

18 August 2023

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Dear Michael,

Lot 27 Hotplate Drive, Hotham Heights VIC 3699

Planning Permit Application: PA2302327

Request for Further Information Response

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#	RFI Items	Response
1.	The written confirmation that you agree that the proposal as described be amended through Section 50 of the Planning and Environment Act 1987 (the Act) by the Department to state 'Buildings and works for the construction of a dwelling, associated walkways and associated vegetation removal	<i>Please amend the proposal to be described as "Buildings and works for the construction of a dwelling, associated walkways construction of a sign and associated vegetation removal' pursuant to Section 50 of the Planning and Environment Act 1987 (the Act).</i>
2.	A copy of the email sent to the Minister for Energy, Environment and Climate Change C/- the Department of Energy, Environment and Climate Action (DEECA) confirming that Section 48 of the Planning and Environment Act 1987 has been satisfied. Please email your request to Planning and Approvals, Hume Region via email to P&A.north@delwp.vic.gov.au and include the property address, a site plan and brief summary of the proposal stating that you are notifying the owner of the land of the planning permit application pursuant to Section 48 of the Planning and Environment Act 1987.	<p>DELWP Hume have been notified via email of the proposed development on 15th August 2023</p> <p>A copy is attached.</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>
	Amended Plans	
3.	a). Delete all referencing and details of the proposed development at the adjoining site (Lot 29) and only include details for Lot 27.	<i>Plans modified to solely reflect Lot 27 development</i>
	b) Delete the word 'future' for the 'public stair access' so that referencing reads as 'public stair access' on all relevant plans.	<i>Plans modified</i>
	c) Details of the 'public stair access' and 'proposed walkway' to include dimensions, elevations, materials and colours and to clearly identify if these areas will be covered/roofed.	<i>Dimensions, elevations, materials and colours identified (see sheet TP111)</i>
	d) On the Lower Ground Floor Plan, include the following:	<i>Setbacks are noted</i>

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	<ul style="list-style-type: none"> • The minimum setback from the spa/retaining wall to the northern sub-lease boundary. • The minimum setback from the 'steps to trail' to the northern sub-lease boundary. • The minimum setback to the southern sub-lease boundary 	
	e) On the 'Ground Floor Plan' include the minimum setback to the southern sub-lease boundary.	<i>Shown</i>
	f) On the Level 1 Floor Plan, include the minimum setback of the 'steel grating deck' to the southern sub-lease boundary.	<i>Shown</i>
	g) On the Level 2 Floor Plan, include the following: <ul style="list-style-type: none"> • The minimum setback from the north facing balcony to the northern sub-lease boundary. • The minimum setback to 'roof below' facing west to the western sub-lease boundary. • The minimum setback from the 'roof below' to the southern sub-lease boundary. 	<i>Shown</i>
	h) On the Roof Plan, include all minimum setbacks to each sub-lease boundary.	<i>Shown</i>
	i) Nominate the roof pitch on the 'Roof Plan'	<i>Shown</i>
	j) Change the roof cladding from zinc/ume to a metal/Colorbond material with a non-reflective colour.	<i>Modified (see TP113).</i>
	k) Suitable measures, (such as screens, sill heights of at least 1.7m above floor level or fixed obscure glazing in any part of the window below 1.7m above floor level) to avoid direct views into the adjoining property to the west (Lot 29) and the adjoining property to the east (Lot 25) specifically for the 'bunk' room (Ground Floor facing west), the 'study' room (Level 1 Floor facing west), the 'dining' room (Level 2 Floor Plan facing east) and the 'balcony' (Level 2 Floor Plan facing east).	<i>Glazing and privacy screens have been incorporated as shown on TP110</i>
4.	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>Please see response below</i>
5.	The 'Planning Report' amended/corrected to delete referencing to a 'covenant' and the 'Development Review Committee (DRC)' as these do not apply to Hot Plate Drive leased sites but rather they apply to the 'freehold sites' in Hotham Heights	<i>Amended report attached.</i>
6.	Confirmation if 'signage' forms part of this application and if it does the following information to be provided: <ul style="list-style-type: none"> • Fully dimensioned plans including elevation plans 	<i>Signage is to be provided as shown on TP111</i>

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	showing the length, width, words and nominating the colours and materials and whether the signage will be illuminated.	
7.	The Bushfire Management Statement report, prepared by Mountain Planning and dated June 2023 amended to include Attachments A, B and C	<i>Attached</i>
8.	A native vegetation assessment report specific only for the subject site (Lot 27) in accordance with the 'Guidelines for the removal, destruction or lopping of native vegetation' (Department of Environment, Land, Water and Planning, 2017) as per the requirements of Clause 52.17 of the Scheme.	<i>Please see response below</i>

In regard to RFI item 8, please note that completing an additional vegetation assessment report will incur significant costs to change into two reports. We submit that the report provided contains the necessary information to assess the losses of vegetation and that the Minister has the necessary information to consider the losses. Further, we submit that the separation of the report into two does not meet the tests of what can be asked for as part of a further information request under Section 54 as the two reports would contain exactly the same information that has already been submitted.

With regards to RFI Item 4, we are awaiting a response from Coffeys (the Geotechnical consultants) and we request that an updated geotechnical report and the associated professional indemnity insurance be required as a condition of the permit.

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

Yours sincerely,

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Nick Vlahandreas
Town Planner

Attachments: Updated Planning Report (including BMS and updated plans)
Evidence of DWELP Notification

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