

22.01 ALPINE RESORTS LOCAL PLANNING POLICIES

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22.01-1 Development Guidelines

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C21

Introduction

The responsible authority must consider the following policies when assessing applications for planning permits. Similarly these policies should be considered by any applicant and it is suggested that the responses to these policies be included in an application report to accompany the application for planning permit.

The following policies apply to Lake Mountain, Mt Baw Baw and Mt Stirling Alpine Resorts.

Car Parking

Policy Basis

Until car parking precinct plans are developed by the planning and responsible authorities, in conjunction with the Resort Management Boards, the following policy will apply. These have been developed through practice and Resort Management Board consideration and approval.

Policy Objectives

- To preserve the individual character of each Alpine Resort.
- To provide adequate car parking for each Resort.
- To achieve a balance between the demands of vehicle transport with pedestrian and skier movement.

Policy

Lake Mountain Alpine Resort

- Car parking is to be located within the designated car parking areas and any new development must provide adequate car parking to ensure, at least, the maintenance of existing vehicle space numbers. Ideally more vehicle spaces will be provided to enable greater visitation.
- In the area of Gerraty's new parking areas may be developed within the area designated as CDZ1 on the northern side of the access road.

Mt Baw Baw Alpine Resort

- At Mt Baw Baw the policy is to have a main village area which is free of vehicles during the declared snow season by providing adequate car parking located within the designated car parking areas.
- During other times of the year limited car parking may be provided on site whilst ensuring the maintenance of vegetated areas and restrictions of slope are recognised.
- Car parking areas within a site may be an unsealed construction.

Development which designates new areas for car parking requires the preparation of an Urban Design Impact Statement.

Plot Ratio and Site Coverage

Policy Basis

Plot ratio and site coverage controls have traditionally been used as a planning tool relating to the scale, bulk and intensity of development. However the topography, environs, view and vistas, and vegetation of the site can mean that the prescribed plot ratio and site coverage restrict the approval of sound applications for planning permits as determined by an Urban Design Impact Statement.

Policy Objectives

- To ensure that the intensity of any development does not detrimentally affect the objectives of the State Planning Policy Framework or the other policies within the Local Planning Policy Framework.
- To ensure that new development is assessed with proper regard to urban design principles and built form requirements.
- To ensure that the intensity of new development does not detrimentally affect the capacity of Alpine Resort infrastructure.
- To guide the continuing development of the Alpine Resort villages in a manner that will be consistent with their function and form.
- To provide a degree of certainty and equity in alpine planning and development in relation to the development potential of land.
- To ensure that new development enhances the physical and social infrastructure of the Alpine Resort villages.

Policy

The table prescribes the plot ratio and site coverage for the following nominated areas:

Location	Plot Ratio	Site Coverage
LAKE MOUNTAIN ALPINE RESORT	0.75	40%
MT BAW BAW ALPINE RESORT		
Village Centre	0.75	40%
Accommodation Area	0.25	25%

The following definitions are from the Victoria Planning Provisions:

- Plot Ratio is calculated as the gross floor area of all buildings on a site, divided by the area of the site.
- The gross floor area is the total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.
- Site Coverage is the product of the building footprint divided by the site area multiplied by 100 and expressed as a percentage.
- The building footprint is the area in square metres contained within the projection of the external extremities of the enclosed walls of a structure to ground level.

A development should not exceed the plot ratio and site coverage provisions without completing an Urban Design Impact Statement to the satisfaction of the responsible authority.

The following matters should be taken into account by the responsible authority when considering an application to exceed the plot ratio and site coverage, or when there is none specified:

- The extent to which the proposal will significantly advance the aims and objectives of the State Planning Policy Framework and the Local Planning Policy Framework.
- An Urban Design Impact Statement.
- The scale and nature of surrounding development.
- The effect on the amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The intrusion into the skyline.
- The economic rationale for exceeding the requirements.
- The extent to which snow deposition and public safety will be controlled and maintained.
- The extent to which the proposal will result in a net community benefit.
- The extent to which the proposal will enhance the physical and social infrastructure of the Alpine Resorts.
- The effect on the infrastructure capacity of the land and surrounding land, including reticulated service, traffic and car parking.
- Whether the development will facilitate the redevelopment of existing sites.

Setback Guidelines

Policy Basis

Setback guidelines are used to control the scale, bulk and intensity of development.

Policy Objectives

- To ensure that the intensity of any development does not detrimentally affect the objectives of the State Planning Policy Framework or the other policies within the Local Planning Policy Framework.
- To ensure that new development is assessed with proper regard to urban design principles and built form requirements.
- To ensure that the intensity of new development does not detrimentally affect the capacity of Alpine Resort infrastructure.
- To guide the continuing development of the Alpine Resort villages in a manner that will be consistent with their function and form.
- To provide a degree of certainty and equity in alpine planning and development in relation to the development potential of land.
- To ensure that new development enhances the physical and social infrastructure of the Alpine Resort villages.

Policy

The following setback requirements are applied to all sites except those designated in a Comprehensive Development Plan. The external wall of a building must not be constructed:

- Less than 6 metres from a road alignment.

- Less than 3 metres from any boundary of an allotment other than a street alignment.
- Less than 6 metres from any building.

A development should not impede on the setback without completing an Urban Design Impact Statement to the satisfaction of the responsible authority.

The following matters should be taken into account by the responsible authority when considering an application to exceed the setback guidelines:

- The extent to which the proposal will significantly advance the aims and objectives of the State Planning Policy Framework and the Local Planning Policy Framework.
- An Urban Design Impact Statement.
- The scale and nature of surrounding development.
- The effect on the amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The intrusion into the skyline.
- The economic rationale for exceeding the requirements.
- The extent to which snow deposition and public safety will be controlled and maintained.
- The extent to which the proposal will result in a net community benefit.
- The extent to which the proposal will enhance the physical and social infrastructure of the Alpine Resorts.
- The effect on the infrastructure capacity of the land and surrounding land, including reticulated service, traffic and car parking.
- Whether the development will facilitate the redevelopment of existing sites.

Height Guidelines

Policy Basis

The height controls are used to maintain the natural tree line and protect the views and vistas of the natural environment from excessive encroachment by the constructed environment.

Policy Objectives

- To protect sunlight access to key public places and open space areas.
- To ensure that the height of new buildings reinforces the built form character of unique areas.
- To maintain the visual dominance of prominent landmarks.
- To maintain the natural line of the snow gums.

Policy

An application for architectural features and building services to exceed the maximum heights must be accompanied by a written urban context report documenting the key planning influences on the proposed development and how it will relate to its surroundings.

It is policy that the height of the tree line of the snow gums is the height control, except for nominated activity areas.

Location	Mean Building Height
LAKE MOUNTAIN ALPINE RESORT	11
MT BAW BAW ALPINE RESORT	
Village Centre	15
Accommodation Area	11

The following definitions are from the Victoria Planning Provisions:

- The mean building height is the vertical distance between the mean ground level and the finished roof height at its highest points.
- The mean ground level is one half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.

A development should not exceed the stated height controls without completing an Urban Design Impact Statement.

The following matters should be taken into account by the responsible authority when considering an application to exceed the height controls, or when there is none specified:

- The extent to which the proposal will significantly advance the aims and objectives of the State Planning Policy Framework and the Local Planning Policy Framework.
- An Urban Design Impact Statement.
- The scale and nature of surrounding development.
- The effect on the amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The intrusion into the skyline.
- The economic rationale for exceeding the requirements.
- The extent to which snow deposition and public safety will be controlled and maintained.
- The extent to which the proposal will result in a net community benefit.
- The extent to which the proposal will enhance the physical and social infrastructure of the Alpine Resorts.
- The effect on the infrastructure capacity of the land and surrounding land, including reticulated service, traffic and car parking.
- Whether the development will facilitate the redevelopment of existing sites.

Urban Design

Policy Basis

A clear, overall vision for each of the Alpine Resorts is one which should be generated and owned by all sections of the community. A vision needs to reinforce the individual character and attraction of each Resort. It should encompass economic, social, cultural, ecological / environmental and physical dimensions.

Policy Objectives

The development of a multi-dimensional vision and strategy for each Alpine Resort will provide a vehicle for:

- The articulation of each Resort's strategic importance.

- The rationalisation of the needs and expectations of the local community and those of the broader community.
- The identification and coordination of disparate opportunities within the community.
- The efficient distribution of services and resources.
- Establishing sustainable levels of development.

Policy

In the formulation of a shared and clear vision, planning and responsible authorities in conjunction with the Resort Management Boards and in consultation with the community need to assess the diverse factors which contribute to the distinct nature of individual Resorts in terms of both physical form and natural environment, whilst identifying and reinforcing the direction that each Resort community is forging.

The process of formulating an urban design vision must include an analysis of:

- Current development and infrastructure.
- Functional demands.
- Sustainability of new development.
- Visual impact (at local and broader landscape scale).
- Physical form and architectural style.

Having formulated a vision and developed integrated strategies to articulate, express and implement the vision, change may be initiated through the development of an Urban Design Framework. This framework should take into account information about the following issues:

Activity

The location and character of a village centre or centres and other activity precincts.

Movement

Access to the village and relationships between activity precincts and in particular, pedestrian and skiing networks.

Infrastructure

The system and hierarchy of roads.

Urban Form

Response to the local environment climate and topography. Distribution of built form, local architectural styles and heritage in addition to architectural scale, massing and articulation.

A framework which encompasses all of these layers of information will provide a strategic guide for the continuing development and improvement of the Resorts and for the delivery of effective urban design outcomes.

An Urban Design Impact Statement is required when seeking a variation to the policy controls or where there are none specified. The responsible authority will notify the proponent in writing whether the statement is to their satisfaction.

22.01-2

Management of geotechnical hazard Local planning policy

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This policy applies to all land in the Alpine Resorts Planning Scheme.

Policy Basis

The geotechnical stability of land in Victoria's Alpine Resorts is an important environmental and safety issue.

This policy:

- builds on the Strategic Statement sections in Clause 21.01 relating to Geotechnical Context and Management of Geotechnical Hazard; and
- provides guidance in determining applications made under Clause 44.01 Erosion Management Overlay – Schedule 1.

Policy Objectives

To ensure that applications for development are supported by adequate investigation and documentation of geotechnical hazards and related structural matters.

To ensure that development is appropriate to be carried out either conditionally or unconditionally, having regard to the results of those geotechnical and related structural investigations.

To ensure that development is only carried out if identified geotechnical and related structural engineering risks are effectively addressed.

Policies

It is policy to:

- Encourage applicants to consult with the relevant Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.
- Not support development, on geotechnical grounds, if the Preliminary Geotechnical Report demonstrates a risk greater than low. In such cases, the preparation of a Quantitative or Semi-Quantitative Risk Assessment is required.
- Discourage development where the risk for loss of life exceeds the following levels:
 - Existing slopes – 10-5 for the person most at risk, and 10-6 for the average of persons at risk;
 - New slopes – 10-6 for the person most at risk, and 10-7 for the average of persons at risk.
- Not support development where the risk, after all feasible measures to reduce the risk have been considered, is greater than moderate.
- Discourage development that results in an increase in risk to property or persons.
- Discourage development that requires for geotechnical purposes excessive earthworks, drainage works or removal of vegetation to achieve a moderate, low or very low level of risk.
- Ensure that the recommendations of the relevant Preliminary Geotechnical Assessment and/or Quantitative Risk Assessment are included in any development approval.

References

Australian Geomechanics Society (May 2002) Landslide Risk Management Concepts and Guidelines, Journal and News of the Australian Geomechanics Society, Volume 37 Number 2 (as updated).

Snowy Mountains Engineering Corporation Alpine Resorts – Geotechnical Stability Review – Final Report, Department of Natural Resources and Environment (as updated).

22.01-3 Urban Design in Alpine Resorts31/05/2012
C21

This policy applies to the development of land in the Alpine Resorts of Falls Creek, Mt Hotham, Mt Buller, Mt Stirling, Mt Baw Baw and Lake Mountain.

Policy basis

This policy builds on the Objective in Clause 21.01 to encourage best practice in urban design that reflects the alpine character of the Resorts.

Urban design is an important component in producing a quality tourist and recreational experience. Development should make a positive contribution to the creation of a recognisable, individual Resort character and built form outcome for each Resort. This will be achieved by defining acceptable urban design, architecture and landscape outcomes that contribute to the creation of an identified character.

An urban design framework should be developed for each Resort to identify the individual character and attraction of the Resort. The framework should encompass economic, social, cultural, ecological/environmental and physical dimensions and encourage the introduction of a design philosophy that reflects the individual character of the Resort.

The framework should take into account the following issues:

- Activity: the location and character of the village centre and other activity precincts.
- Movement: linkages within the village and relationships between activity precincts and, in particular, pedestrian and skiing networks.
- Urban form:
 - The response to the local environment, climate and topography.
 - The distribution of built form.
 - Local architectural styles and heritage.
 - The scale, massing and articulation of buildings.

A framework which encompasses these layers of information will provide a strategic guide for the future growth of each of the Resorts on a sustainable basis and in a manner that is compatible with the alpine environment.

Landscaping plays a critical part in the integration of development into the surrounding landscape and the Resort. Appropriate landscaping enables development to create a strong sense of belonging and harmony with the natural environment.

The location and choice of vegetation should reinforce the existing landscape character. Planting should be used to:

- Reduce the visual bulk of a new building.
- Provide shade and wind breaks, while retaining access to the winter sun.
- Provide or maintain visual privacy and reinforce view corridors.

Within the village environment, the provision of high quality, readily accessible internal and external spaces form an integral part of the public domain.

Objectives

To ensure that development reflects the alpine character of the Resorts.

To ensure that development is appropriate to its surrounding built form context.

To ensure that development provides a visually attractive and functional interface with the public domain.

To provide safe pedestrian and skier linkages within the villages and to the ski fields.

To strengthen the appeal of the Resorts to visitors all year-round.

Policy

Alpine village character

It is policy to assess development proposals against the following criteria, as appropriate:

- Development should recognise the landscape, amenity and environmental values of the alpine village.
- Development should contribute to a village character that presents an identifiable, memorable and unique image at an appropriate scale and density.
- Development should demonstrate a high quality design in both the private and public domains that encourages a mix of year-round uses.
- Building design should be contemporary.

Design elements to consider include:

- Massing and proportions.
- Roof form and pitch and snow shed.
- Façade articulation and detailing, including window and door proportions.
- Building features such as verandahs, towers and parapets.
- Building materials, patterns, textures and decorative elements.

Building siting

It is policy to assess development proposals against the following criteria, as appropriate:

- Buildings should sit comfortably within the alpine landscape by stepping with the natural grades and minimising earthworks and potential surface drainage problems.
- Existing natural features within a site should be retained and incorporated into the design to the extent that is reasonably feasible. This particularly refers to native vegetation, rock outcrops and topographical features.
- Development should be sited to ensure that it does not adversely impact on the amenity of adjoining buildings and public spaces.
- Development should be sited to avoid removal of native vegetation, if this is not possible development should be sited to minimise the removal of native vegetation.
- Development should be sited to provide view corridors to ski slopes and mountain terrain from publicly accessible areas.
- Development should be sited to accommodate pedestrian and skier movements within the site to avoid conflicts with vehicles.
- Buildings should provide a sense of address and identity to streets, pathways and public spaces.

Building envelope

It is policy to assess development proposals against the following criteria, as appropriate:

Height

- The scale and height of development should be sympathetic to the predominant snow gum height and existing view lines.
- Building height should avoid unreasonable overshadowing of key public places and private open space areas.
- The height of buildings should be generally consistent with the built form character of the village.

Setbacks

- The building frontage alignment and the height and length of walls relative to the side and rear boundaries should be of an appropriate scale, character and visual bulk so as to generate interesting and diverse forms that reduce perceived building mass.
- Building setbacks should be adequate to accommodate suitable pedestrian and skier movements within the site boundaries and with linkages to public spaces and roads.
- Setbacks to the street should be used for the retention of alpine vegetation and additional tree planting. These setbacks should not be dominated by vehicle accessways, car parking or structures.
- The setback of buildings from the boundary lines should be such that no snow is shed beyond the site boundaries. Snow shed is to be appropriately managed within the site so that it does not fall on pathways or block building entries.
- Building setbacks should retain view corridors between buildings and provide opportunities for view sharing where reasonable and practical.

Development intensity

It is policy to assess development proposals against the following criteria, as appropriate:

- The intensity of development should respond to the existing and any planned upgraded capacity of the Resort having particular regard to reticulated services, traffic and car parking.

Design details

It is policy to assess development proposals against the following criteria, as appropriate:

- Building entries should be clearly visible from the street and easily identifiable in difficult weather conditions.
- Building entries should provide a sense of personal address, practical shelter and a transition space through to the interior.
- Service areas should be treated as an integral part of the overall design and be screened from public areas.
- Façades should respect the rhythm, scale, architectural features, fenestration and materials of the village character.
- Façade design should display consideration of the building's appearance on all sides of the building.
- Buildings should be broken into smaller elements to avoid long and monolithic built form.
- Roofs should be designed to ensure that snow is contained on the roof or shed onto safe areas within the site.
- Roof top access, stairways, elevator shafts and mechanical equipment should be confined within the new roof or within roof dormers and should not protrude from the roof.
- Development should demonstrate energy efficient design principles.
- Mixed-use developments should be sited and designed to provide an adequate level of activation.

Materials and finishes

It is policy to assess development proposals against the following criteria, as appropriate:

- Development should use building materials and finishes, including colours, that blend in with the natural alpine environment and will be durable.
- Exteriors of buildings, particularly façades facing roads and pedestrian routes to ski slopes, should include extensive use of timber and stone.
- Natural cleft or rock face stone should be designed to have a structural appearance rather than a veneer look when used in walls.

The following materials and finishes are supported:

- Wall materials: corrugated iron, profiled metal, timber, natural stone (preferably granite) and plastered masonry.
- Roof materials: profiled metal and corrugated iron (non-reflective and muted tones that blend the building into the landscape).
- Colours: the use of colour in the form of paintwork should be minimised and used only as a feature or element of contrast. Natural alpine colour tones should be used in materials and finishes.

Landscape character

It is policy to assess development proposals against the following criteria, as appropriate:

- Development should respect and enhance the landscape character of the Resort.
- Development should, if possible, retain mature trees and provide opportunities to enhance the landscape features of the Resort. If mature trees are removed, developers are encouraged to incorporate suitable replacement planting in the Resort.
- Vehicle and pedestrian access points should be combined, if possible, to minimise:
 - Vegetation removal within front setbacks.
 - Visual impacts on public spaces, pathways and street frontages.
- Development should include a landscaping strategy.

Public realm

It is policy to assess development proposals against the following criteria, as appropriate:

- The village centre should provide strong physical and visual links to the skifields and visitor arrival points.
- Development should strengthen the role of the village centre by ensuring that it is visually legible.
- Development should support the village centre to function as the community and commercial heart for the Resort.
- Commercial activity, community facilities, skier congregations, skifield access points and transport hubs should be focused around the village centre.
- Building design should provide a visually attractive and functional interface with the public domain, particularly within the village and adjoining skifields.
- Development should enhance pedestrian and skier safety and provide a high level of accessibility within the Resort.
- Public spaces should, if possible, have a northerly aspect.
- Development should avoid unreasonable loss of solar access to public spaces.