

24/08/2006
C15**SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO3****MOUNT BULLER SKIFIELDS****1.0**24/08/2006
C15**Design objectives**

- To ensure that development within the Mt Buller skifields creates and enhances the identifiable individual resort character by:
 - Siting comfortably within the alpine landscape by being responsive to the topography and harmonising with the natural features of the landscape.
 - Using built form, materials and finishes, including colours that are consistent with the natural alpine environment and that will achieve long lasting durability.
 - Designing built form and finishes to respond to year round climatic conditions.
- To ensure development is not visually intrusive when viewed from key public vantage points within the Village, from Mt Buller Access Road and surrounding skifields.
- To ensure buildings within the skifields are visually attractive and functionally effective all year round, particularly at key interfaces with the Village such as the Village Square, Helicopter Flat and in proximity to lease sites having frontage to the skifields.
- To minimise the visual impact of snowfield infrastructure and facilities upon the landscape values of the Resort.
- To ensure development avoids and minimises impacts upon indigenous vegetation, fauna and natural features.
- To ensure that development is visually attractive all year round.

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C15**Buildings and works****2.1**24/08/2006
C15**Building and Design Requirements****Height controls**

Development should meet the following height requirements:

DDO3	Requirement
Buildings that are not for the purpose of skifield operations.	Maximum height of any part of a building is 11 metres above natural ground level
Buildings for the purpose of skifield operations	Maximum height of any part of a building is 15 metres above natural ground level.

Structures exempt from the height requirements specified above include:

- Telecommunications towers and lift tower infrastructure.

Definition for ‘Skifield Operations’:

Skifield operations includes skier lifting, snow making, snow grooming, skifield maintenance and associated equipment storage but excludes administration office, ski school and staff accommodation.

Materials and Finishes

New development should be constructed of the following materials and finishes.

	Requirement
Wall materials	Corrugated iron, profiled metal, timber, natural stone (preferably weathered granite), plastered masonry or other approved alternatives. Buildings that are not associated with skifield operations should include natural stone in the construction, at a minimum 15% of the total façade of the building.
Roof material	Profiled metal, corrugated iron (non-reflective and muted tones) or other approved alternatives.
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.

2.2

24/08/2006
C15

Native Vegetation Retention

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

- Development should promote the principles of net gain of native vegetation in accordance with the Native Vegetation Framework.
- 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. Offsets in accordance with the Native Vegetation Framework must be identified and provided to the satisfaction of the responsible authority.

3.0

24/08/2006
C15

Application requirements

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

- A design response that explains how the proposed development demonstrates:
 - How the development has been designed and sited in response to the topography of the site, its existing indigenous vegetation, fauna and natural features.
 - 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 relationship of the development to any surrounding development and vegetation on adjoining land.

- The visual impact of the proposed development all year round, particularly in terms of impact on the landscape and when viewed from key vantage points within the Village, from Mt Buller Access Road and adjoining skifields.
- A plan to provide for the management of native vegetation should be provided and detail how a 'net gain' outcome consistent with the requirements specified in Victoria's Native Vegetation Management – A Framework for Action (2002) will be achieved and should include details of the monitoring and reporting of the implementation of the plan.

4.0 Decision guidelines

24/08/2006
C15

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

- The extent to which the development meets the objectives of the overlay.
- Requirements of Victoria's Native Vegetation Management – A Framework for Action
- The views of the Department of Sustainability and Environment
- The decision guidelines of Clause 65.
- The proposed development is designed and constructed to appropriately suit its intended use.
- The proposed development is designed and constructed to achieve long lasting durability in the alpine conditions all year round.
- The proposed development does not impact on the year round pedestrian and skier use and amenity of Athletes Walk, the Village Square and Black Forest Walk.
- The proposed development is visually attractive all year round.