

16th January 2024

Michael Dafnomilis
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Dear Michael,

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Lot 27 Hotplate Drive, Hotham Heights VIC 3699

Planning Permit Application: PA2302327

Request for Further Information Response

#	RFI Items	Response
1.	Page 1 of 2 of the submitted SEMP includes site construction methods specific to Lot 29. This should be removed and replaced with a similar plan that is specific to Lot 27	<i>Amended SEMP attached</i>
2.	A Preliminary Geotechnical Assessment that includes the requirements specified under Clauses 4.0 and 4.1 of Schedule 1 to the Erosion Management Overlay of the Scheme	<i>A Preliminary Geotechnical Assessment is attached.</i>
3.	A Native Vegetation Removal Report (NVR Report) specific to the current application and subject land in accordance with the requirements of the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).	<i>A Native Vegetation Removal Report is provided as Attachment F in the attached Flora and Fauna Assessment.</i>
4.	A revised Flora and Fauna assessment including: a) A clear depiction of the full extent of the native vegetation removal/impacts associated with the proposed development on Lot 27. b) The assessment pathway of the application, the strategic biodiversity value of the native vegetation to be removed, the condition score, and the offset requirements, specific to the area of the current development application. c) A map clearly identifying the extent of the current proposal, showing the native vegetation and property in context. d) Recent, dated photographs of the native vegetation proposed to be removed on the site to which this application applies. e) A separate site assessment report of the native vegetation to be removed from the subject site,	<p><i>A revised Flora and Fauna Assessment & Net Loss Reporting report is attached.</i></p> <div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>

	<p>including:</p> <p>I. A habitat hectare assessment of any patches of native vegetation, including the condition, extent (in hectares), Ecological Vegetation Class and bioregional conservation status.</p> <p>II. The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any large trees within patches.</p> <p>III. The location, number, circumference (in centimetres measured at 1.3 metres above ground level) and species of any scattered trees, and whether each tree is small or large.</p> <p>f) Information about impacts on rare or threatened species habitat, specific to the subject site and current application</p>	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
4.	<p>An avoid and minimise statement. The statement describes any efforts to avoid the removal of and minimise the impacts on the biodiversity and other values of native vegetation, and how these efforts focussed on areas of native vegetation that have the most value.</p>	<p><i>An Avoid and Minimise Statement is provided in Section 5.2 of the attached Flora and Fauna Assessment & Net Loss Reporting report.</i></p>
5.	<p>An offset statement specific to the planning permit application and subject land providing evidence that an offset that meets the offset requirements for the native vegetation to be removed (for the subject area)</p>	<p><i>A third party offset quote to satisfy the offset requirement from a credit broker is attached in Appendix G of the attached Flora and Fauna Assessment & Net Loss Reporting report.</i></p>

A revised planning report and BMP is also attached demonstrating how the amended plans meet the relevant provisions of the Alpine Resorts Planning Scheme and the Owners Corporation Design Guidelines.

We trust that DEECA has sufficient information to determine the application.

Yours sincerely,



Nick Vlahandreas
Town Planner

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Attachments:

- Amended SEMP
- Updated Planning Report and BMP
- Flora and Fauna Assessment and Net Loss Reporting report
- Preliminary Geotechnical Report