

22.05-1 MT BULLER LOCAL PLANNING POLICY – CAR PARKING

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 which operates within the Resort. There is a need to balance car parking, access and vehicle movement against the development of an environment that has the feeling of a vehicle free alpine village.

The Mt Buller Resort Management Board is investigating the feasibility of establishing a multi-level undercover parking facility within the Village. This parking facility is intended to service visitors and commercial operators and reduce the need to provide additional car parking on individual sites within the Resort.

As part of the Transport Policy for the Resort a Parking Precinct Plan will be developed which clearly sets out the existing and planned provision of parking within the Village. This plan will also set out the access conditions that will apply to the Resort during the snow season. In the interim, there is a need to implement a car parking and access policy that will apply to the Village.

Policy Objectives

- Limit the provision of private car parking and access to the Resort Village to maintain the environmental qualities of the Village and ensure safe and efficient movement of vehicles and pedestrians.

Policies

It is policy that:

Until a Parking Precinct Plan is developed for the Village, the following interim parking provisions will apply:

- A car parking and access limitation policy will apply in the Village during the declared snow season.
- Access to the Resort will be controlled by the Resort Management Board.
- The existing four wheel drive access and parking permit system within the Village and at Tip Corner will be retained with a maximum of 1000 permits issued during the declared snow season for permits to the Village in addition to the Tip Corner permits.
- Provision of on-street car parking will be prohibited.
- If development proposals, which involve comprehensive new site development or refurbishment and extensions to existing development, include the provision of car parking it shall be provided at the maximum rate of 1 car space per 140 square metres gross floor area. Car parking must be provided on site or within the building envelope.
- Car parking may be provided by contribution to a separate rate scheme established by the Land Manager.
- New hardstand parking spaces proposed in association with private or commercial developments should be provided within the curtilage of the leased site and be well designed to avoid the loss of substantial vegetation and to integrate with existing buildings and the streetscape.

- Car parking provided on site should be set back a minimum of 3 metres from all site boundaries.
- Car parking provided on a site should be for the purpose of the use and development on that site.
- Provision of one driveway providing access to a site is preferred.