<p><i>A revised SEMP and associated plans must be provided that reflects the revised design and includes updated construction timeframes. The existing (endorsed SEMP and associated documents) can not be used for the revised proposal as the building footprint is somewhat different.</i></p>	<p>A Site Environmental Management Plan (SEMP), a Construction Management Plan and a Site Rehabilitation and Revegetation Plan has been prepared in accordance with the amended proposal. Please refer to Attachment 5.</p>

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We trust that the above listed material will enable the Department to complete a full and thorough review of the planning permit application.

If you have any questions and/or wish to discuss the above, please contact the undersigned on 03 5713 7850, mobile 0431 088 874 or via email at jgrech@humanhabitats.com.au.

Yours sincerely,

Joe Grech
Associate Director

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