

30/11/2006
C18**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO2

FALLS CREEK ALPINE RESORT VILLAGE**1.0**19/01/2006
VC37**Design objectives**

- To ensure that the Falls Creek Village presents an identifiable, memorable and unique image at an appropriate scale and density.
- To ensure that new development in the Falls Creek Village is sympathetic in scale and location to the landscape, trees, and views.
- To ensure buildings are articulated and fragmented in form and are sited in response to topography.
- To ensure development is not visually intrusive when viewed from key public vantage points within the Village and adjoining ski fields.
- To ensure that the scale, height and setbacks of development reinforce Village Plaza precinct as the Village Centre and focal point of Falls Creek.
- To ensure building design provides a visually attractive interface with the public domain, particularly within the Village Plaza and Village Bowl precincts and along Bogong High Plains Road.
- To ensure view corridors between buildings provide opportunities for view sharing.
- To encourage the retention of indigenous vegetation.
- To provide safe pedestrian and skier linkages within the Village.

2.030/11/2006
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).

2.1

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Building and Design Requirements

To ensure that the scale, bulk and intensity of development enhances the amenity and character of the Falls Creek Village and is compatible with surrounding development and its landscape setting, the requirements in the table and precinct plan to this schedule apply.

A permit may be granted to vary the site coverage, height and setback requirements. Sites with two or more road frontages seeking to vary these requirements must carefully consider the requirements outlined in the design criteria listed below. The applicant will need to demonstrate how it complies with these requirements, particularly minimising the impacts on the existing streetscape and retention of snow gums on site.

Any development proposal should demonstrate consideration of the following design criteria:

- Scale of the development and its relationship to surrounding development and vegetation.
- The effect on amenity of surrounding sites.
- Creation of view corridors to optimise views to the ski field areas and long distant views to the National Park.
- Avoiding overshadowing of public spaces.
- Buildings should be stepped to follow the slope of the land, so they are generally level with, or below, the top of the tree line.
- The built form should be articulated and appear fragmented to break up the mass of the building.
- The visual impact of the proposed development, particularly in terms of impact on the streetscape and intrusion into the skyline.
- The extent to which snow deposition and public safety will be managed within the site boundary.
- The ability to provide suitable pedestrian and skier movement within the site boundary and linkages to public spaces and roads.

2.2

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Native Vegetation Retention

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

- The construction of buildings should not result in a net loss of indigenous vegetation. Compensatory planting will be required in alternative locations if it cannot be contained on site, in accordance with the key principles of the Native Vegetation Framework.
- Removal of vegetation along the frontage to Bogong High Plains Road should be minimised.
- Development should be constructed so that is it generally level with, or below, the top of the tree line.
- Where possible, development should retain all vegetation on site that performs a screening function.
- Visual interruptions to the treed skyline should be minimised.

- Vehicle and pedestrian access points should be combined where possible to minimise vegetation removal and visual impact on the street frontage.

2.3

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Materials and Finishes

New development should meet the following requirements.

REQUIREMENT	
Wall materials	<p>Corrugated iron, profiled metal (zinc/copper/colour coated steel), timber, stone, plastered masonry (painted in neutral or alpine tones) or other approved alternatives.</p> <p>All buildings should incorporate a significant area of local stone (preferably Glenrowan Granite) representing not less than 25% of total façade of the building.</p> <p>The use of a Timber finish will be preferred on upper levels of buildings.</p>
Roof material	<p>Profiled metal (zinc/copper/colour coated steel), corrugated iron (non-reflective and muted tones) or other approved alternatives.</p>
Colours	<p>Colour in the form of paintwork should be used sparingly, and as a feature or element of contrast. The use of natural alpine colour tones should be used in materials and finishes of development.</p>

3.0

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Decision guidelines

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

- Enhances the streetscape character of the locality and makes a positive contribution to the image of the village and adjoining development.
- Protects and enhances the amenity of adjacent buildings and public areas.
- Ensures that snow shed from the development will be retained within the site boundaries.
- Ensures maximum retention of significant native vegetation on the site, especially stands of snow gums.
- Complements the alpine landscape setting and will not result in any visual intrusion into the streetscape or landscape.
- Provides for free movement of skiers and pedestrians into and around the site and enhances connections to the Village public spaces and ski fields.

Table to Schedule 2

DDO2-A1	REQUIREMENT
Maximum Height	The maximum height of any part of a building is 11 metres above natural ground level. A permit may be granted to increase the height of any roof structure to 15 metres, provided not more than 33% of the roof area exceeds 11 metres in height.
Minimum Setbacks	6 metres from a boundary with a road frontage 3 metres from any other site boundary Average of 4.5 metres from any building on the same site 6 metres from any other building on an adjoining site
Maximum Site Coverage	40% of the total site area
DDO2-A2	REQUIREMENT
Maximum Height	The maximum height of any part of a building is 15 metres above natural ground level. A permit may be granted to increase the height of any roof structure to 18 metres, provided not more than 33% of the roof area exceeds 15 metres in height.
Minimum Setbacks	4 metre setback at road level. Levels above road level to be setback a minimum of 2 metres per level 3 metres from any other site boundary Average of 4.5 metres from any building on the same site 6 metres from any other building on an adjoining site
Maximum Site Coverage	60%
DDO2-A3	REQUIREMENT
Maximum Height	The maximum height of any part of a building is 15 metres above natural ground level. A permit may be granted to increase the height of any roof structure to 18 metres, provided not more than 33% of the roof area exceeds 15 metres in height.
Minimum Setbacks	Not specified
Maximum Site Coverage	Not specified

