

22.05 MT BULLER RESORT LOCAL PLANNING POLICIES31/05/2012
C21**22.05-1 CAR PARKING**31/05/2012
C21

This policy applies to the Mt Buller Alpine Resort Village.

Policy Basis

The provision of car parking within Mt Buller Village is a significant issue for the Resort. Car parking is an integral part of the overall transport access system that operates within the Resort. Over the past five years, there has been a significant increase in demand for the provision of car parking on sites within the Village to service residential accommodation. It is recognised that the provision of car parking must be balanced against the need to preserve the amenity and safety of pedestrians and skier movements within the Village.

Car parking areas and access ways have the potential to detract from the amenity of a site, conflict with pedestrian movements and circulation. Car parking areas can cause an increase in non-permeable surfaces and loss of native vegetation, particularly when located at ground level or near the front of a site. Careful consideration must therefore be given to the design and layout of car parking areas and access ways to ensure that they are responsive to the site conditions and do not dominate the development or detract from the streetscape.

The Mt Buller and Mt Stirling Alpine Resort Management Board is investigating the feasibility of establishing a multi-level undercover parking facility within the Village to cater for long term parking demand. This parking facility is intended to service visitors and commercial operators and has the potential to reduce the need to provide additional car parking on individual sites within the Resort. The preferred location for the parking station is the Gateway Site, integrating with the Buller Community Centre complex. Car parking opportunities will also be considered in satellite locations throughout the Village associated with development projects.

A transport strategy will be prepared for the Resort that will set out the access arrangements and provision for public transport during the declared snow season. This policy includes parking arrangements that will apply for visitors to the Resort utilising four wheel and two wheel drive vehicles as well as for bus parking.

Policy Objectives

- To ensure that the provision of public and private car parking meets the current and future needs of the Resort.
- To ensure that the pedestrian feel and environmental qualities of the Village are maintained and enhanced.
- To ensure safe and efficient movement of vehicles and pedestrians throughout the Resort.

Policies

It is policy that:

- A car parking and access limitation strategy will apply in the Village during the declared snow season.
- The Resort Management Board will control access to the Resort.
- The existing four wheel drive access and parking permit system within the Village will be retained with a maximum of 1,000 permits issued during the declared snow season.
- Provision of on-street car parking will be prohibited.

- Development proposals which involve comprehensive new site development or refurbishment and extensions to existing development should provide car parking at the rate of 1 car space per 140 square metres gross floor area.
- The provision of car parking and accessways should meet the following requirements:
 - Parking spaces to be provided within the curtilage of a lease site.
 - Parking provided in an underground structure integrated within existing or proposed buildings will be preferred to spaces provided at ground level.
 - If parking is provided external to a building, it should be screened so that it does not dominate the streetscape.
 - Parking is discouraged at ground level within the front setback of a site.
 - Parking areas are encouraged to be set back a minimum of 3 metres from all site boundaries.
 - Access to the site will be limited to one accessway, unless the site has more than one frontage to a road.
 - The width of the accessway from a road is encouraged to be 3 metres.
 - Car parking areas and accessways should be suitably sealed and drained.
 - Access ways should be designed to ensure safe movement of vehicles onto and exiting from the site all year round.
 - Access ways that utilise a significant proportion of the site frontage and dominate the street frontage are discouraged.
 - Parking areas should be designed to avoid and minimise the loss of native vegetation on a site.
- Opportunities to provide car parking on a site that is intended to service the needs of surrounding accommodation or commercial activities will be supported provided:
 - The site development requirements of the Design and Development Overlay Schedule 1 are generally complied with; and
 - The development does not result in any adverse impacts on the amenity of the site or surrounding area.

22.05-231/05/2012
C21**ABORIGINAL HERITAGE**

This policy applies to the Mt Buller Alpine Resort.

Policy Basis

Mt Buller Alpine Resort is part of the traditional lands of the Taungurong people.

The basis for this policy was the preparation of the Mount Buller Alpine Village Heritage Management Plan (1999) by Austral Heritage Consultants for the Mount Buller Alpine Resort Management Board.

There are two major causes of disturbance to Aboriginal cultural heritage places and objects, which tend to occur concurrently:

- Vegetation clearance; and
- Construction of buildings and works.

Protection and preservation of pre and post-contact history within the Resort is a key influence on the future location, siting and design of development. This policy identifies areas of sensitive development and construction to ensure that development respects and preserves Aboriginal cultural heritage.

The Mt Buller Alpine Resort has been extensively developed with the construction of ski lodges, ski runs and associated urban and tourist utilities. Prior to the study being undertaken there had been two small scale archaeological surveys carried out within the Village. No Aboriginal archaeological sites were recorded in either study. The results of

the study indicated that in the Village there are a number of areas where Aboriginal cultural heritage places and objects might be identified in the future.

Policy Objectives

To protect and preserve Aboriginal cultural heritage.

To establish procedures for considering Aboriginal heritage.

To minimise the disturbance to any known or unknown Aboriginal cultural heritage.

Policies

- Promote the identification, protection and management of Aboriginal cultural heritage values.
- Have regard to the requirements of the *Aboriginal Heritage Act 2006* and any maps and guidelines produced by Aboriginal Affairs Victoria in considering an application for use or development, or a request to rezone land.
- Require applicants proposing to develop or rezone land in areas of Aboriginal cultural heritage sensitivity to demonstrate that the impact of the proposed development on Aboriginal cultural heritage values has been addressed in accordance with the requirements of the *Aboriginal Heritage Act 2006* and any maps and guidelines produced by Aboriginal Affairs Victoria.