

7th June 2024

Michael Dafnomilis
 Planner | Development Approvals and Design
 Department of Transport and Planning

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Dear Michael,

29 Hotplate Drive, Hotham Heights
Planning Permit Application: PA2302328

In accordance with Section 57A of the *Planning and Environment Act 1987* we hereby submit amended plans.

The amended plans comply with the requirements of the Zone and have been developed specifically to alleviate the concerns of the objector.

The proposed changes consist of:

1. The roof design (including profile and pitch) has been changed to contain all snowshed within the subject land
2. The roof sheeting material has darkened.
2. The entry door has been moved and is now east facing
3. Elements of the façade have changed to charcoal-coloured cladding.
4. Non-structural timber framing has been added
5. Nominal feature columns have been added to Level 01
6. The floor level has increased by 1100mm
7. The location of stone on the ground floor has changed. The percentage has not been altered.
8. The study has been replaced with a toilet
9. The 1st floor has been removed resulting in a change to the overall RLs

A brief overview of how the changes meet the relevant decision guidelines is provided below:

#	Clause 5.0 Decision Guidelines	Response
1.	<i>An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality, by the emission of noise, dust and odours and any geo-technical implications.</i>	The proposed changes will not affect the stated impact of the existing proposal as detailed in the submitted planning report.
2.	<i>The impact of the use or development on the flora, fauna and landscape features of the locality.</i>	The proposed changes will not impact the flora, fauna or landscape of the area.
3	<i>The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.</i>	The natural environment will not be impacted by the proposed changes which are largely visual, rather than structural.
4.	<i>The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.</i>	The architectural design of the dwelling has not been significantly altered. The addition of feature columns and timber framing and the change to the proposed colour of the dwelling is consistent with the

		materials, colours and finishes of surrounding buildings and respects the character of the area.
5.	<i>The location of any building or works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</i>	The proposed changes will not impact the natural environment, waterways, roads or vistas. The dwelling will not be visible from the Great Alpine Road due to the topography and also the existing buildings between the subject land and the road. The changes are consistent with the character of the existing buildings in The Basin.
6.	<i>The interface with adjoining areas, especially the relationship with residential areas.</i>	The changes have been made specifically in regard to the objection received in order to interface more effectively with the adjoining Lots.
7.	<i>The streetscape, including the conservation of buildings, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping.</i>	The dwelling will be visible from the Playground Trail; however, the feature columns and timber framing will be consistent with the built form in the area and will not be out of character. Additionally, the built form is consistent with the adjoining buildings.
8.	<i>Consideration of public safety in relation to the management of snowshed, snow accumulation, and extreme climatic conditions.</i>	The buildings have been designed to ensure that snowshed occurs on the subject land.

We trust the Department now has sufficient information to determine the application.

Yours sincerely,



Nick Vlahandreas
Town Planner