

19/01/2006
VC37**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as CDZ1.

ALPINE VILLAGE**Purpose**

To encourage development and the year round use of land for a commercially orientated, alpine resort.

To provide for residential development in a variety of forms in an alpine environment.

To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.

To provide for the integrated development of land in accordance with a comprehensive development plan incorporated in this scheme.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Accommodation (other than Camping and caravan park and Corrective institution)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997
Car park	
Child care centre	
Education centre	
Home occupation	
Industry (other than Abattoir, Materials recycling, Refuse disposal, Refuse transfer station and Service industry)	Must be the manufacture of snow
Mineral exploration	
Leisure and recreation (other than a Motor racing track)	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Office	

Section 1 - Permit not required (continued)

USE	CONDITION
Place of assembly	
Railway	
Retail premises (other than Adult sex bookshop and Motor vehicle, boat or caravan sales)	
Road	Other than any re-alignment or undergrounding of the Great Alpine Road
Search for stone	
Service industry (other than Motor repairs)	
Tramway	

Section 2 - Permit required

USE	CONDITION
Agriculture (other than Intensive animal husbandry)	
Camping and caravan park	
Materials recycling	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Motor repairs (other than Panel beating)	
Refuse disposal	
Refuse transfer station	
Road	The exemptions of Clause 3.2 and 4.2 of this zone do not apply
Transport terminal	
Utility installation (other than Minor utility installation)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Abattoir

USE

Adult sex bookshop

Brothel

Corrective institution

Extractive industry

Intensive animal husbandry

Motor racing track

Motor vehicle, boat or caravan sales

Panel beating

Saleyard

2.0

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Use of land

2.1

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Use for accommodation

A lot may be used for accommodation provided the following requirements are met:

- Each accommodation unit must be connected to reticulated sewerage.
- Each accommodation unit must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each accommodation unit must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.
- All services must be underground.

2.2

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Use for service industry

2.2-1

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Amenity of the neighbourhood

The use of land for a service industry must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

3.0

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Subdivision

3.1

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Permit requirement

A permit is required to subdivide land.

Each lot must be provided with underground services.

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment which demonstrates that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- A plan which shows a building envelope and effluent disposal area for each lot.

or:

- Details of the ability of any on-site treatment plant to treat and process all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

An application must be referred to a referral authority listed in Clause 66.

3.2 Exemption from notice and appeal

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An application to subdivide which is consistent with a comprehensive development plan, incorporated into this scheme at Clause 81, is exempt from the notice requirements of Section 52(1) (a), (b), and (d), the decision requirements of Sections 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

4.0 Buildings and works

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4.1 Permit requirement

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A permit is required to construct a building or construct or carry out works unless a site development plan showing the proposed buildings and works is prepared to the satisfaction of the responsible authority and the site development plan is generally in accordance with the comprehensive development plan, incorporated into this scheme. All buildings and works must in accordance with the site development plan.

A permit is required to construct a fence.

The following Comprehensive Development Plans are found at Clause 81:

Mt Buller

- One Tree Hill
- Buller Gateway

Mt Hotham

- Hotham Village
- Davenport Road Frontage
- Davenport Oversnow
- Interurban Break (between Hotham Village and Davenport)

4.2 Exemption from notice and appeal

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An application to construct a building or construct or carry out works which is consistent with a comprehensive development plan, incorporated into this scheme, is exempt from the notice requirements of Section 52(1) (a), (b), and (d), the decision requirements of Sections 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

4.3**Site Development Plan and Application requirements**19/01/2006
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A Site Development Plan or an application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works including existing vegetation, landscape features and any environmentally sensitive areas.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
 - Location of services
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- A Site Environmental Management Plan which includes:
 - Project management details (eg. construction schedule, site induction, monitoring and audit)
 - Construction details including a description of all earthworks, backfilling, drainage, and construction techniques.
 - Site environmental values.
 - Construction impacts such as:
 - Soil and sediment control
 - Surface treatments
 - Stormwater management
 - Native vegetation management
 - Rehabilitation or revegetation
 - Construction materials, equipment and machinery
 - Management of pest plants and animals
 - Waste management
 - Fire
 - Noise
 - Cultural heritage
 - Endangered species/communities
 - Services

- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area.
- Assessment of the effect of the development on any flora or fauna listed under the Flora and Fauna Guarantee Act 1988.
- Details of site setbacks, heights of buildings and any other information to indicate the relationship of the proposed development to adjacent areas and buildings.
- Details of exterior finish, materials, and treatment of walls and roofs.
- Roof plans to show all roof slopes, projections, snow dump areas and surrounding pedestrian areas and any other snow management proposals.
- Details of pedestrian access and integration with the local pedestrian network.
- Details of soil, geo-technical and drainage conditions of the site.
- If the use is a "sensitive use" and the land is "potentially contaminated land" in accordance with Ministers Direction No.1 an assessment of the lands suitability for the proposed use and development must be undertaken.
- An assessment of the impact of the proposed development on the site and on adjoining areas in terms of:
 - Snow management.
 - Geo-technical conditions.
 - Public safety.

5.0

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Decision guidelines

Before deciding on an application or a site development plan to use or subdivide land, construct or extend accommodation, construct a building or construct or carry out works the responsible authority must consider in addition to clause 65, as appropriate:

5.1

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General issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any Catchment and Land Protection Strategy and policies applying to the land.
- Any Comprehensive Development Plan, incorporated into this scheme, for the resort.
- Any Alpine Resort Environmental Management Plan.
- Any relevant approved Land Conservation Council or Environment Conservation Council recommendation.
- The capability of the land to accommodate the proposed use or development, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, contour and drainage patterns.
- How the use or development relates to alpine land use and natural resource management.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage, the capability of the lot to treat and retain all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

- The comments of the Department of Sustainability and Environment and the relevant Resort Management Board.

5.2

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Environmental issues

- An assessment of the likely environmental impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality, by the emission of noise, dust and odours and any geo-technical implications.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- The protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

5.3

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Design and siting issues

- The design, colours and materials to be used and the siting, including the provision of development and effluent envelopes for any building or works.
- The location of any building or works with respect to the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The interface with adjoining areas, especially the relationship with residential areas.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities.
- Provision of car parking and loading bay facilities and landscaping.
- The provision of car parking for short and long term visitors.
- The movement of pedestrians and other users, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The streetscape, including the conservation of buildings, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- Consistency with the Alpine Development Code 1997.
- Consideration of public safety in relation to the management of snowshed, snow accumulation, and extreme climatic conditions.
- Arrangements for skier entry and exit.

6.019/01/2006
VC37**Referrals**

Applications of the kind listed below must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause:

- Any use or development which requires connection to reticulated services.
- Any use or development that involves alteration to the topography including native vegetation removal.

7.019/01/2006
VC37**Notice requirements**

Notice of an application of the kind listed below must be given in accordance with Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause:

- Any use or development.
- Any ski field development including nordic trails, buildings and works in excess of 12.0 metres in height above ground level, heliport or airport, if the land adjoining the resort boundary is in a National Park.

8.019/01/2006
VC37**Advertising signs**

Advertising sign requirements are at Clause 52.05. This schedule is in Category 3.

8.119/01/2006
VC37**Exempt signs**

In addition to the exemptions in Clause 52.05-4 a permit is not required to display the following signs:

- Skier, pedestrian or vehicle control signs, direction signs and identification signs erected or constructed for the safety of users of the resort.

8.219/01/2006
VC37**Decision guidelines**

Before deciding on an application to display a sign, the responsible authority must consider:

- The Commercial Sign Policy 1997.

Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.