

12/09/2019
C027alpr**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO3**.**MT BULLER SKIFIELDS****1.0**12/09/2019
C027alpr**Design objectives**

- To ensure that development within the Mt Buller skifields creates and enhances an identifiable individual resort character.
- 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 development within the skifields is visually attractive and functionally effective all year round, particularly at key interfaces with the Village such as the Village Square, Helicopter Flat and 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 is sited and designed to avoid and minimise impacts to indigenous vegetation, fauna and natural features.

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C027alpr**Buildings and works**

A permit is not required to construct a building or carry out the following buildings or works:

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering any opening in a wall for windows or doors and the like.
- Minor earthworks not exceeding excavations or fill in excess of one metre (height/depth).
- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.
- Telecommunication towers and lift tower infrastructure.
- Alterations to essential services of an existing building required to meet the Building Code of Australia.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

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 11m above natural ground level. |
| Buildings for the purpose of skifield operations. <i>(Skifield Operations includes skier lifting, snow making, snow grooming, skifield maintenance and associated equipment storage, but excludes administration office, ski school and staff accommodation).</i> | Maximum height of any part of a building is 15m above natural ground level. |

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

ALPINE RESORTS PLANNING SCHEME

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

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the objectives of this overlay.
- The *Mt Buller Alpine Resort Village Design Guidelines 2014*.
- The *Mt Buller Master Plan 2010* (revised 2014).
- Whether the proposed development is designed and constructed to achieve long lasting durability in the alpine conditions all year round.
- Whether siting of the proposed development is responsive to the topography and natural features of the landscape.
- Whether the proposed development impacts on the year-round pedestrian and skier use and amenity of Athletes Walk, the Village Square and Black Forest Walk.
- Whether the development uses built form, materials and finishes, including colours that are consistent with the natural alpine environment and that will achieve durability and responds to year-round climatic conditions.