

ADVERTISED PLAN



18 October 2024

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Michael Dafnomilis
Senior Planner
Alpine, Development Approvals and Design
Department of Transport and Planning
1 Spring Street, Melbourne VIC 3000

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Department of Environment, Land, Water
and Planning
18 October 2024

Dear Michael

Application To Amend Planning Permit 201529926-15 – Response to request for further information

Our ref: Matter 40985

Biosis Pty Ltd (Biosis), on behalf of Joe Bartolo (the ‘applicant’), has prepared this letter in response to your request for further information (RFI) dated 20 September 2024 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 201529926-15. The following supporting documents submitted with this letter address the RFI requested by the Department of Transport and Planning (DTP):

- Attachment 1 - Updated architectural plans prepared by Interlandi Mantesso Architects.
- Attachment 2 – Updated Planning Application Report prepared by Biosis Pty Ltd.

Table 1 Response to RFI dated 20 September 2024

Item No.	Applicant response
1.	Biosis, on behalf of the applicant, agrees that the proposal description should be amended ‘to amend architectural plans to Cabin 4 within Parcel D, to include an additional dwelling within an additional storey (lower ground level). The deck has been removed from the design plans and does not need to be included in the proposal description.
2.	The architectural plans submitted with the planning application have been amended (see Attachment 1) as follows: <ul style="list-style-type: none">a) Drawing Title ‘Parcel D – Site Plan’ has been amended to show the currently approved building footprint to Cabin 1 within Parcel D.b) Drawing Title ‘Parcel D – Floor Plans’ has been amended to include the following changes:<ul style="list-style-type: none">i. <u>Roof Plan:</u><ul style="list-style-type: none">• Inclusion of the currently approved building footprint to Cabin 1 within Parcel D.

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	<ul style="list-style-type: none"> • Inclusion of the currently approved building footprint for Cabin 3 within Parcel D. <p>ii. <u>First Floor Plan:</u></p> <ul style="list-style-type: none"> • Inclusion of the currently approved building footprint to Cabin 1 within Parcel D. • Inclusion of the currently approved building footprint and floor layout to Cabin 3 within Parcel D. The 'Type' name for Cabin 3 now reads 'Type C1' instead of 'Type C2'. • The 'Type' name for Cabin 5 now reads 'Type C2-V1' instead of 'Type C2'. <p>iii. <u>Ground Floor Plan:</u></p> <ul style="list-style-type: none"> • Inclusion of the currently approved building footprint to Cabin 1 within Parcel D. • Inclusion of the currently approved building footprint and floor layout to Cabin 2 within Parcel D. • Inclusion of the currently approved building footprint and floor layout to Cabin 3 within Parcel D. <p>iv. <u>Lower Ground Floor Plan:</u></p> <ul style="list-style-type: none"> • Inclusion of the currently approved building footprint to Cabin 1 within Parcel D. • Inclusion of the currently approved building footprint and floor layout to Cabin 2 within Parcel D. • Inclusion of the currently approved building footprint and floor layout to Cabin 3 within Parcel D. The 'Type' name for Cabin 3 now reads 'Type C1' instead of 'Type C2'. • The 'Type' name for Cabin 4 now reads 'Type C2-V1' instead of 'Type C2'. <p>c) Drawing Title 'Cabin 4 Type C2 - Plans & Elevations' now reads 'Cabin 4 Type C2 - Variation 2 - Plans & Elevations'.</p> <p>d) The reference/notation of a kitchen and food preparation facilities has been removed from the Drawing Title 'Cabin 4 Type C2 - Variation 2 - Plans and Elevations'.</p> <p>e) The cross section plans for Cabin 4 in 'Cabin 4 Type C2 - Variation 2 - Plans and Elevations' have been amended to show the maximum overall height measurements from natural ground level.</p> <p>f) The 'lower ground floor area' has been recalculated and measures at 80sqm. The 'deck' as shown on the original lower ground floor plan has been removed.</p> <p>g) Drawing Title 'Parcel D - North Elevation (Bourke Street)' has been amended to show the currently approved design plans for Cabin 1 and Cabin 2 within Parcel D.</p> <p>h) Drawing Title 'Parcel D - South Elevation & Section A' has been amended to show the currently approved design plans for Cabin 1 and Cabin 2 within Parcel D.</p>
<p>3.</p>	<p>Biosis, on behalf of the applicant, gives consent to DTP that the submitted (endorsed) Bushfire Management Plan (BMP) be replaced with the BMP, prepared by Biosis as part of 201529926-13, and dated 5 July 2024.</p> <p>References to the BMP within the Planning Report (Attachment 2) have been replaced with the BMP prepared by Biosis as part of 201529926-13, dated 5 July 2024.</p>
<p>Preliminary Assessment</p>	<p>1. The 'lower ground floor area' has been recalculated and measures at 80sqm. The 'deck' as shown on the original lower ground floor plan has been removed.</p>

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	<p>2. In relation to modifying the design of the proposed 'lower ground floor plan' to be further recessed, it is submitted that the proposed understorey occurs under a large deck, and as such is visually and structurally recessive with the 'pole frame building typology' still prevalent. The removal of the deck from the proposed understorey will assist with maintaining the built form design requirements of White Horse Village.</p>
<p>Objections - Buller Gas</p>	<p>Buller Gas issued an objection on 7 October 2024 regarding the position of the pedestrian access way to the lower ground floor. It was brought up that architectural plans do not indicate the existing location of the enclosure housing the gas meters for Parcel D cabins, and that the proposed access way would require a relocation of the meters.</p> <p>After consultation with Buller Gas, the decision has been made to relocate the gas meter enclosure 90 degrees from its current position in the landing area.</p> <p>Drawing Titles 'Parcel D - Floor plans' and 'Cabin 4 Type C2 Variation 2 - Plans & Elevations' have been updated to indicate the new location of the gas meter enclosure.</p>

I trust the above information is considered satisfactory and addresses your request for information.

Please contact me if you have any enquiries.

Yours sincerely,



Siobhan Heenan
Graduate Environmental Planner

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