

Assessment Officer Report

PA2302327

Lot 27 Hot Plate Drive, Hotham
Heights



Officer Assessment Report
Development Approvals & Design



Department
of Transport
and Planning

OFFICIAL



Contents

Executive Summary	2
Proposal	4
Subject Site and Surrounds	9
Planning Provisions	12
Referrals and Notice	15
Assessment	16
Recommendation	20

Executive Summary



Key Information	Details			
Application No:	PA2302327			
Received:	28 June 2023			
Statutory Days:	71			
Applicant:	Mountain Planning			
Planning Scheme:	Alpine Resorts			
Land Address:	Lot 27 Hot Plate Drive, Hotham Heights			
Proposal:	Buildings and works for the construction of (1) one dwelling, walkways and associated vegetation removal			
Development Value:	\$ 1m			
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the responsible Authority for administering and enforcing the Alpine Resorts Planning Scheme (the Scheme).			
Why is a permit required?	Clause	Control	Trigger	
Zone:	Clause 37.02-4	Comprehensive Development Zone, Schedule 1 (CDZ1)	<i>Construct a building or construct or carry out works</i>	
Overlays:	Clause 44.06-2	Bushfire Management Overlay, Schedule 1 (BMO)	<i>Construct a building or construct or carry out works</i>	
	Clause 44.01-2	Erosion Management Overlay, Schedule 1 (EMO1)	<i>Construct a building or construct or carry out works</i>	
	44.01-3		<i>To remove, destroy or lop any vegetation</i>	
Particular Provisions:	Clause 52.17-1	Native vegetation	<i>To remove, destroy or lop native vegetation, including dead vegetation</i>	
Cultural Heritage:	A CHMP is not required as the subject land is not within an area of cultural heritage sensitivity.			
Total Site Area:	233	m ²		
Gross Floor Area:	312	m ²		
Height:	4	Storeys excluding plant		
	14.3	Metres excluding plant		
	1730.8	Metres (total to Australian Height Datum – highest point for PANS OPS)		
Land Uses:	Dwellings	Office	Retail	Other
	1	Nil	Nil	Nil
Parking:	Cars	Motorcycles	Bicycles	
	1	Nil	Nil	
Referral Authorities:	Alpine Resorts Victoria (Clause 7.0 of the EMO) (s55 determining referral authority – no objection subject to conditions) Alpine Resorts Victoria (Clause 7.0 of the CDZ1) (s55 determining referral authority – no objection subject to conditions)			



Goulburn Murray Water (Clause 66.02-5) (s55 determining referral authority – no objection, subject to conditions)

Country Fire Authority (Clause 44.06) (s55 recommending referral authority – no objection subject to conditions)

Department of Energy, Environment and Climate Action (Hume Region) (Clause 7.0 of the CDZ1) (s55 determining referral authority – no objection subject to conditions)

Department of Energy, Environment and Climate Action (Clause 52.17-Detailed Pathway) (s55 recommending referral authority – no objection subject to conditions)

ELGAS (Clause 7.0 of the CDZ1) (s55 determining referral authority – no response)

AusNet Services (Clause 7.0 of the CDZ1) (s55 determining referral authority – no objection or conditions)

North East Water (Clause 7.0 of the CDZ1) (s55 determining referral authority – no objection or conditions)

Advice sought:

Alpine Resorts Victoria (s52 notice requirement – no objection with conditions)
Alpine Shire Council (s52 notice requirement – no objection)

Public Notice:

Notice of the application was undertaken by the applicant at the direction of the Minister for Planning in the following manner:

- notice to all adjoining property owners and occupiers and Hotham Ski Lifts
- copy of notice displayed at the RMB office for 14 days
- sign erected at the site for 14 days.

No objections have been received as of **18 September 2024**

Delegates List:

Not required as directed by Manager on 15 August 2024.



Application Process

1. The key milestones in the application process were as follows:

Milestone	Date
Pre-application meeting	N/A
Application lodgement	28 June 2023
Further information requested	24 July 2023
Further information received	18 July 2024
Decision Plans	Architectural plans, Watson Young, Revision F, 12 July 2024, 12 July 2024.
Other Assessment Documents	<p>Site Environmental Management Plan report, Mountain Planning, June 2023 and additional SEMP dated 27 November 2023.</p> <p>Bushfire Management Statement, Mountain Planning, June 2023 and Bushfire Management Plan, Mountain Planning, 8 November 2023.</p> <p>Flora and Fauna Assessment, prepared by Hamilton Environmental Services, 15 November 2023.</p> <p>Preliminary Geotechnical Assessment, (Reference No. 754-MELGE227984.2 AB), Tetra Tech Coffey, 22 November 2023 and letter dated 10 July 2024.</p> <p>Planning Assessment report, prepared by Mountain Planning, November 2023.</p>

2. The subject of this report is the decision plans (as described above).

Proposal Summary

3. The proposal can be summarised as follows:

Key Information	Details
Proposal:	Buildings and works for the construction of a dwelling, associated walkways and associated vegetation removal
Total Site Area:	233 m ²
Gross Floor Area:	312 m ²
Height:	14.3m Four storeys
Setbacks:	North: 1m East: 1.3m South: 4.2 – 6.8m West: 1.9m – 2.6m
Land Uses:	Dwelling

Car Parking:

One space provided in an existing carpark located on the south side of Hot Plate Drive. The carpark is accessible from the proposed dwelling via internal walkways.



Figure 1 – Design response plan (Source: Application)

4. Specific details of the application include:

Lower ground level:

- Lower ground level comprising of approximately 80sqm and contains an entry, gym/workshop room, dry room, sauna, laundry, storage, powder and bathroom. A covered spa with decking is also located externally on the northeast side.

Ground level:

- Ground level comprising of approximately 80sqm and contains three bedrooms including two ensuites, study area, bathroom and storage.

Level 1:

- Level 1 comprising of 76sqm and contains two bedrooms including two ensuites and a WIR, entry, study area, bathroom and storage.

Level 2:

- Level 2 comprising of 76sqm and contains an open plan kitchen, dining room and living room.

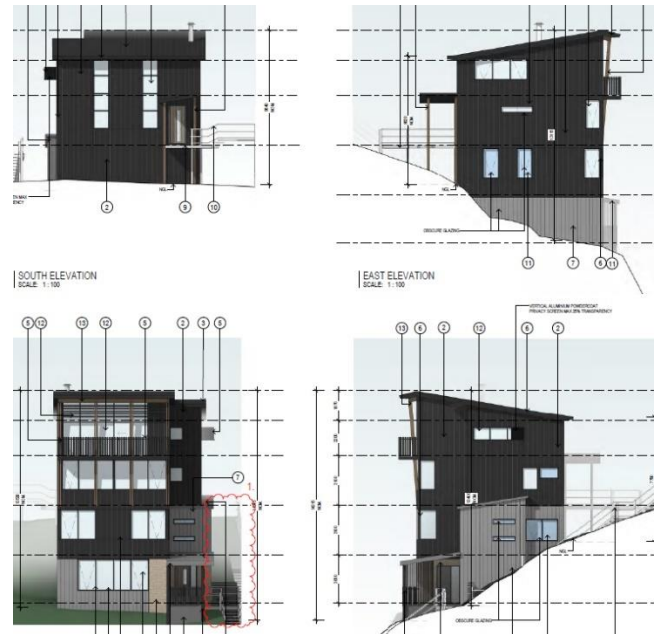


Figure 2 – Floor plans and elevations (Source: Application)

Car parking:

- One space provided in an existing carpark located on the south side of Hot Plate Drive. The carpark is accessible from the proposed dwelling via internal walkways.

Pedestrian and vehicular access:

- No direct vehicle access to the site.
- Pedestrian access to Hot Plate Drive will be provided by a proposed walkway from the southeast corner of the site, connecting directly to Hot Plate Drive.
- A second walkway providing access track to the north is also proposed, which will be shared with Lots 29, 22, 24 and 26 Hot Plate Drive.

Snowshed:

- The 'snow management plan' (Drawing No. TP109 and Figure 3) shows the roof will be provided with a snow retention beam. The plan also shows the designated 'snow dump area' where snow will fall from the roof, showing all snow dump will be contained within the sub-lease boundaries.
- The proposed roof has a shallow pitch of 9 degrees with the fall towards the south, which will slow snowfall across the roof and direct it away from walkways, with the exception of a small roof above the entry at Level 1. A small verandah section of the main roof will also have a 25 degree pitch to the north.

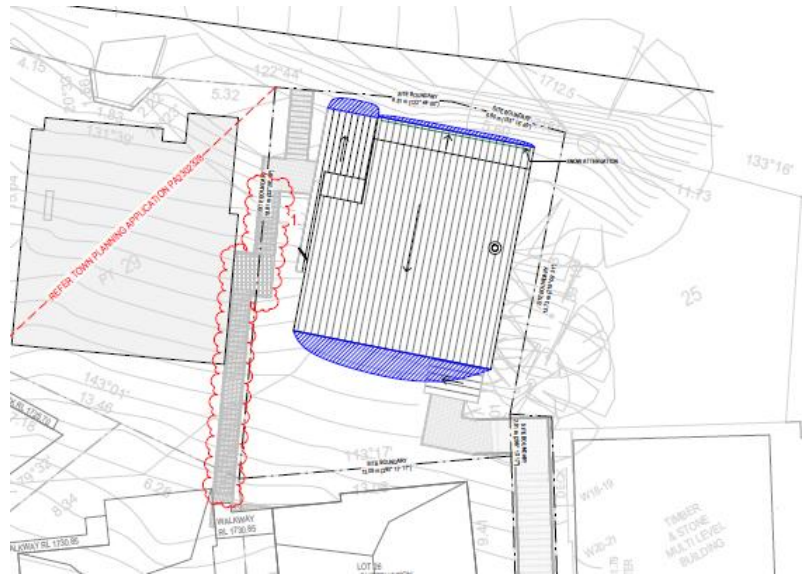


Figure 3 – Snow shed plan (Source: Application)

- It is proposed to remove 0.026ha of native vegetation, including 2 large trees.

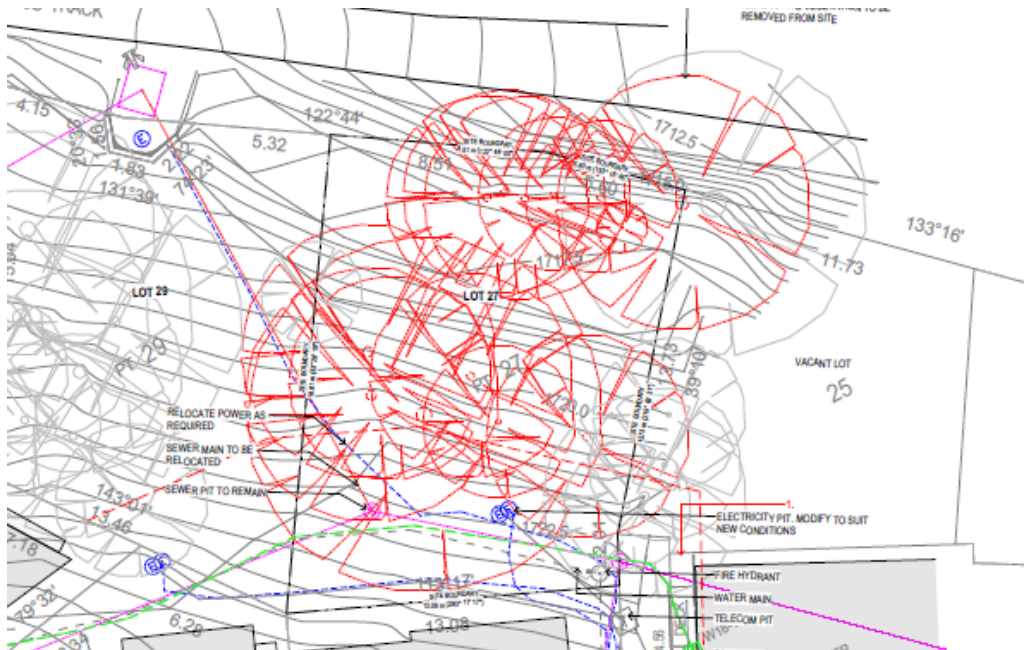


Figure 4 – Tree removal plan/location (Source: Application)

General:

- Materials and finishes include Colorbond (roof in a dark grey) and wall cladding comprising of metal (black and grey) and natural stone.
- Proposal includes a site coverage of 42%.



The wall materials include Mt Hotham stone, steel, timber-look aluminium, timber posts and powder coated steel cladding, all of which are specified in the CDP1 wall materials. The tones will be muted consisting of black, grey, brown and stone.

5. The applicant has provided the following concept image/s of the proposal:

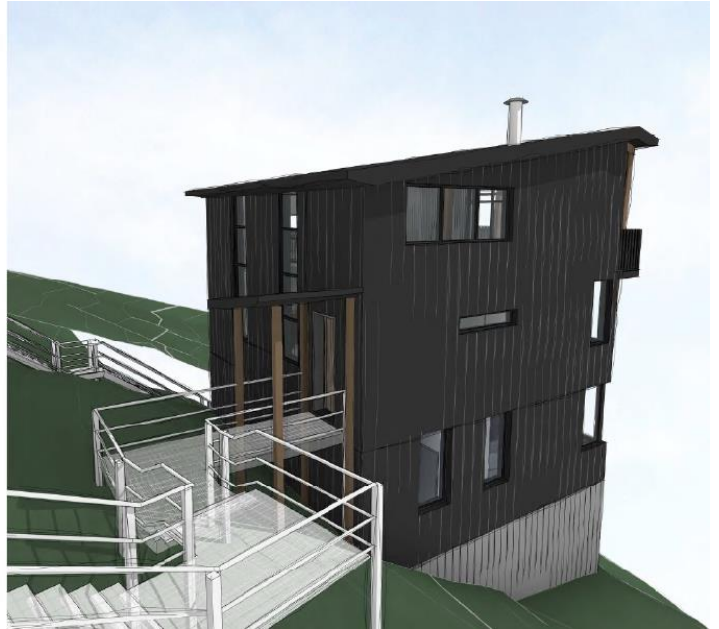


Figure 5 – Concept images of proposal (Source: Application)

Site Description

- The site is located within Crown Allotment 8A, Section B, Parish of Hotham, comprising of various leasehold allotments, known as Hotham Heights Development Estate (the Estate). Lot 27 is a sub-leased lot within Crown Allotment 8A and is referred to as the subject site.



Figure 6 – Site context plan – Subject site (Lot 27) location marked with red star (Source: Incorporated Document (Comprehensive Development Plan 1))

- Figure 6 shows the subject site (marked with red star) and its immediate surrounds.
- The subject site is vacant and has a total lease area of 233 sqm, with a width of approximately 13m and depth of 15.7 – 18.8m. Access to the site is shown on the Estate Plan via a walkway on the southeast corner of the lot.
- The Estate is located on the north side of Great Alpine Road (GAR) and vehicular and pedestrian access to the sub-lots within the Estate is through Hot Plate Drive. Lot 27 is located toward the eastern end of Hot Plate Drive at the rear of Lot 26 and has access via a walkway on the southeast corner of the lot.
- The land has a fall of approximately 9.5m from the south to the north, with a steep embankment at the northern end of the site toward an access track running parallel with the northern boundary.
- The Flora and Fauna Assessment Report identified 9 snowgum trees proposed for removal on the site, which fall within the development footprint. Some vegetation along the south boundary was removed under past approved clearing (under planning permit PA2101188), which has been offset.



Figure 7 – Proposed vegetation removal, showing proposed clearing in red and previously approved clearing in green (Source: Application)

12. An undercover car space for the subject site is located on the south side of Hot Plate Drive, in an existing sheltered car park for occupiers of the Estate.
13. No encumbrances or easements are recorded on title, but a number of utility assets, including sewer, water, gas and power, are all located onsite.



Aerial photo of site and surrounding area

Figure 8 – Aerial image of subject site (Source: Application)

Site Surrounds

14. The surrounding development consists mainly of ski lodges.
15. Development surrounding the site can be described as follows:
 - To the **north** of the site: Access track, with a steep batter downward from the site.
 - To the **south** of the site: The chalets on Lots 22 and 24 are currently under construction.
 - To the **west** of the site: Current vacant, but subject to planning permit application PA2302328
 - To the **east** of the site: Lot 25 is vacant.



Planning Policy Framework

17. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state. The following policies are considered relevant to this application:
- Clause 12.01-1S – Protection of biodiversity
 - Clause 12.04-1S – Sustainable development in alpine areas
 - Clause 13.02-1S – Bushfire planning
 - Clause 13.04-2S – Erosion and landslip
 - Clause 15.01-2S – Building design
 - Clause 15.03-2S – Aboriginal cultural heritage
 - Clause 17.04-1S – Facilitating tourism

Municipal Planning Strategy and Local Policies

18. The Municipal Planning Strategy (MPS) and Local Policies in the Planning Policy Framework within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
19. The MPS within the Alpine Resorts Planning Scheme identifies the objectives and strategies for the Mt Hotham alpine resort.
20. The following clauses are relevant:
- Clause 02-03-5 – Built environment
 - Clause 02-03-6 – Economic development
 - Clause 11.01-1L – Mt Hotham Village
 - Clause 12.01-1L – Protection of biodiversity in alpine resorts
 - Clause 12.04-1L – Sustainable development – alpine resorts
 - Clause 13.02-1L – Bushfire planning – alpine resorts
 - Clause 13.04-2L – Erosion and landslip in alpine resorts
 - Clause 15.01-2L – Built form in alpine resorts
 - Clause 18.02-4L – Car parking – Mt Hotham
21. The assessment section of this report provides a detailed assessment of the relevant planning policies.

Zoning and Overlays

Applicable Zone/s

Clause 37.02 – Comprehensive Development Zone, Schedule 1 (CDZ1)

22. A planning permit is not required for the use of the land for a dwelling given the requirements of the Clause 2.1 (connection to services) are met.
23. A planning permit is triggered to construct a building or construct or carry out works pursuant to the CDZ1. The purpose of the CDZ1 is:
- *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.*

24. The CDZ1 also allows an application to be made for a 'site development plan' where a comprehensive development plan (CDP) has been incorporated into the Scheme. A 'site development plan' application must be generally in accordance with the requirements of the CDP1 and where it is not, a planning permit is required. In this case, a 'site development plan' has not been applied for therefore a planning permit is required (and sought). This allows for a planning permit to be issued where a development is not generally in accordance with the CDP1.

25. The following sections include a discussion of how the proposal responds to these requirements.

Applicable Overlay/s

Clause 44.01 – Erosion Management Overlay, Schedule 1 (EMO1)

26. A planning permit is triggered to construct a building or construct or carry out works and for the removal of any vegetation pursuant to the EMO1.

27. The EMO1 includes application requirements and decision guidelines that require a Preliminary Geotechnical Assessment be provided, prepared by a suitably qualified and experienced geotechnical practitioner. The following sections include discussion of how the proposal responds to these requirements.

Clause 44.06 – Bushfire Management Overlay, Schedule (BMO1)

28. A planning permit is triggered to construct a building or construct or carry out works associated with accommodation. The following sections include discussion of how the proposal responds to these requirements.

Particular and General Provisions

Provisions that Require, Enable or Exempt a Permit

29. Clause 52.06 (Car Parking) sets out the requirements for car parking for a dwelling. However, given the Hotham Village – Mt Hotham – Comprehensive Development Plan 1 (CDP1) applies, the CDP1 states that the provisions of Clause 52.06-1 do not apply.

30. Clause 52.17 (Native Vegetation) sets out the requirements for the removal of native vegetation and a permit is triggered for the removal of native vegetation. An application to remove destroy or lop native vegetation must comply with the application requirements specified in the Guidelines. The proposed vegetation removal has been assessed as a 'detailed pathway'.

General Requirements and Performance Standards

31. Clause 53.18 applies to the buildings and works of this application. The clause includes standards and objectives relating to stormwater management in urban development. While a single dwelling on a lot is exempt from this clause, technically the proposal site is on a leasehold and not a 'lot' and therefore there are a number of dwellings occupying the leaseholds that form the single 'lot'. The following sections include discussion of how the proposal responds to these requirements.

Relevant Strategic Plan / Background Documents

Incorporated Document / Structure Plan / Planning Scheme Amendment/s

Hotham Village – Mt Hotham – Comprehensive Development Plan 1 (July 2017) (CDP1)

32. The Hotham Village Comprehensive Development Plan 1 (CDP1) is an incorporated document to the Alpine Resorts Planning Scheme in the Schedule to Clause 72.04.
33. This Comprehensive Development Plan 1 (CDP1) applies to the area nominated as Hotham Central on the Strategic Land Use Framework Plans and therefore applies to the site.
34. The purpose of the CDP is as follows:
 - *To consolidate the Hotham Central precinct as the primary focus for entertainment facilities, community facilities, restaurants, shops and commercial accommodation.*
 - *To provide a visible and identifiable public plaza for visitors through the creation of a “Village Centre” or “Central Square”.*
 - *To ensure that new development is sited to accommodate safe vehicle and pedestrian circulation within Hotham Central having regard to the proposed realignment of the Great Alpine Road.*
 - *To provide safe skier and pedestrian linkages within the precinct through the provision of skier and pedestrian tunnels, overpasses and walkways.*
 - *To provide an appropriately designed bus interchange to manage and facilitate ease of vehicle movements within Mt Hotham Central and to and from Mt Hotham overall.*
 - *To protect and enhance view lines from Hotham Central by providing appropriate height and setback controls for all buildings.*
 - *To ensure that the scale, height and setbacks of development reinforce Hotham Central as the focal point of Mt Hotham.*
 - *To ensure building design provides a visually attractive interface with the public domain and the new Hotham Central.*
 - *To provide the majority of sites with all-weather road access and on-site car parking.*
 - *To maintain vehicular and pedestrian access to existing development and services.*
35. The CDP1 includes ‘development guidelines’ in relation to setbacks, site coverage, maximum height, wall materials, roof materials and car parking.



Referrals

36. The application was referred to the following groups:

Provision / Clause	Organisation	Response and date received
Section 55 Referral – Determining	Alpine Resorts Victoria (ARV)	16 February 2024
Section 55 Referral – Determining	Goulburn Murray Water	20 September 2023
Section 55 Referral – Determining	Department of Energy, Environment and Climate Action	16 February 2024
Section 55 Referral – Determining	ELGAS	No response
Section 55 Referral – Determining	AusNet Services	11 September 2023
Section 55 Referral – Determining	North East Water	11 September 2023 (no conditions)
Section 55 Referral – Recommending	Department of Energy, Environment and Climate Action	16 February 2024
Section 55 Referral – Recommending	Country Fire Authority	29 November 2023

Advice sought from other agencies

37. Alpine Resorts Victoria (s52 notice requirement – no objection with conditions) response received 16 February 2024

38. Alpine Shire Council (s52 notice requirement – no objection)

Notice

39. The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 pursuant to the following provisions:

- Clause 37.02-4 of the CDZ.
- Clause 44.01-7 of the EMO.
- Clause 44.06-7 of the BMO.

40. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- Clause 52.17 of Native vegetation

31. The applicant was directed to give notice by way of erecting a sign on the site, notice to adjoining owners and occupiers and Hotham Ski Lifts, and display of a notice at the Mt Hotham Alpine Resort office.

41. No objections have been received. An enquiry was received querying whether the advertised plans reflected snowfall safety requirements. Following the enquiry, the application was amended to incorporate the 9 degree roof pitch falling to the south. The enquirer later confirmed they did not wish to object to the application.



Strategic Direction

43. The proposal is considered to respond appropriately to the vision and strategic directions for the Mt Hotham alpine resort. The proposal comprises development appropriate to the site and its context and will not result in unreasonable environmental risk and the proposed removal of native vegetation will not unreasonably impact the biodiversity of the alpine region.
44. The proposal is considered to respond appropriately to the relevant State and local policies related to environmental and landscape values, as follows:
- The Flora and Fauna Assessment prepared by Hamilton Environmental Services dated 15 November 2023 demonstrates that the proposal will not unreasonably impact biodiversity within Mt Hotham provided that the recommendations of the Assessment are implemented. Biodiversity impacts have been avoided and minimised where possible. It is recommended that any permit to issue include a condition requiring the implementation of the recommendations of the Flora and Fauna Assessment. (Clause 12.01-1S and Clause 12.01-1L)
 - The proposal will also be developed in accordance with the submitted Site Environmental Management Plan (SEMP), which includes rehabilitation of the site after construction with replanting of native grasses.
 - Furthermore, the development supports the Alpine Resorts as a major tourist destination by creating a new dwelling that provides for 5 bedrooms. The development also utilises materials and finishes which are responsive to the Alpine character.
45. The application appropriately considers bushfire risk and the CFA has advised that it does not object to the granting of a permit nor does it recommend any specific conditions be included on any permit to issue.
46. The applicant has also appropriately considered erosion and landslip a detailed assessment of the erosion and landslip risk is provided in a subsequent section of this report. (Clause 13.04-2S and Clause 13.04-2L)

Comprehensive Development Zone – Schedule 1 (CDZ1)

47. The application is in keeping with the purpose and decision guidelines of Schedule 1 to the Comprehensive Zone, as follows:
48. The buildings and works support active recreation consistent with the Alpine Resorts Strategic Plan 2020-2025. The submitted plans and reports substantiate the proposed development will be undertaken in accordance with sound environmental management and land capability practices; and
49. The subject site is within the ‘Lower’ development zone of the CDP1 where development is required to provide a maximum 75% site coverage with buildings up to 3 storeys (plus attic) in height at the front façade, at the discretion of the Responsible Authority.
50. An assessment against the CDP1 is as follows:

Parameter	Condition	Assessment
Minimum setback	<p><i>A building must be setback:</i></p> <ul style="list-style-type: none"> • <i>6 metres from the edge of the proposed Great Alpine Road (delineated on the CDP).</i> • <i>1.5 metres from the closest kerbside or constructed edge of a road abutting the site.</i> • <i>Within the site development boundaries designated by the</i> 	<ul style="list-style-type: none"> • Complies – Well distanced from Great Alpine Road • Complies – Proposed building is well distanced from Hot Plate Drive. • Complies – Building is completely within the site development boundaries.



	<p>MHARMB. A permit may be granted to vary setbacks.</p>	
Maximum site coverage	<p>Refer to designated Development Zones illustrated on the CDP as shown on Figure 1. (Note: The site is located within the 'Lowest -75% coverage, 3 storey plus attic).</p>	<p>Complies – The site contains an area of 233sqm. The building comprises a site coverage of 97.6sqm which represents a site coverage of 42%.</p>
Maximum height	<p>Refer to designated Development Zones illustrated on the CDP as shown on Figure 1 (Building height is to be measured from the natural ground level of the building's front façade to the top of the vertical plane).</p> <p>The note in the CDP1 reads '3A - refers to 3 storeys plus attic. The height of a building is measured from natural ground level at the building's front facade to the top of the vertical plane. It excludes building services, architectural features and unoccupied roof spaces.'</p>	<p>Complies – The building height when measured from the buildings front façade is 2 storeys. The front façade is the south elevation as this is the elevation that fronts Hot Plate Drive.</p>
Wall materials	<p>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.</p> <p>All buildings except for roads, ramps and deck car park structures, should incorporate a significant area of Mt Hotham stone or similar stone approved by MHARMB at the base of the building, representing not less than 25% of the ground floor wall area.</p>	<p>Complies – The wall materials include Mt Hotham stone, steel, timber posts and powder coated steel cladding, all of which are specified in the CDP1 wall materials. The tones will be muted consisting of black, grey, brown and stone.</p> <p>Complies – The building will comprise of 31% of Hotham stone coverage on the ground floor, which is a slight reduction from the original plans, however still meets the 25% minimum requirement.</p>
Roof materials	<p>Profiled metal (zinc/copper/colour coated steel), corrugated iron (non-reflective and muted tones) or other approved alternatives.</p>	<p>Complies – The roof material will consist of metal roof sheeting (Colorbond) in a dark grey) tone.</p>
Car parking	<p>The proposed development must provide car parking at least at the rates required by Clause 22.06-1.</p>	<p>Complies – Clause 22.06-1 has been superseded by Clause 18.02-4L Car parking – Mt Hotham. This policy applies to land identified in Car parking on the Mt Hotham Village Strategic Framework Plan at Clause 02.04. The Strategic Framework Plan is not applicable to the subject site. However, each site located within the 'Hotham Heights Development Estate' is allocated one single car space. As such, car parking requirements for the site are met.</p>



32. The development also responds to the CDP's 'non-mandatory considerations' as follows:

- The roof of the proposed dwelling has been designed to retain and shed snow to specific areas around each dwelling and within the site boundaries and ARV have not raised concerns with the proposed snow shed impacting pedestrian movements or pedestrian safety.
- The proposed dwellings utilisation of the sloping land provides sufficient articulation.
- The proposed development will not impact on any ski ways and the north facing balconies will provide for views of the surrounding alpine environment.
- The proposal maintains side setbacks and will be located significantly downslope of other dwellings to the south, which will provide opportunities for long range views and vistas through and over the proposed dwelling.
- The proposed dwelling have been capped at three which helps to ensure the dwelling is respectful to the surrounding landscape.

Amenity Impacts

33. The proposal was advertised, and no objections have been received.

34. Habitable room windows are generally oriented to the north, away from adjoining dwellings, or obscure glazing proposed to address overlooking. East and west facing windows to the kitchen/living/dining area on the second floor are not proposed to be screened. These windows are situated at a high level, setback from side boundaries and are secondary to the main north-facing windows. Screening is therefore not regarded as necessary, noting Rescode (Clause 54/55) standards are not required to be addressed under the CDZ1. It is further noted the affected land to the east and west is either vacant or leased by the same person.

Snow shedding

35. In terms of snow shedding, the plans show that the roof of the proposed dwelling will be provided with a snow retention beam. The snowshed mainly falls towards the rear of the dwelling, away from areas frequented by occupiers and guests, with the exception of the proposed entry, which is roofed. Furthermore, the snow dump areas will be contained within the sub-lease boundaries of the site. Snow shed areas will not be used by occupiers or guests as no access is provided to these areas. Furthermore, the steep terrain will prevent access to the snow dump areas by persons.
36. A note will be placed on the permit regarding the need to obtain a building permit, including all requirements for snow retention on the roof.


Environmental Risks

Bushfire Management Overlay – Schedule 1 (BMO)

37. The application was referred to the CFA as a recommending statutory referral authority who raised no objection. The Bushfire Management Plan will be endorsed to form part of any permit issued, in accordance with the CFA condition.

Erosion Management Overlay – Schedule 1 (EMO1)

38. The subject site is within an Erosion Management Overlay (EMO1). Accordingly, a Preliminary Geotechnical Assessment prepared by Tetra Tech Coffey, dated 22 November 2023 was submitted. The potential instability risk has been assessed as low, provided the geotechnical recommendations described in Section 6 of the report are adopted.
39. Tetra Tech Coffey also advised in a letter 10 July 2024 their landslide risk assessment and geotechnical recommendations, which were prepared for earlier iterations of the proposal, remain applicable to the current plans.

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40. The ARV, as a determining referral authority, have requested that a condition be included in any permit issued that requires all buildings and works to be carried out in accordance with the geotechnical recommendations described in the preliminary geotechnical assessment.
 41. As such, the preliminary geotechnical assessment will be endorsed to form part of any permit issued. The conditions by the ARV will also be included in any permit issued. This will ensure that geotechnical and landslip hazards associated with the proposal will be appropriately managed.

Sustainability

Stormwater Management

51. Alpine Resorts Victoria (ARV) have included a permit condition requiring a stormwater management plan be provided in accordance with Clause 53.18, as a condition of permit.
52. Given the site is part of an existing leasehold development area and the proposal is for a single dwelling only, it is considered that subject to the above condition the proposal will result in appropriate stormwater outcomes.

Native Vegetation

42. It is proposed to remove 0.026 hectares of native vegetation, comprising of EVC 43 patch vegetation, including seven trees. Two large trees within the patch are being removed, which fall within development footprint. 0.034 species habitat units for Woolly Billy-buttons, *Craspedia maxgrayi* s.s., including the protection of at least two large trees is required as offsets.
43. The application was referred to DEECA, who have the delegation from the Secretary to the Department of Environment, Energy, and Climate Change (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). DEECA do not object to the proposal and have included conditions to offset the removal of 0.026ha of native vegetation and for the evidence to be provided prior to the removal of any vegetation. Other conditions to be included will ensure good practices are adhered to during construction and vegetation to be retained is well protected.

Other Matters

Cultural Heritage

53. The site is not within an area of cultural heritage sensitivity and therefore a CHMP is not required.

Recommendation



54. The proposal is generally consistent with the relevant planning policies of the Alpine Resorts Planning Scheme and will improve the site with the provision of a new dwelling.
55. The proposal is generally supported by the various referral agencies.
56. It is **recommended** that Planning Permit No. PA2302327 for Buildings and works for the construction of (1) one dwelling, walkways and associated vegetation removal, at Lot 27 Hot Plate Drive, Hotham Heights be issued subject to conditions.
57. It is **recommended** that the applicant and the council be notified of the above in writing.



Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
 - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:	[Redacted]	Signed:	[Redacted]
Title:	Senior Planner, Development Approvals and Design		
Phone:	[Redacted]	Dated:	5 September 2024

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
 - Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
 - Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
 - Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:	[Redacted]	Signed:	[Redacted]
Title:	Manager, Development Approvals and Design		
Phone:	[Redacted]	Dated:	18 September 2024
