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C027alpr**22.05-1**12/09/2019
C027alpr**MT BULLER RESORT LOCAL PLANNING POLICIES****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. There has been a significant increase in demand for the provision of car parking on sites within the Village to service residential accommodation. The provision of car parking must be balanced against the need to preserve the amenity and safety of pedestrians and skier movements within the Village.

Car parking areas can cause an increase in non-permeable surfaces and loss of native vegetation, particularly when located at ground level or near the front of a site. Consideration must be given to the design and layout of car parking areas and access ways to ensure that they are responsive to the site conditions and do not dominate the development or detract from the streetscape.

Objectives

- To ensure that the provision of public and private car parking meets the needs of the Resort.
- To ensure safe and efficient access and egress of vehicles and pedestrians to and from car parking areas throughout the Resort.
- To enhance environmental qualities and pedestrian focus of the Village.

Policies

It is policy that:

- The Mt Buller Resort Management Board will:
 - Apply a car parking and access limitation strategy in the Village during the declared snow season.
 - Control access to the Resort.
 - Operate a four wheel drive access and parking permit system within the Village .
- Provision of on-street car parking will be discouraged.

Policy guidelines

The provision of car parking should:

- be designed to avoid and minimise the loss of native vegetation.
- be provided within the curtilage of a lease site.
- be discouraged at ground level within the front setback of a site.
- be screened if external to a building so that it does not dominate the streetscape.
- not impact upon the snow push-out zones required by the Resort Management Board.
- be provided in an underground structure within buildings.

The provision of access ways should:

- be limited to one access way, unless the site has more than one frontage to a road.
- be suitably sealed and drained.
- be designed to ensure safe access and egress of vehicles.
- not dominate the street frontage.
- not impact upon the snow push-out zones required by the Resort Management Board.

Policy References

- Mt Buller Master Plan, October 2010 (revised 2014)
- Mt Buller Village Design Guidelines 2014
- Transport Strategy, October 2005.

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ABORIGINAL HERITAGE

This policy applies to the Mt Buller Alpine Resort.

Policy Basis

Mt Buller Alpine Resort is part of the traditional lands of the Taungurung people.

There are two major causes of disturbance to Aboriginal cultural heritage places and objects, which tend to occur concurrently:

- Vegetation clearance; and
- Construction of buildings and works.

Protection and preservation of pre and post-contact history within the Resort is a key influence on the future location, siting and design of development.

Objectives

To protect and preserve Aboriginal cultural heritage.

To establish procedures for considering Aboriginal heritage.

To minimise the disturbance to any known or unknown Aboriginal cultural heritage.

Policies

It is policy to:

- Identify, protect and manage Aboriginal cultural heritage.
- Consider the views of Aboriginal Victoria for an application for use or development, or a request to rezone land.

Policy References

- Mt Buller Alpine Village Heritage Management Plan (1999)