

30 August 2021

Michael Dafnomilis
Development Approvals and Design

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Dear Michael,

130 Great Alpine Road, Mount Hotham
Planning Permit Application PA2101238
Further Information

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We refer to your letter dated 30 June 2021 regarding the proposed development at 130 Great Alpine Road, Mt Hotham. We have now compiled all the further information and provide the following responses:

1. An amended site plan is submitted that shows:
 - Setbacks to all lease boundaries. We note that this a very large site for Mt Hotham and there are substantial setbacks from all boundaries.
 - Details of the proposed new service are attached. This service road is to be constructed by the RMB this summer and details are provided in email correspondence between the RMB and the lessee (attached).
 - Site coverage is only 18% and this is detailed on drawing Dd09 – Rev N.
2. Drawing Dd09 – Rev N shows setbacks of all floors to the boundaries.
3. Details of the proposed service road are attached. It is noted that this component is being undertaken by the RMB and not the lessee; therefore, it does not form part of the planning permission required.
4. The planning report referenced four spaces as this was the original concept. However, the spaces did not meet the dimensions required under the planning scheme and the number of spaces was revised to two. Two car spaces for the proposed development still meets the local requirement for the number of spaces required.
5. Existing condition elevations with eights are provided on drawings Dd01 – Rev N and Dd02 – Rev Q.
6. The development will meet the energy efficiency requirements of the CDP3 as follows:
 - Heating will be a large central wood heater and new hydronic heating system throughout.
 - Water saving fixtures will be installed.
 - The building currently does not have insulation. As part of this development every wall will be insulated.
 - Energy efficient lighting will be installed throughout.
 - Split systems will also be installed for additional heating and cooling; this is the most energy efficient cooling method.
7. Cross sections are shown on drawing Dd10 – Rev B and this details heights to AHD. Heights in metres are shown on elevation plans.
8. Extent of earthworks are shown on the cross section drawings.
9. The building will feature a substantial amount of natural stone at the ground level with approximately 75% of the external walls comprising of natural stone.
10. A letter from Coffey has been requested and will be forward in due course.
11. Drawing Dd06 – Rev M shows the proposed roof plan. This demonstrates that show will be shed away from entrance ways (the roof covers all external stairs and entry points). Furthermore, the substantial side setbacks will ensure that show shed will be completely contained within the subject land.

ADVERTISED PLAN

12. The proposal does not include an alteration to the existing entry off the Great Alpine Road. The photo below shows the existing entry which is currently used to access the subject land.



Figure 1: Existing access to the subject land which will not be altered as a result of this proposal.

13. Details of the proposed road are attached. The RMB will be responsible for the maintenance of this service road.
14. A Site Environmental Management Plan is attached.
15. A Clause 58 assessment is attached.
16. Drawing Dd09 – Rev N shows the proposed development in the context of the proposed service road. There is sufficient width in the road proposed to facilitate the reversing of vehicles from the proposed garage to the service road allowing forward egress to the west.

We trust that Council now has sufficient information to determine the application.

Yours sincerely,

Nick Vlahandreas
Town Planner

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