

30/11/2006
C18**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO1****MOUNT BULLER ALPINE RESORT VILLAGE****1.0**
24/08/2006
C15**Design objectives**

- To ensure that development within the Mt Buller Village creates and enhances the identifiable individual resort character by:
 - Sitting comfortably within the alpine landscape, by stepping with natural grades and harmonising with the character of the surrounding landscape.
 - Retaining existing indigenous vegetation and natural features.
 - Demonstrating buildings have given consideration to articulation, fragmentation and stepping.
 - Using built form, materials and finishes, including colours that blend in with the natural alpine environment and that will achieve long lasting durability.
 - Designing built form and finishes to respond to year round climatic conditions and the range of visitor needs and interests.
 - Being constructed so that it is generally level with or below the top of the existing tree canopy in residential areas of the Village.
 - Retaining, where possible, all vegetation on site that performs a screening function.
 - Not being visually intrusive above the tree canopy or on the skyline when viewed from key public vantage points within the Village and adjoining ski fields.
- To ensure building design provides a visually attractive and functionally effective interface with the public domain, particularly within the Village Square and Bourke Street ski run.
- To ensure that development is visually attractive all year round.
- To ensure view corridors are protected between buildings and provide opportunities for view sharing where reasonable and practical.
- To provide safe pedestrian and skier access and linkages within the Village and to the skifields.

2.0
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C18**Buildings and works****Exempt buildings and works**

A planning permit is not required for 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 of any opening in a wall for windows or doors and the like.
- Minor services to a building including disabled access ramps and hand rails, an air conditioner, cooling or heating system, a hot water service, a solar energy system, security alarms and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens and the like.

- 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 requirements of the Building Code of Australia (BCA).

2.124/08/2006
C15**Building and design requirements**

The development of land should meet the following requirements:

DDO1-A1	Requirement
Maximum Height	The maximum height of any part of a building is 3 storeys or 11 metres above natural ground level, whichever is the lesser height. A permit may be granted to increase the height of any roof structure or chimney by 1.5 metres provided no more than 20% of the roof area exceeds 11 metres in height.
Minimum Setbacks	A building must be setback: 6 metres from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3 metres from the frontage boundary of the site 3 metres from any other site boundary An average of 4 metres from any other building on the same site 6 metres from any building on an adjoining site Where any part of an external wall measured above natural ground level exceeds 3.6 metres 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 3.6 metres. A permit may be granted to vary setbacks.
Maximum Site Coverage	60% of the total site area Site coverage is the proportion of the site covered by all buildings. A permit may be granted to vary site coverage.
DDO1-A2	Requirement
Maximum Height	The maximum height of any part of a building is 4 storeys or 15 metres above natural ground level, whichever is the lesser height. A permit may be granted to increase the height of any roof structure or chimney by 1.5 metres provided no more than 20% of the roof area exceeds 15 metres in height.
Minimum Setbacks	A building must be setback: 6 metres from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3 metres from the frontage boundary of the site 6 metres from any building on an adjoining site.

	<p>Where any part of an external wall measured above natural ground level exceeds 3.6 metres 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 3.6 metres.</p> <p>A permit may be granted to vary setbacks.</p>
Maximum Site Coverage	<p>75% of the total site area</p> <p>Site coverage is the proportion of the site covered by all buildings.</p> <p>A permit may be granted to vary site coverage.</p>

2.224/08/2006
C15**Overshadowing**

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 10.00 am to 3.00 pm on June 22nd.

2.324/08/2006
C15**Materials and finishes**

New development should meet the following requirements.

	Requirement
Wall materials	<p>Corrugated iron, profiled metal, timber, natural stone (preferably weathered granite), plastered masonry.</p> <p>Natural stone must be used in new buildings and major extensions that add more than 20% to existing floor area. A minimum of 15% of all external facade visible from the road, public pedestrian route or ski fields must be constructed of natural stone. Except for any building within the DDO1-A2 area, or which is not within the DDO1-A2 area, but which has a frontage to Summit Road, Athletes Walk, The Avenue, Breathaker Road, Bourke Street, or Helicopter Flat, a permit may be granted for the use of artificial manufactured materials with the appearance of natural stone to the satisfaction of the Responsible Authority and the Mount Buller and Mount Stirling Alpine Resort Management Board.</p>
Roof material	Profiled metal, corrugated iron (non-reflective and muted tones).
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.

2.424/08/2006
C15**Management of native vegetation**

The construction of a building or construction or carrying out of works should meet the following requirements:

- 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 promote the principles of net gain of native vegetation in accordance with the Native Vegetation Framework.

- Where possible, development should retain all vegetation on site that performs a screening function.
- 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 key vantage points 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 proposals should include provision for revegetation on the site. Proposals for revegetation should include details of measures for ground stabilisation, and vegetation species to be planted. Where revegetation is not possible on site then offsets in accordance with the principles of the Native Vegetation Framework should be identified to the satisfaction of the Department of Sustainability and Environment and the responsible authority.

3.0

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Application requirements

An application to construct a building or construct or carry out any works must be accompanied by the following information, as appropriate:

- An urban design impact statement explaining how the proposed development meets the design objectives and requirements in the Design and Development Overlay and the Mt Buller Village Design Guidelines.
- A design response that demonstrates:
 - How the development has been designed and sited in response to the topography of the site, its existing indigenous vegetation and natural features and surrounding structures and vegetation.
 - The extent to which the development has attempted to minimise grading and alteration of natural landforms and retain existing indigenous vegetation on the site.
 - The visual impact of the proposed development, particularly in terms of impact on the streetscape and intrusion into the skyline when viewed from key vantage points within the Village and adjoining ski fields
 - The management of snow deposition within the site boundary or retention of snow on the roof structure.
 - The ability to provide suitable pedestrian and skier movement within the site boundary and linkages, the skifield area, pedestrian networks, public spaces and roads.
 - The provision of car parking and vehicular access in a manner that does not detract from the appearance of the development, particularly when viewed from the frontage of the site.
 - The extent to which the built form is articulated and fragmented to break up the mass of the building.
- A roof plan which demonstrates compliance with the height requirements for the site.
- A landscape concept plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing and maintaining the landscaping. A plan must be submitted which details the location, size and spread of all existing native vegetation to be retained and removed, trees proposed for retention and removal must be surveyed. Where revegetation cannot be provided on the site, suitable offsets and the location of these offsets must be agreed upon with the Resort Management Board and the Department of Sustainability and Environment.

4.0 Decision guidelines

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Before deciding on an application, the responsible authority must consider, as appropriate:

General considerations:

- The extent to which the development meets the objectives of the overlay and the Mt Buller Village Design Guidelines.
- The decision guidelines of Clause 65.
- In Residential areas of the Village, the proposed development is designed and sited so that it is generally level with, or below, the top of existing tree canopy.
- The proposed development will not adversely impact on the amenity of adjacent buildings and public areas.
- The proposed development is designed and sited to ensure that snow shed from the development will be retained within the site boundaries.
- The proposed development is designed and sited to ensure the maximum retention of significant vegetation on the site, especially stands of snow gums.
- The proposed development is designed and sited in a manner that will complement the alpine landscape and will not result in any visual intrusion into the streetscape or landscape.

Building height:

- The scale and nature of surrounding development.
- The effect on amenity of surrounding site.
- The relationship to surrounding vegetation.
- The visual impact of the siting of the proposed development, particularly in terms of its impact on the streetscape.
- The overall bulk and massing of the proposed development and its relationship to adjacent development and the streetscape and landscape setting.
- The topography and slope of the site.
- The intrusion into the skyline.

Building setbacks:

- The scale and nature of surrounding development.
- The effect on amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The need to minimise loss of indigenous vegetation, particularly Snow Gums.
- The visual impact of the siting of the proposed development, particularly in terms of impact on the streetscape.
- The extent to which snow deposition and public safety will be controlled and maintained.

- The ability to provide suitable pedestrian and skier movement paths and parking and access for vehicles on site.

Site coverage:

- The scale and nature of surrounding development.
- The effect on amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The overall bulk and massing of the proposed development and its relationship to adjacent development and the streetscape and landscaping setting.
- The visual impact of the siting of the proposed development, particularly in terms of impact on the streetscape and landscape setting.
- The ability to provide suitable pedestrian and skier movement paths and parking and access for vehicles on site.