

12/09/2019
C027alpr**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO1**.**MT BULLER ALPINE RESORT VILLAGE****1.0**12/09/2019
C027alpr**Design objectives**

- To ensure that development within the Mt Buller Village creates and enhances an identifiable individual resort character.
- To ensure building design provides a visually attractive and functionally effective interface with the public domain, particularly within the Village Square and adjacent to the Bourke Street ski run.
- To ensure view corridors are protected between buildings and provide opportunities for view sharing.
- To provide safe pedestrian and skier access and linkages within the Village and to the skifields.

2.012/09/2019
C027alpr**Buildings and works**

A permit is not required to construct a building or carry out the following buildings or works:

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering any opening in a wall for windows or doors.
- Minor earthworks not exceeding excavations or fill in excess of one metre (height/depth).
- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.
- Installation of an automatic teller machine.
- Alterations to essential services of an existing building required to meet the Building Code of Australia.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development should not cast a shadow over the Village Square, Athletes Walk, Summit Road or Bourke Street ski run for more than two hours in the period 10.00am to 3.00pm on 22 June.
- In residential areas of the Village, development should be constructed so that it is generally level with, or below, the top of the existing tree canopy.
- Development should avoid and minimise removal of vegetation.
- Vegetation should not be removed to provide for view corridors from any development.
- Development should not be visually intrusive above the tree canopy or on the skyline when viewed from within the Village and adjoining skifields.
- Vehicle and pedestrian access points should be combined where possible to minimise vegetation removal and visual impact on the street frontage.

Development should meet the following requirements:

DDO1-A1	Requirement
Maximum height	The maximum height of any part of a building is 3 storeys or 11m above natural ground level, whichever is the lesser height.

ALPINE RESORTS PLANNING SCHEME

DDO1-A1	Requirement
	<p>A permit may be granted to increase the height of any rooftop structure or chimney by 1.5m, provided no more than 20 per cent of the roof area exceeds 11m in height.</p> <p>A permit may be granted to vary maximum heights.</p>
Minimum setbacks	<p>A building must be setback:</p> <ul style="list-style-type: none"> ▪ 6m from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3m from the frontage of the site. ▪ 3m from any other site boundary. ▪ An average of 4m from any other building on the same site. ▪ 6m from any building on an adjoining site. <p>Where any part of an external wall measured above natural ground level exceeds 3.6m in height, the minimum prescribed distance of the wall from a boundary shall be increased in the proportion of 100mm for every 300mm or part thereof by which that height of that part of the wall exceeds 3.6m.</p> <p>A permit may be granted to vary setbacks.</p>
Maximum site coverage	60 per cent of the total site area.

DDO1-A2	Requirement
Maximum height	<p>The maximum height of any part of a building is 4 storeys or 15m above natural ground level, whichever is the lesser height.</p> <p>A permit may be granted to increase the height of any rooftop structure or chimney by 1.5m, provided no more than 20 per cent of the roof area exceeds 15m in height.</p> <p>A permit may be granted to vary maximum heights.</p>
Minimum setbacks	<p>A building should be setback:</p> <ul style="list-style-type: none"> ▪ 6m from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3m from the frontage of the site. ▪ 6m from any building on an adjoining site. <p>Where any part of an external wall measured above natural ground level exceeds 3.6m in height, the minimum prescribed distance of the wall from a boundary shall be increased in the proportion of 100mm for every 300mm or part thereof by which that height of that part of the wall exceeds 3.6m.</p> <p>A permit may be granted to vary setbacks.</p>
Maximum site coverage	75 per cent of the total site area.

DDO1-A1 and A2	Requirement
Car parking	<p>1 spaces per 140 sq m gross floor area.</p> <p>Setback a minimum of 3m from all site boundaries.</p> <p>Access ways a minimum width of 3m.</p>

New development should be constructed of the following materials and finishes:

Building element	Requirement
Wall materials	<p>Corrugated iron, profiled metal, timber, natural stone (preferably weathered granite), plastered masonry.</p> <p>Natural stone should be used in new buildings and major extensions that add more than 20 per cent to existing floor area. A minimum of 15 per cent of all external facades visible from the road, public pedestrian route or ski fields should be constructed of natural stone.</p>
Roof material	Profiled metal, corrugated iron (non-reflective and muted tones).

Building element	Requirement
Colours	The use of colour in the form of paintwork should be minimised, and used only as a feature or element of contrast. The use of natural alpine colour tones should be used in materials and finishes.

3.012/09/2019
C027alpr**Subdivision**

None specified.

4.012/09/2019
C027alpr**Signs**

None specified.

5.012/09/2019
C027alpr**Application requirements**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Development proposals should include provision for revegetation on the site including details of measures for ground stabilisation, and the vegetation species to be planted.

6.012/09/2019
C027alpr**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which the development meets the objectives of the overlay and the *Mt Buller Alpine Resort Village Design Guidelines, 2014*.
- The extent to which the development meets the objectives of the *Mt Buller Master Plan 2010* (revised 2014).
- Whether the proposed development adversely impacts on the amenity of the adjacent buildings and public areas.
- Whether the proposed development is designed and sited:
 - to ensure that snow shed from the development will be retained within the site boundaries.
 - to ensure the maximum retention of significant vegetation on the site, especially stands of snow gums.
 - to be compatible with the scale and nature of surrounding development.
 - to sit well within the alpine landscape, by stepping with natural grades and harmonising with the character of the surrounding landscape.
 - to respond to year round climatic conditions and the range of visitor needs and interests.
- The topography and slope of the site.
- The ability to provide suitable pedestrian and skier movement paths and parking and access for vehicles on site.