

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

MT BULLER ALPINE RESORT VILLAGE**1.0 Design objectives**

- To ensure that the Mt Buller Village presents an identifiable, memorable and unique image at an appropriate scale and density.
- To ensure that development in the Mt Buller Village recognises the landscape, amenity and environmental values of the Resort.
- To ensure the free movement of pedestrians and skiers around and through the commercial and residential areas of the Resort and facilitate access to and from the ski fields.
- To protect and preserve significant natural features that enhance the Village character, including trees, drainage lines and rock outcrops.
- To preserve the opportunity for high quality views within, from and to the Mt Buller Village.
- To encourage future developments to achieve a high level of finish and permanence and enhance the amenity of the area.
- To enhance the function, visual appearance and pedestrian amenity of the Village Centre by design improvements based on the performance requirements and design elements of this overlay.
- To promote development in the Village Centre that creates a sense of arrival with the primary focus of visitor activity in a resort atmosphere.

2.0 Buildings and works**2.1 Vegetation Retention**

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

- Development should minimise vegetation removal, particularly the removal of significant species or stands of Snow Gums.
- Development should be constructed below the existing tree canopy.
- Where possible, development should retain all vegetation on site that performs a screening function.
- The location, bulk, outline and appearance of the development should be in keeping with or enhance the skyline when viewed from key vantage points within the Resort.
- 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 street frontage.
- Development should include provision for revegetation. Proposals for revegetation should include details of measures for ground stabilisation, vegetation species to be planted and source of plants. Vegetation species proposed for planting should be endemic to the Mt Buller Alpine Resort.
- Revegetation should be undertaken on the basis of provision of three plants for every one plant removed.

2.2 Site Coverage

To ensure that the Village maintains a medium density scale and character the maximum site coverage for development is 60%.

A permit may be granted to vary the site coverage requirements. Before deciding on an application, the responsible authority must consider:

- The scale and nature of surrounding development.
- The effect on amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The overall bulk and massing of the proposed development and its relationship to adjacent development and the streetscape and landscaping setting.
- The visual impact of the siting of the proposed development, particularly in terms of impact on the streetscape and landscape setting.
- The ability to provide suitable pedestrian and skier movement paths and parking and access for vehicles on site.

2.3 Setbacks

To ensure that the scale, bulk and intensity of development enhances the amenity and character of the Mt Buller Village and is compatible with surrounding development and its landscape setting the following setback requirements apply:

The external wall of a building must not be constructed:

- Less than 6 metres from a road alignment;
- Less than 3 metres from any boundary of an allotment other than a road boundary;
- Less than 6 metres from any building.

Where any part of an external wall measured above natural ground level exceeds 3.6 metres in height, the minimum prescribed distance of the wall from a boundary shall be increased in the proportion of 100mm for every 300mm or part thereof by which that height of that part of the wall exceeds 3.6 metres.

A permit may be granted to vary the setback requirements. Before deciding on an application, the responsible authority must consider:

- The scale and nature of surrounding development.
- The effect on amenity of surrounding sites.
- The relationship to surrounding vegetation.
- The topography and slope of the site.
- The need to minimise loss of indigenous vegetation, particularly Snow Gums.
- The visual impact of the siting of the proposed development, particularly in terms of impact on the streetscape.
- The extent to which snow deposition and public safety will be controlled and maintained.
- The ability to provide suitable pedestrian and skier movement paths and parking and access for vehicles on site.

2.4 Height Controls

To ensure that development is compatible with existing built form, enhances the character of the Village and will not result in any adverse impact on the skyline the following height requirements apply.

Buildings and works should not exceed the Preferred Maximum Building Height specified in the table to this schedule.

A permit may be granted to vary the height requirements in accordance with the table to this schedule. Before deciding on an application, the responsible authority must consider:

- The scale and nature of surrounding development.
- The effect on amenity of surrounding site.
- The relationship to surrounding vegetation.
- The visual impact of the siting of the proposed development, particularly in terms of its impact on the streetscape.
- The overall bulk and massing of the proposed development and its relationship to adjacent development and the streetscape and landscape setting.
- The topography and slope of the site.
- The intrusion into the skyline.

2.5 Overshadowing

Development must not cast a shadow over Summit Road or New Summit Road for more than two hours in the period 10.00 am to 3.00 pm on June 22nd.

2.6 Materials and Finishes

To ensure that new development makes a positive contribution to the character of Mt Buller, development is encouraged where the following design criteria are met.

- The use of natural alpine colour tones is used in building materials and finishes to increase visual integration with the environment.
- Local natural stone is used in new buildings and major extensions that add more than 20% to existing floor area. A minimum of 15% of the total façade should be stone.

3.0 Decision guidelines

All applications for planning permit must include an urban design impact statement explaining how the proposed development has responded to the objectives and development requirements and demonstrates that:

- The proposed development will enhance the streetscape character of the locality and makes a positive contribution to the image of the village.
- The proposed development protects the amenity of adjacent properties.
- The proposed development will not adversely impact on the amenity of adjacent buildings and public areas.
- The proposed development is designed and sited to ensure that snow shed from the development will be retained within the site boundaries.
- The proposed development is designed and sited to ensure the maximum retention of significant vegetation on the site, especially stands of Snow Gum.
- The proposed development is designed and sited in a manner which will complement the alpine landscape setting and will not result in any visual intrusion into the streetscape or landscape.
- The proposed development makes provision 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 1

Area	Preferred Maximum Height
DDO1-A1	The Maximum height of any part of a building is 3 storeys or 11 metres above natural ground level whichever is the lesser height. A permit may be granted to increase the height of any roof structure to 15 metres, provide not more than 33% of the roof area exceeds 11 metres in height.
DDO1-A2	The Maximum height of any part of a building is 4 storeys or 15 metres above natural ground level whichever is the lesser height. A permit may be granted to increase the height of any roof structure to 18 metres, provide not more than 33% of the roof area exceeds 15 metres in height.