

9 June 2021

Michael Dafnomilis
Development Approvals and Design

**ADVERTISED
PLAN**

Dear Michael,

Application for Planning Permit PA2101188

Part of CA 8A (Leasehold Allotments 22, 24, 26 and 31) Hotplate Drive, Hotham Heights

Response to Further Information Request

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We refer to your letter of 31 May 2021, and provide a response to the further information required. We have worked carefully with Grant Amon Architects in amending the plans to respond to all of your enquiries. The following sets out a response to your letter and summarises the changes made to the plans:

1. An amended application form is attached referring to the title description provided.
2. An amended application form is attached that states that the proposal is to "Construct a single dwelling on leasehold lots 22, 24 and 26, construction of a restricted recreation facility of leasehold lot 31 and associated vegetation removal."
3. Amended architectural plans are attached. Comments regarding snow shedding are provided below:

The lease agreement is not accessible online and we have not been able to review the document. However, we submit that a requirement in the lease agreement can be varied by the lessee. The very small nature of the leasehold allotments has made it extremely difficult to fit a dwelling within the allotment. A zero lot line setback is appropriate on the northern boundaries of lots 24 and 26 for the following reasons:

- The lower ground floors are setback approximately 1.4m for each building.
- The ground floors are setback 860mm for Lot 26 and 1.185m for Lot 24.
- The first floor for Lot 26 is located on the boundary, however, the varied setback of the two levels below provides articulation to the building which is critical.
- The first floor for Lot 24 only touches the boundary at one point.
- The two allotments are on the southern side of lots 27 and 29 and therefore there is no impact to solar access or overshadowing.
- The setback to the northern boundary allows for a greater and varied setback from Hotplate Drive which provides a better outcome for the streetscape.
- An increased setback from Hotplate Drive minimises overshadowing to the road and the formulation of ice.

Snow shedding is proposed to be prevented using the installation of snow detention barriers on the north facing roof. These barriers are designed to hold the snow to prevent the mass movement of snow. As the roof is north facing, the snow will have excellent solar access and will melt from the underside and drain underneath the snow retention barriers; this will avoid the accumulation of snow on the ground to the north. We further submit that the areas between building in this part of Hotplate Drive is restricted to people as the internal, common, stairways and boardwalks define the movement of people. Therefore, there is no risk to human life as people will not be able to access this area.

4. With regards to car parking, we submit the following:

Pursuant to Clause 52.06, a Restricted Recreation Facility is not a use listed in Table 1 and therefore there is no statutory car parking requirements. The gazettal of VC189 has removed the local policy for car parking with Mount Hotham and it no longer applies. Nonetheless we submit that the Restricted Recreation Facility will be used solely by the occupants of the three dwellings proposed. There may be occasions where guests are invited into the facility, however, these guests would be accommodation elsewhere on the mountain and would have car parking provided at their accommodation or within the public car parking areas. Also, it is not anticipated that guests would make a dedicated trip to use the facility, it is more probable that the guests would be skiing on the mountain and would then be invited into the facility. As such, we do not feel that the facility will generate a need for car parking.

5. The area highlighted yellow on TP110 has been removed from the amended set attached. The highlighted area was showing an additional lot for sale by the real estate agent at the time the subject land was being offered for sale. The allocated car parking spaces for the subject land are shown in the attached lease plan for the area.

We trust that you now have sufficient information to determine the application.

Yours sincerely,



Nick Vlahandreas

Town Planner

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