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Proposal: Extension to an Existing Dwelling, Construction of a Second Dwelling and Removal of Native Vegetation

Address: 130 Great Alpine Road, Mount Hotham

Applicant: Mountain Planning

Date: 20 April 2021



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1.0 Executive Summary

Subject Land	130 Great Alpine Road, Mount Hotham (Crown Allotment 2024, Parish of Hotham)
Area of Land	1,240m ²
Proposal	Extension to an existing dwelling, construction of a second dwelling and removal of native vegetation
Zone	Comprehensive Resort Development Zone – Schedule 1
Overlays	Bushfire Management Overlay – Schedule 1 Erosion Management Overlay – Schedule 1
Planning Permit Triggers	Clause 4.1 of Schedule 1 to the Comprehensive Resort Development Zone Clause 44.01-1 of the Erosion Management Overlay Clause 44.06-1 of the Bushfire Management Overlay Clause 52.17 of the Native Vegetation provisions
Summary of Merits	<ul style="list-style-type: none">- The land is in an appropriate area for further residential development.- The architectural design of the building is consistent with the character of the area.- The building will be constructed to a BAL 40 to minimise the risk of bushfire to life and property.- The proposal is consistent with the Alpine Resorts Planning Scheme.- Native vegetation losses will be minimised where possible by retaining native vegetation outside of the building footprints.- The development fully complies with the Comprehensive Development Plan.

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2.0 Introduction

This report has been prepared by Mountain Planning on behalf of the lessee of Crown Allotment 2024, Parish of Hotham to extend a single dwelling, construct a second dwelling and remove native vegetation. The subject land is located at 130 Great Alpine Road, Mount Hotham and contains an older style lodge that requires maintenance. Along with the maintenance of the building it is also proposed to extend the dwelling, construct an additional dwelling on the first floor and to provide onsite car parking. To facilitate the development two snow gums are also required to be removed.

The land is zoned Comprehensive Resort Development Zone – Schedule 1 and is covered by:

- Bushfire Management Overlay – Schedule 1
- Erosion Management Overlay – Schedule 1

This application is accompanied by:

- A town planning report
- Development plans
- A Bushfire Hazard Landscape Assessment
- A Bushfire Hazard Site Assessment
- A Bushfire Management Statement
- A Bushfire Management Plan
- A Geotechnical Report prepared by Coffey
- An NVIM report for the tree removal
- A Site Environmental Management Plan

- An Arboricultural Impact Report
- Copy of title

This report addresses the relevant provisions of the Alpine Resorts Planning Scheme, including the Planning Policy, Municipal Strategic Statement and local planning policies.

2.1 Permit requirements under the Alpine Resorts Planning Scheme

The following provisions of the Alpine Resorts Planning Scheme trigger a planning permit in this instance:

- To construct a building or construct or carry out works pursuant to Clause 4.1 of Schedule 1 to the Comprehensive Resort Development Zone, Clause 44.01-1 of the Erosion Management Overlay and Clause 44.06-1 of the Bushfire Management Overlay.
- To remove native vegetation pursuant to the Erosion Management Overlay and Clause 52.17.

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2.2 Cultural Heritage Management Plan

The subject land is not located within an area of cultural heritage sensitivity. Regulation 7 of the *Aboriginal Heritage Regulations 2018* state that a planning permit is required if the activity area is an area of cultural heritage sensitivity and the activity is a high impact activity.

Therefore, a Cultural Heritage Management Plan (CHMP) is not required.

The activity is the construction of a second dwelling and extension to an existing dwelling. Regulation 9 is applicable to a development comprising of one or two dwellings. It states:

- (1) *The construction of either of the following is an exempt activity:*
 - (a) *One or 2 dwellings on a lot or allotment;*
 - (b) *An extension to one or 2 dwellings on a lot or allotment.*
- (2) *In this regulation, a reference to the construction of one or 2 dwellings on a lot or allotment does not include a construction that is part of a high impact activity referred to in Regulation 47.*

Having regard to Regulation 9 we submit that the construction of a second dwelling and extension to an existing dwelling on the subject land is an exempt activity. We also submit that the Regulation 47 does not apply as we are not undertaking any development listed in Regulation 47.

We also submit that Regulation 50, which applies to the Alpine resorts, would normally trigger the need for a CHMP as it states:

- (1) *The construction of a building or the construction or carrying out of works in an alpine resort is a high impact activity if the construction of the building or the construction or carrying out of the works would result in significant ground disturbance.*

Despite Regulation 50, however, Regulation 9 provides an overriding exemption for the construction of a single or second dwelling and as such a Cultural Heritage Management Plan is not required.

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3.0 Subject Land and Surrounds

3.1 Subject Land

The subject land is formally known as Crown Allotment 2024, Parish of Hotham. The subject land is a relatively large parcel of land fronting Crown Allotment 2025, Parish of Hotham, which is leased by the Resort Management Board (RMB). Crown Allotment 2025 fronts the Great Alpine Road and provides access to the subject land. The land area is 1,240m² and it is approximately 36.57m wide and 36.98m deep, measured along the western boundary.

The subject land contains a centrally located two storey dwelling. The dwelling is clad in cedar shingles with a natural stone base. The dwelling is in need of maintenance and repairs; further the existing cladding need urgent replacement due to weathering and also highly combustible nature which would jeopardise the building in the event of a bushfire.

The subject land rises from the Great Alpine Road to the south slightly; there is an approximate fall of less than 2m across the site.

The land also has a rear frontage to Davenport Drive located along the southern boundary.

The subject land contains some rocky outcrops and sparse stands of mature snow gums.

The existing conditions of the land are provided in Figure 3.1.



Figure 3.1: Existing conditions of the subject land

An aerial image of the subject land is provided in Figure 3.2.

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Figure 3.2: Aerial image of the subject land (Source: Alpine Shire online IntraMaps)

A copy of the titles for Crown Allotment 2024 and 2025 are provided as **Attachment A**.

Photos of the subject land and surrounds are provided in the figures below.



Figure 3.3: Existing informal access to the subject land

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Figure 3.4: Existing dwelling as viewed from the Great Alpine Road



Figure 3.5: Subject tree to be removed to the right of the proposed garage

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Figure 3.6: Subject tree to be removed to the left of the proposed garage



Figure 3.7: Existing front facade of the dwelling

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Figure 3.8: Existing western elevation



Figure 3.9: Existing southern elevation

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Figure 3.10: Existing eastern elevation



Figure 3.11: Existing service road to be extended to provide access to the subject land

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Figure 3.12: Existing access off the Great Alpine Road

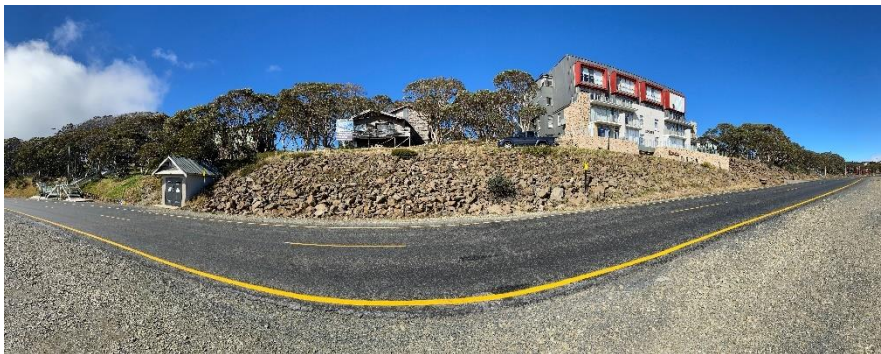


Figure 3.13: Existing streetscape view

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4.0 The Development

It is proposed to construct extend the existing dwelling, construct a second dwelling on the first floor and construct a new four car garage. To facilitate the development two snow gums are also required to be removed.

The construction of the new four car garage along the frontage to the Great Alpine Road has been previously discussed with the RMB and DELWP. The access to the proposed garage will require the extension of the existing service road within Crown Allotment 2025.

The proposed garage will be accessed off the new service road and will provide undercover car parking for the existing dwelling and new dwelling. The garage will have a large sliding panel door to the frontage with Colorbond standing seam cladding in Basalt colour. To provide relief to the door will be irregularly placed mesh openings.

Three car spaces will be provided across the frontage with a fourth provided in tandem. This design intent is due to the protection of an existing snow gum located to the north east of the existing dwelling. This existing snow gum will be protected and will become a feature upon which the ground floor deck is planned around.

On the first floor a new, large, deck will be constructed over the proposed garage. This deck maximises views to the north with uninterrupted views across the Swindlers Creek valley to One Tree Hill.

The deck will be constructed around the snow gum in the north east corner with seating to the west of the tree. The deck will be accessed from a new external staircase rising from the garage and also the ground level to the east.

The ground floor will comprise of a large open planned kitchen, lounge room and dining room to the north overlooking the proposed deck.

At the rear of the ground floor are two existing bedrooms, each with an ensuite, and a separate bathroom.

On the first floor the existing two bedrooms will remain and will be part of the residence on the ground floor. A new addition will be added to the north east of the existing bedrooms and this will comprise of a separate, second, dwelling. The second dwelling will comprise of two bedrooms, a playroom, a kitchen and a lounge with balcony to the north.

Externally the building will be completely re-clad with natural stone, Cemintel sheet vertical panels and Colorbond standing seam.

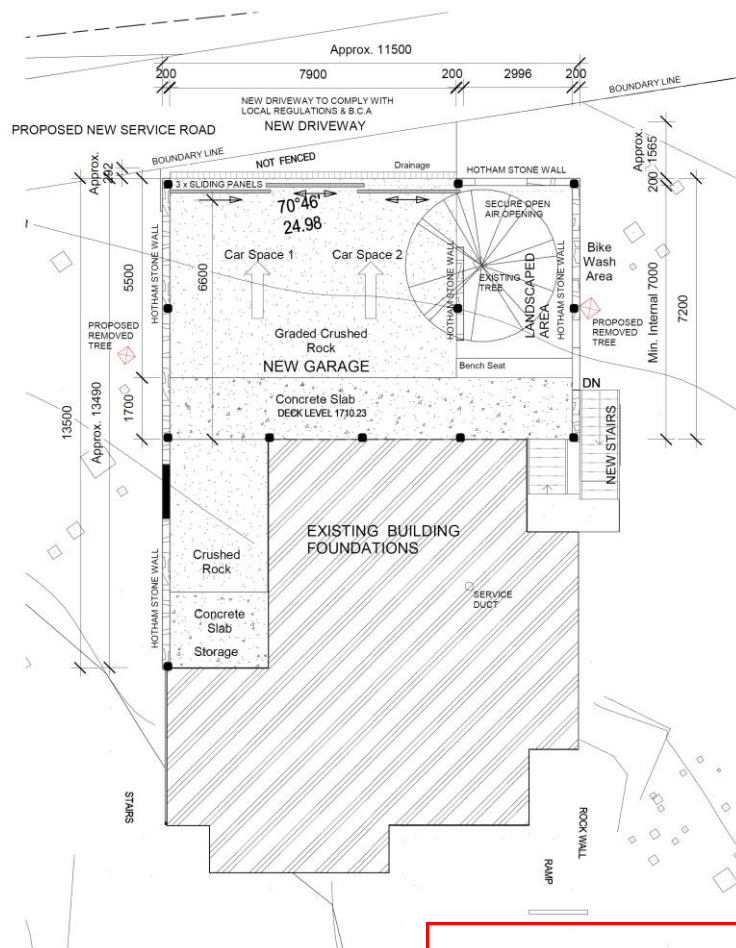
Due to the large size of the allotment, snow shedding will be completely contained with the subject land.

Two snow gums are also proposed to be removed, these are detailed in the following sections of this report and within the NVIM report.

Plans of the proposed development are provided in the following figures and at **Attachment B**.

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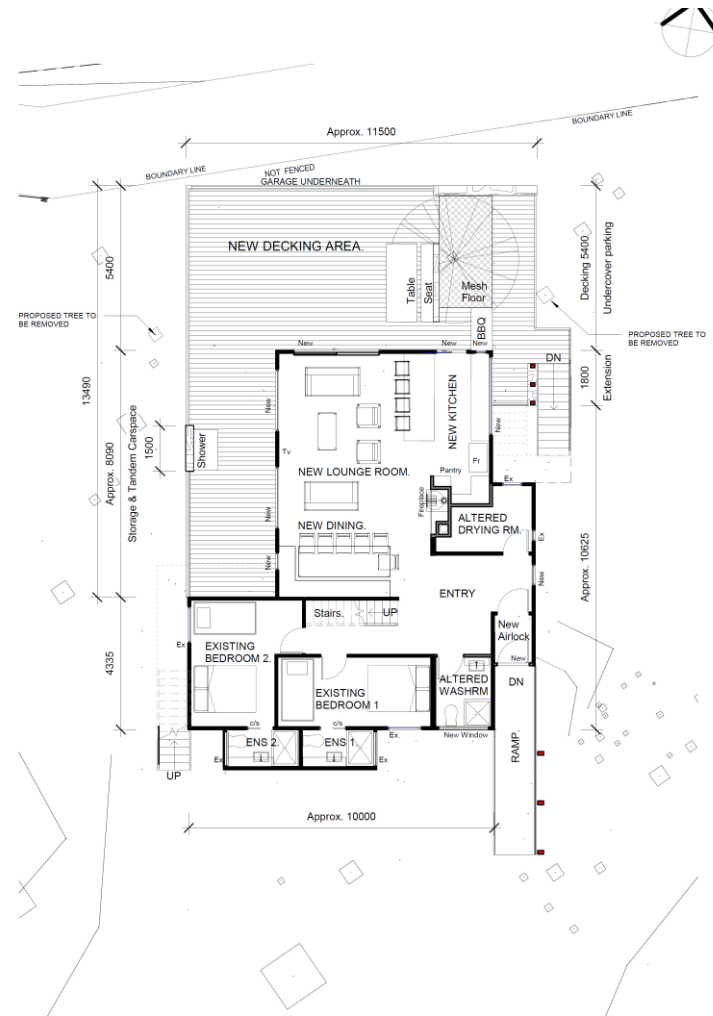
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1 New Basement
1 : 100

Figure 4.1: Proposed basement plan

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1 New Ground Floor Plan
1 : 100

Figure 4.2: Proposed ground floor plan

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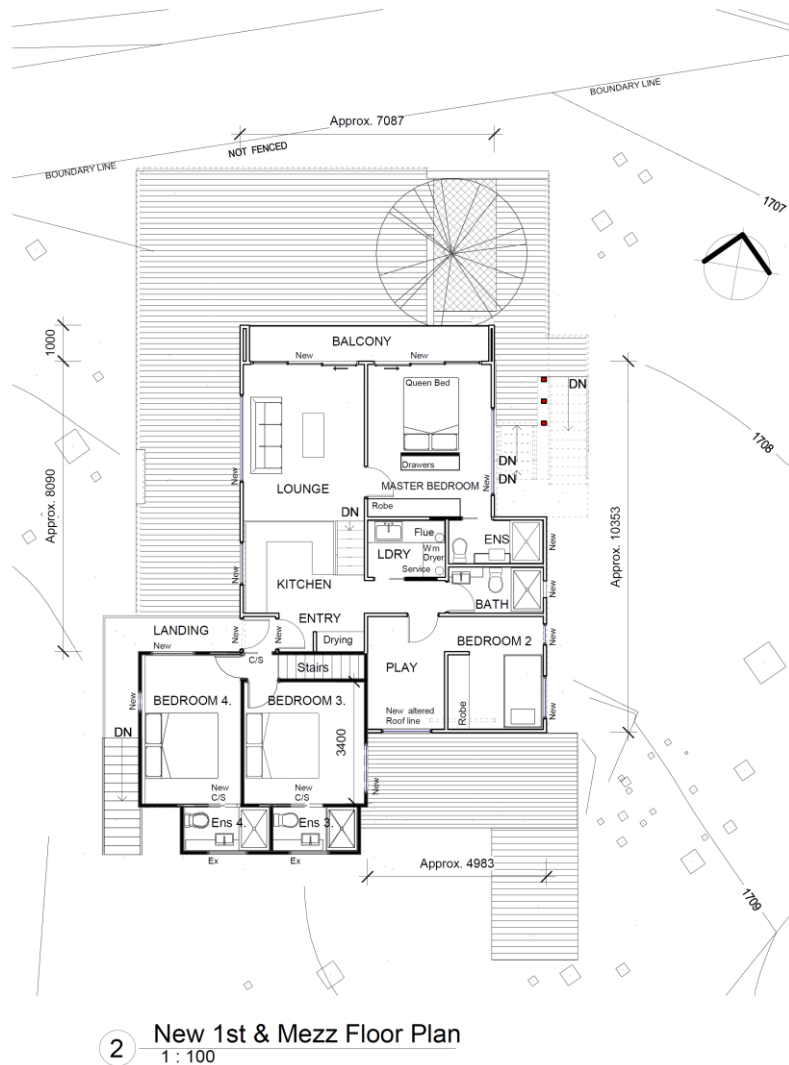


Figure 4.3: Proposed first floor plan

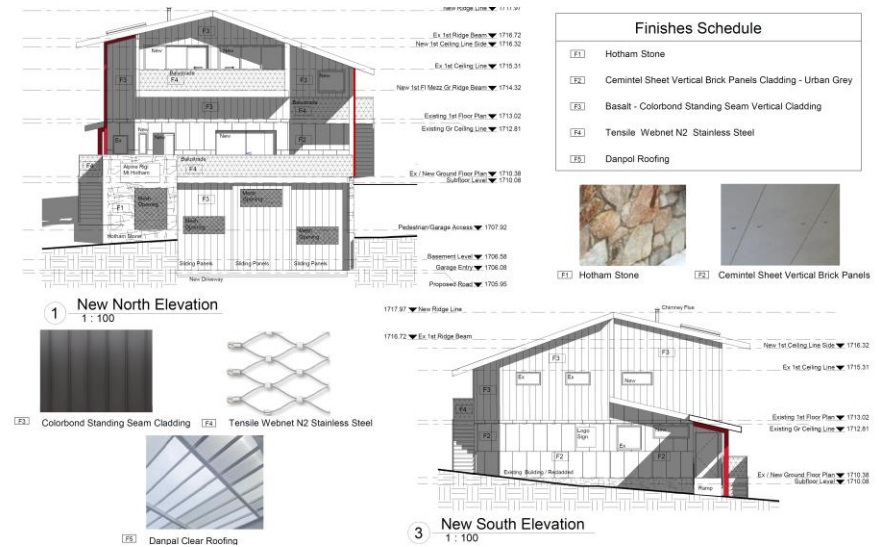


Figure 4.4: Proposed north and south elevations

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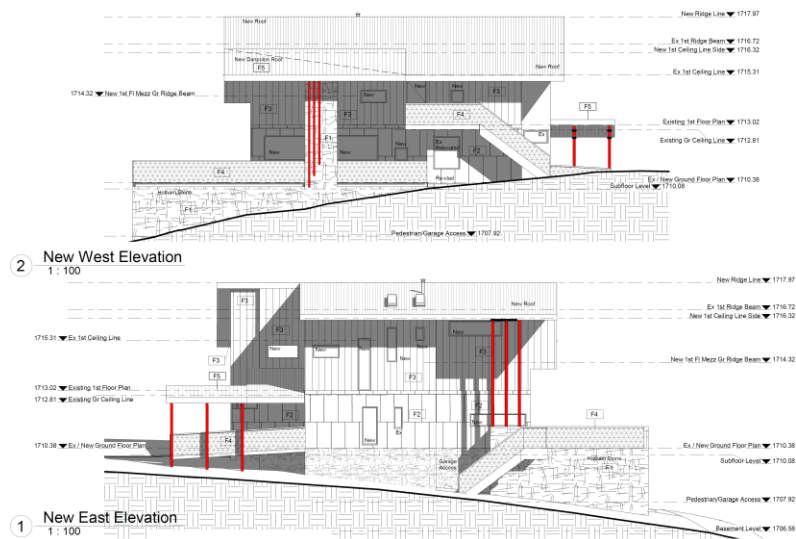


Figure 4.5: Proposed east and west elevations

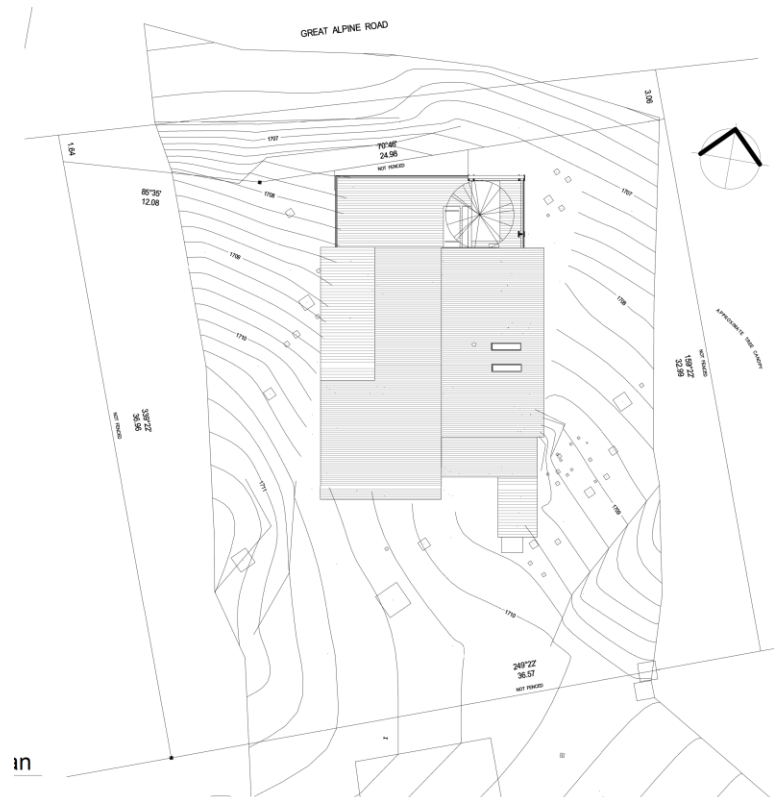


Figure 4.6: Proposed site plan

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Planning Scheme Controls

5.1 Zone

The site is located within the Comprehensive Resort Development Zone – Schedule 1 (CDZ1) of the Alpine Resorts Planning Scheme. Figure 5.1 shows the zoning of the subject land and surrounds.

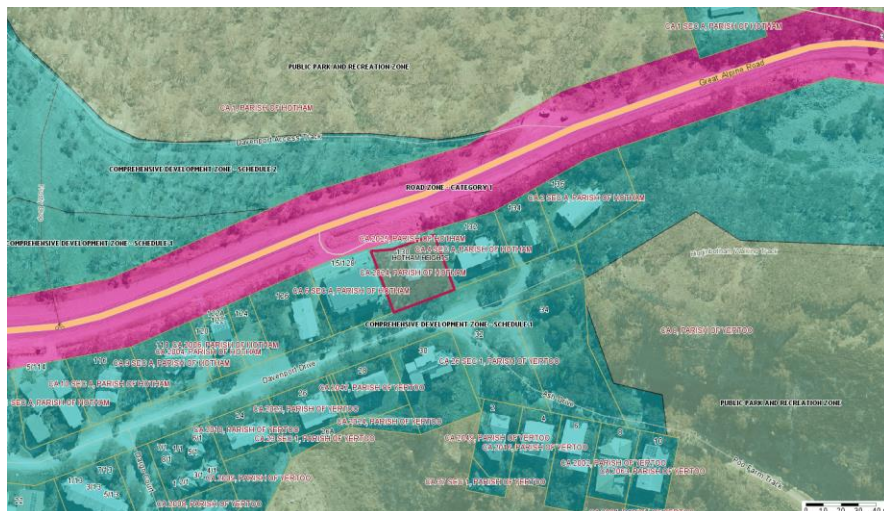


Figure 5.1: Zoning of the subject land and surrounds

The relevant purposes of the CDZ1 are:

- To encourage development and the year round use of land for a commercially orientated, alpine resort.
- To provide for residential development in a variety of forms in an alpine environment.
- To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.

- To provide for the integrated development of land in accordance with a comprehensive development plan incorporated in this scheme.

The use of the land for a dwelling is a Section 1 use and no planning permit is required for the use of the land.

Pursuant to Clause 4.1 of the C1Z a planning permit is required to construct a building or construct or carry out works. There are several exemptions provided, however none apply in the circumstances of this proposed development.

Pursuant to Clause 4.2 the proposed development is exempt from the notice requirements of the *Planning and Environment Act 1987* as the proposal is consistent with the comprehensive development plan applying to the area; this is addressed in the following section of this report.

Clause 5.0 sets out the relevant decision guidelines the responsible authority must consider, these include:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- 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.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- 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

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revegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.

- *The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.*
- *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.*
- *The interface with adjoining areas, especially the relationship with residential areas.*
- *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.*
- *Consideration of public safety in relation to the management of snowshed, snow accumulation, and extreme climatic conditions.*

In response to the relevant decision guidelines, we submit the following:

- An assessment of the proposal against the Planning Policy Framework and the Local Planning Policy Framework is provided in the following sections.
- The proposal will cause some environmental impacts largely through the removal of two snow gums. The removal of the snow gums is unavoidable given their location on the subject land and the need for vehicular access to the subject building. Every attempt has been made to retain native vegetation which is evidenced in the retention of the snow gum within the north deck area. Furthermore, the design concept considered extensions to the east and west, however, it was considered that a northerly extension would reduce the amount of trees to be impacted. The

loss of the trees will be offset in accordance with the NVIM report and requirements of the RMB.

- Only the minimal amount of native vegetation will be removed to facilitate the development and every attempt will be made to retain trees outside of the building footprints. An arborist report has been prepared which assess the impacts of the extension on trees to be retained and construction management techniques that need to be employed to minimise any impacts. The arborist report is provided as **Attachment C**.

- The proposed extension will greatly enhance the architectural character of the building. The existing building is tired and weathered and in desperate need of maintenance. The architectural style is alpine contemporary with non-aligned walls, varying roof pitches, a range of external materials and use of natural stone around the base.

The subject land is located within a residential precinct where further, infill, development is encouraged.

- The subject land is located within a prominent location along the Great Alpine Road. The existing building is dwarfed by the west adjoining development which results in the subject building being softened in the landscape. This is also attributed by the existing snow gums around the building. The proposed extension maintains a similar width and height and will still be nestled within the canopy of surrounding vegetation. Overall, with the retention of most of the surrounding snow gums and the modest built form, the building will remain insignificant in the landscape having regard to the prominence of the west abutting building.
- Snow shedding will be retained onsite due to the relatively large nature of the allotment and generous side and rear setbacks.

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Overall, the proposed development is site responsive, it responds to the existing conditions of the land, and the proposal is well supported by the CDZ1.

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5.2 Comprehensive Development Plan

The Davenport Great Alpine Road Frontage – Mt Hotham – Comprehensive Development

Plan 3 is an incorporated document to the Alpine Resorts Planning Scheme and consideration must be given to this plan. The relevant purpose is:

- *To provide a secondary activity area to Hotham Village, with a limited range of commercial and entertainment uses.*
- *To ensure that buildings are sympathetic in scale and location to the landscape, trees and views.*
- *To ensure buildings are well articulated and appear fragmented in form, thus enhancing the existing “informal character”.*
- *To ensure that view corridors between buildings are maintained.*
- *To encourage the retention of mature trees*

It is submitted that the proposal is consistent with the relevant purposes for the following reasons:

- The built form is modest in scale and form and maintains the current proportions of the building. This built form and scale along with surrounding snow gums allows the building to nestle into the landscape so as not be visually obtrusive in the landscape.
- The building is well articulated with non-aligned walls, substantial ground floor setback from the deck, varying roof profiles and range of external materials to create visual interest.
- The side and rear setbacks are maintained which provide substantial view corridors between the existing adjoining buildings.

- Only two snow gums are proposed to be removed. All other trees will be retained, and these will assist in softening the building in the landscape.

The Development Guidelines are:

Parameter	Condition
Minimum Setback	Nil setback on Great Alpine Road at road level. Levels above road level to be setback a minimum of 2 metres per level (refer to diagram for illustration). 6 metre setback from Davenport Drive.
Maximum Site Coverage	60% of the total site area.
Maximum Height	9 metres or 2 storeys above the average ground level at Davenport Drive.
Wall Materials	Corrugated iron, profiled metal (zinc/copper/colour coated steel), timber, stone, plastered masonry (plastered masonry should be painted in neutral or “earthy” tones) or other approved alternatives. All buildings must incorporate a significant area of Mount Hotham stone at the base of the building, representing not less than 25% of the external ground floor wall area.
Roof materials	Profiled metal (zinc/copper/colour coated steel), corrugated iron (non-reflective and muted tonings) or other approved alternatives..

Having regard to the development guidelines we submit:

- The front setback complies.
- The site coverage is considerably less than 60%.
- The height is two storeys as viewed from Davenport Drive.
- The external materials consist of profiled metal, cement sheet product and substantial natural stone at the base.

- The roof will be profiled metal in Monument colour.

We also submit the following in regards to the design criteria specified in the development plan:

- The building is stepped and below the canopy of trees.
- View corridors in between buildings are retained.
- The built form of the building is articulated.
- Two snow gums will be lost, and these will be offset by way of financial contribution.
- The building will be energy efficient with double glazed windows, hydronic heating, replacement of appliances to more modern and energy efficient appliances, and replacement of insulation.

Overall, it is submitted that the proposed development is consistent with the Comprehensive Development Plan 3.

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5.2 Overlays

The subject land is covered by the following overlays:

- Bushfire Management Overlay – Schedule 1
- Erosion Management Overlay – Schedule 1

The Bushfire Management Overlay and Erosion Management Overlay are discussed in the following sections.

5.2.1 Bushfire Management Overlay

The subject land is covered by Schedule 1 to the Bushfire Management Overlay (BMO).

Pursuant to Clause 44.06-2 a planning permit is required to construct a dwelling as a dwelling falls within the Accommodation land use group.

The BMO states the application requirements at Clause 44.06-03. The bushfire application requirements are provided in **Attachment D**.

We also note that Schedule 1 to the BMO specifies alternative measures to Clause 53.02 to be applied in developments within Mount Hotham. These requirements are reflected in the attached Bushfire Management Plan.

Overall, it is submitted that the proposed development is appropriate under the BMO as the dwelling will be constructed to a BAL 40 and vegetation will be managed to the lot boundary to minimise the risk of bushfire to the property and occupants of the dwelling. We further submit that the implementation of the Resort Management Board (RMB) Bushfire Emergency Management Plan will also assist in creating community resilience and minimise the risk of bushfire to life and property.

5.3.2 Erosion Management Overlay

The subject land is covered by Schedule 1 to the Erosion Management Overlay (EMO).

Clause 44.01-1 requires a planning permit for the buildings and works for the construction of the dwelling.

Clause 44.01-5 states that an application must be accompanied by information that details the existing conditions of the site, the extent of the proposed earthworks and the means to stabilise the disturbed areas. These application requirements are addressed in the attached Preliminary Geotechnical Assessment report prepared by Coffey – see **Attachment E**.

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5.3 Planning Policy Framework

The Planning Policy Framework (PPF) comprises general principles and objectives of planning in Victoria which planning authorities must take into account and give effect to.

The following PPF policies are considered relevant to the proposed development.

- Clause 11 – Settlement
 - *Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*
- Clause 12.03 – Alpine Areas
 - *To facilitate sustainable use and development of Alpine areas for year round use and activity.*
 - *Provide for the development of consolidated alpine villages, including a diverse range of employment, social and economic opportunities.*
 - *Ensure that proposals for use and development are generally in accordance with any approved Comprehensive Development Plan and comply with any approved Alpine Resort Environmental Management Plan.*
 - *Encourage best practice in design that responds to the alpine character of the area.*
 - *Promote intensive residential and commercial development at Falls Creek, Mt Baw Baw, Mt Buller and Mt Hotham.*
- Clause 13.05 – Bushfire
 - *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

- *Prioritising the protection of human life over all other policy considerations.*
 - *Consider the risk of bushfire to people, property and community infrastructure.*
 - *Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.*
 - *Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.*
- Clause 15 – Built Environment and Heritage
 - *Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.*
 - *Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.*

The proposed development is consistent with the PPF for the following reasons:

- The development is located within an existing residential area with physical and social infrastructure.
- The proposal will provide further residential development within the Davenport area.
- The proposal complies with the Comprehensive Development Plan.
- The design respects the character of the area.
- The dwelling will be constructed to a BAL 40 construction standard.
- The land has access to suitable services to facilitate the proposed development.

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5.3 Municipal Strategic Statement

The local strategic policies for Mount Hotham are contained within Clause 21.06 of the Alpine Resorts Planning Scheme. It is a vision for Mount Hotham that *“use and development within the Resort benefits both present and future users, while maintaining a high quality environment.”* It is submitted that the proposed development will help facilitate this vision with the development having a minimal impact on the environment. Further, the development will contribute positively to the built environment of the area.

The strategic vision for the Davenport area is to facilitate further residential development.

Clause 21.06-3.2 also encourages the consolidation of development within the Davenport area. It also, encourages the redevelopment of “existing under-utilised sites” which we consider the subject land to be; the subject land is ripe for further accommodation.

Clause 21.06-3.4 also encourages the development of the service road and onsite car parking proposed, the strategy states:

Provide car parking on sites where direct access is available from sealed roads.

Encourage sites with all-weather road access to provide on-site car parking (or in close proximity), preferably with shared access.

The built form objectives and strategies are provided at Clause 21.06-3.6 and state:

Encourage building on the distinct built forms within the Resort through appropriate siting and design of buildings within the alpine landscape, retention of trees and maintaining the compactness of the developed area.

Ensure the scale and design of future development in Hotham Central and Davenport is compatible with the current built form and sensitive to the landscape values and topographical characteristics of the individual site.

Encourage the retention of the oversnow character of the Davenport area of well vegetated surrounds, significant views, lack of vehicle access, considerable setbacks from the road and separation between buildings.

Ensure the location and scale of development is respectful of views to the ski fields and mountain ranges.

Ensure development will not adversely impact on the amenity of adjoining buildings and public spaces.

Ensure development will minimise visual intrusion and nestle within the snowgum canopy, where possible.

These objectives are similar to the outcomes sought the development plan. We reaffirm that the modest built form and scale combined with the surrounding snow gums will ensure that the building nestles into the landscape and contributes positively to the landscape.

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5.4 Local Planning Policies

Clause 22.06-1 of the Local Planning Policy Framework sets out the car parking requirements for Mount Hotham. Within the Davenport road frontage area car parking is encouraged at a rate of 1 space per 3 beds. The overall building will contain 6 beds and therefore two car parking spaces are required. These are proposed within the basement garage to be accessed off the extended service road off the Great Alpine Road.

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5.4 Particular Provisions

5.4.1 Clause 52.17

Clause 52.17 provides the main provisions relating to native vegetation removal within the Alpine Resorts Planning Scheme. The purpose is similar to the State objective which is as follows:

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. *Avoid the removal, destruction or lopping of native vegetation.*
2. *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
3. *Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation. To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Pursuant to Clause 52.17-1 a planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation. Exemptions are provided in the table to Clause 52.17-7, however, as the area of the contiguous land is greater than 0.4 ha the exemptions do not apply. The allotment is less than 0.4 hectares; however, the land is owned by the Crown and all land owned by the Crown is greater than 0.4 hectares.

Two small snow gums are proposed to be removed. These have been mapped using the online NVIM tool. The NVIM report is proposed as **Attachment F**. The report has determined

that the mapped native vegetation is 0.048 hectares with a condition score of .330. The strategic biodiversity score is 0.950.

The offset is a general offset and the offset amount is 0.024. The offsets will be provided within the Mount Hotham Alpine Resort through a financial contribution to the RMB.

An application must be consistent with the *Guidelines*. The attached biodiversity assessment report meets the requirements of the *Guidelines*.

In considering this application, Council must have regard to the decision guidelines in the *Guidelines*.

The relevant decision guidelines are provided as follows:

Number	Decision guidelines to be considered
1	<p>Efforts to avoid the removal of, and minimise the impacts on, native vegetation should be commensurate with the biodiversity and other values of the native vegetation, and should focus on areas of native vegetation that have the most value. Taking this into account consider whether:</p> <ul style="list-style-type: none">the site has been subject to a regional or landscape scale strategic planning process that appropriately avoided and minimised impacts on native vegetationthe proposed use or development has been appropriately sited or designed to avoid and minimise impacts on native vegetationfeasible opportunities exist to further avoid and minimise impacts on native vegetation without undermining the key objectives of the proposal.

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Number	Decision guidelines to be considered
2	<p>The role of native vegetation to be removed in:</p> <ul style="list-style-type: none"> Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway in a special water supply catchment area listed in the <i>Catchment and Land Protection Act 1994</i>. Preventing land degradation, including soil erosion, salination, acidity, instability and water logging particularly: <ul style="list-style-type: none"> where ground slopes are more than 20 per cent on land which is subject to soil erosion or slippage in harsh environments, such as coastal or alpine areas. Preventing adverse effects on groundwater quality, particularly on land: <ul style="list-style-type: none"> where groundwater recharge to saline water tables occurs that is in proximity to a discharge area that is a known recharge area.
3	The need to manage native vegetation to preserve identified landscape values.
4	Whether any part of the native vegetation to be removed, destroyed or lopped is protected under the <i>Aboriginal Heritage Act 2006</i> .
5	The need to remove, destroy or lop native vegetation to create defensible space to reduce the risk of bushfire to life and property, having regard to other available bushfire risk mitigation measures.
6	Whether the native vegetation to be removed is in accordance with any Property Vegetation Plan that applies to the site.
7	Whether an offset that meets the offset requirements for the native vegetation to be removed has been identified and can be secured in accordance with the Guidelines.
9	<p>For applications in both the Intermediate and Detailed Assessment Pathway only – consider the impacts on biodiversity based on the following values of the native vegetation to be removed:</p> <ul style="list-style-type: none"> The extent. The condition score. The strategic biodiversity value score. The number and circumference of any large trees. Whether it includes an endangered Ecological Vegetation Class. Whether it includes sensitive wetlands or coastal areas.
10	<p>For applications in the Detailed Assessment Pathway only – consider the impacts on habitat for rare or threatened species. Where native vegetation to be removed is habitat for rare or threatened species according to the <i>Habitat importance maps</i>, consider the following:</p> <ul style="list-style-type: none"> The total number of species' habitats. The species habitat(s) that require a species offset(s). The proportional impact of the native vegetation removal on the total habitat for each species, as calculated in section 5.31. The conservation status of the species (per the Advisory Lists maintained by DELWP). Whether the habitats are highly localised habitats, dispersed habitats, or important areas of habitat within a dispersed species habitat.

- Alternative concept designs were explored and these included extensions to the east and west. However, the close proximity of snow gums meant greater losses. Therefore, an extension to the north was explored. This has resulted in the loss of only two small snow gums. In addition, to minimise vegetation loss one mature snow gum is being retained as a feature within the front deck.
- The native vegetation to be removed is not located near any waterways and their removal will not impact groundwater.
- The native vegetation is not protected under the *Aboriginal Heritage Act 2006*.
- The native vegetation removal is not associated with the creation of defensible space.
- There is no Property Vegetation Plan applying to the subject land.
- Offsets have been calculated in accordance with the *Guidelines* and the landowner is committed to undertaking these offsets through the RMB.
- The trees to be removed are shown in the attached site plan and photos of the subject trees are provided below.

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Having regard to these decision guidelines we submit the following:

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Figure 5.2: Trees to be removed

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Figure 5.3: Tree 1 - trunk 1 diameter



Figure 1.4: Tree 1 - trunk 2 diameter



Figure 5.5: Tree 2 - trunk 1 diameter



Figure 5.6: Tree 2 - trunk 2 diameter

This application is required to be referred to DELWP in accordance with Clause 66 of the Alpine Planning Scheme pursuant to the Schedule to Clause 66.04.

Having regard to Clause 52.17 and the Guidelines we submit that the proposed native vegetation removal is consistent with both the provisions of Clause 52.17 and the Guidelines.

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5.4.2 Clause 53.02

The provisions of Clause 53.02 are addressed in the attached Bushfire Information
(Attachment D). It is submitted that the proposal is fully compliant with Clause 53.02 and the
substituted measures required by Schedule 1 to the BMO.

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5.5 Clause 65

The general decision guidelines for buildings are contained within Clause 65 of the Alpine Resorts Planning Scheme. Table 5.1 below lists the decision guidelines and provides a response of compliance.

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Table 5.1: Clause 65 Decision Guidelines and responses.

Clause 65.01 relevant issues	Response
The matters set out in Section 60 of the Act.	<i>The matters of Section 60 have been considered and it is submitted that the proposal is acceptable.</i>
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	<i>The PPF and LPPF are addressed in this report.</i>
The purpose of the zone, overlay or other provision.	<i>The zone and overlays have been addressed in this report.</i>
Any matter required to be considered in the zone, overlay or other provision.	<i>All other matters have been considered.</i>
The orderly planning of the area	<i>The development represents orderly planning in that it meets the requirements of the Alpine Resort Planning Scheme and is proposing dwellings in an appropriately zoned and located area.</i>
The effect on the amenity of the area	<i>The dwellings will not impact the amenity of the area as the development is contained within the lot boundaries and views, overlooking and overshadowing have been considered.</i>
The proximity of the land to any public land	<i>The proposed development will not impact the surrounding public land.</i>
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	<i>The geotechnical recommendations will be adopted, and a Site Construction Management Plan has been prepared – see Attachment G.</i>
Whether the proposed development is designed to maintain or improve the quality of storm water within and exiting the site.	<i>The development will have no adverse effects on the quality of stormwater within or exiting the site. Stormwater will simply runoff the roofs onto the natural ground and will permeate into the soil. There is no need for formal drainage infrastructure given the topography of the land and the ability for the surrounding land to absorb stormwater runoff. Indeed, a concentration of stormwater through formalised infrastructure would create greater environmental impact and will concentrate stormwater flows.</i>
The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	<i>Native vegetation will be impacted however it will be minimised and offset.</i>
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	<i>The fire risk is addressed in the attached bushfire information.</i>
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	<i>Not relevant.</i>

5.0 Conclusion

It is proposed to extend the existing dwelling, construct a second dwelling on the first floor and remove two snow gums from the front of the subject land.

The proposed extension has been carefully designed to minimise environmental impacts and the design will retain a mature snow gum within the northerly deck area.

The existing building is tired and weathered and the proposal will modernise the dwelling and upgrade the dwelling to a BAL 40 construction standard. The redevelopment will also enable the dwelling to be more energy efficient with new windows, new appliances and new insulation added.

The architectural form of the building is modern and contemporary, however, it includes important elements such as non-aligned walls, varying roof profiles and a mix of external materials to ensure that the building is consistent with the surrounding neighbourhood character.

The subject land is visually prominent from the Great Alpine Road, however, similar proportions to the existing building are maintained and importantly the height will not be exceeded which will allow the building to remain nestled under the existing tree canopy.

Overall, the proposed development is well supported, and it is consistent with the zone, overlays and local strategic direction for Mount Hotham. It is therefore requested that the Minister support this application with the issue of a planning permit.

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Attachment B – Development Plans

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Attachment C – Arborist Report

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Attachment D - Bushfire Information

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Attachment E – Geotechnical Report

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Attachment F – Native Vegetation Report

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Attachment G – Site Environmental Management Plan

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