



ALPINE SHIRE

The Dinner Plain Planning Provisions

Dinner Plain is a village comprising approximately 231 hectares of freehold land above the snowline, surrounded by the Alpine National Park and located approximately 10 kilometres from the Mount Hotham Alpine Resort, with frontage to the Great Alpine Road.

Dinner Plain Village was first planned in the early 1980s. Planning approval for Dinner Plain (as a unique freehold alpine village resort of 4,000 beds and a mixture of commercial lodges, apartments and individual houses) was granted by the State Government in 1982.

The development of the village commenced in 1986, subject to the planning controls of the Omeo Shire and an agreed plan of subdivision. It was incorporated into the Alpine Shire planning scheme in 1999.

The Alpine Planning Scheme

Within the Alpine Planning Scheme specific provisions exist for development within Dinner Plain.

Within the Local Planning Policy Framework, and more specifically the Municipal Strategic Statement, Clause 21.03-7-1 states the Strategic Directions for Dinner Plain and sets out the strategic vision via a Village Master Plan.

The provisions of the Alpine Planning Scheme that state the development and use restrictions are stated within Clause 37.01, and more specifically Schedule 1 to the Special Use zone.

Within these provisions parameters have been set to continue careful planning of the area. The streetscape characteristics of Dinner Plain are specifically stated as are the architectural characteristics and these must be respected in any proposal for use or development within Dinner Plain.

In applying for a planning permit the provisions within Clauses 21.03-7-1 and 37.01 must be adhered to. The relevant provisions are provided below.

25/01/2007
C18**SCHEDULE 1 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ 1.

DINNER PLAIN – VILLAGE AREA**Purpose**

To provide for the use and development of a quality integrated alpine tourist village supported by appropriate ancillary services.

To effectively implement the Dinner Plain Masterplan (Dec 2005)

To provide for a range of residential, tourist and recreational facilities, supported by ancillary services that complements the surrounding natural environment and encourages all year round use of the village.

To ensure that the scale, intensity, bulk and character of all development is sympathetic and complimentary to the alpine environment and the village neighbourhood character.

To ensure that further subdivision does not adversely affect the existing character and amenity of the village.

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

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Dwelling	Must be within the Residential Precinct identified on the Dinner Plain Master Plan - Clause 21.03-7-1.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

USE	CONDITION
Group accommodation	
Convenience restaurant	
Hotel	
Restaurant	
Shop	
Service industry	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Abattoir
Animal keeping
Cemetery
Crematorium
Extractive Industry
Intensive animal husbandry
Refuse disposal
Saleyard

2.025/01/2007
C18**Use of land**

The use of land must accord with the precincts identified in Clause 21.03-7-1 and on the Dinner Plain Masterplan (Dec 2005).

Objectives**Village Precinct A – Commercial Core/ Entrance Area**

- To ensure land is used for retailing and other complementary commercial, entertainment and community uses. Residential use is possible provided it is ‘shop top housing’, or located to the rear of the site and ancillary to commercial use.

Village Precincts B1 & B2 – Commercial Core/ Entrance Area/ Scrubber’s Lane Area

- To confine use of land only to community facilities eg visitor information centre, toilet facilities, school, crèche, community hall, meeting rooms, conference facilities, health and recreation.

Village Precinct C - Service Estate

- To provide opportunity only for service industries ancillary to the operation of Dinner Plain to be concentrated in an area separated from the core village area eg storage and vehicle servicing.

Village Precinct D - Residential

- To ensure these areas are used predominately for residential accommodation purposes.

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the type of activities that will be carried out.
- The likely effects, if any, on the surrounding area, including noise levels, air borne emissions, emissions to land or water, traffic, hours of operation and light spill.
- Provisions for the storage of trade wastes and garbage receptacles, and for the screening of these areas from public view.

Decision guidelines

- The use is consistent with the purpose of the Precinct in which it is to be located.
- The use will not adversely impact on the surrounding area.

3.0

25/01/2007
C18

Subdivision

Permit requirement

A permit is required to subdivide land.

Each lot within the Residential Precinct identified on the Dinner Plain Masterplan (Dec 2005) – Clause 21.03-7-1, must be at least 220 square metres in area.

Subdivision to create lots less than 220 square metres in the Residential Precinct is possible where there are existing buildings to be used to accommodate persons away from their normal place of residence and there is a body corporate management regime that ensures the accommodation is used only for short term stays. There must be sufficient common area available for occupants to use for passive and active recreational purposes.

Application requirements

- Similar to Clause 56.01, an application must be accompanied by a 'site and context description' and a 'design response'.
- For subdivision of buildings containing accommodation units on lots less than 220sqm in area, an appropriate management plan for the communal common property areas must be provided together with details of the body corporate regulations that will ensure the units are used only for short-term holiday purposes.
- For lots smaller than 500 square metres, building envelopes are required to be shown to ensure the amenities of future neighbours will be preserved, achieving reasonable

density in a controlled manner. It can include matters of building setback, daylight, overshadowing, visual bulk and impervious surface materials and snow shedding.

- The specification of such building envelopes will assist in providing for the following design considerations:
 - Maintaining view corridors.
 - Generating undulating streetscape avenues.
 - Providing solar access.
 - Compatibility with the neighbourhood scale of the local flora and geographical characteristics, the tree line heights etc.
 - The development of a diverse range of lot sizes ensures a varying array of building forms and sizes.

Decision guidelines

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

- The requirements of Clause 56.
- The protection and enhancement of the natural environment and character of the area including the retention of vegetation along waterways, gullies and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- The maintenance of an average lot size of at least 220 square metres.

4.0

19/01/2006
VC37

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on a lot and to construct outbuildings and site facilities (such as garbage facilities, service yards, telecommunications structures).

Exemption from notice and review

An application to construct or extend one dwelling on a lot (and construct related outbuildings and site facilities) is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application to construct or extend one dwelling on a lot (and construct related outbuildings and site facilities) the responsible authority must consider, as appropriate:

- The objectives, standards and decision guidelines of the Development Code in Clause 8.0 of this Schedule.

5.019/01/2006
VC37**Buildings and works****Permit requirement**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 1 of this Schedule.

Decision guidelines

Before deciding on an application to construct a building or carry out works for a use in Section 2 of Clause 1 of this Schedule, the responsible authority must consider, as appropriate:

- The objectives, standards and decision guidelines of the Development Code in Clause 8.0 of this Schedule.

6.019/01/2006
VC37**Landscaping and removal of vegetation****Permit requirement**

A permit is required to:

- Remove any indigenous vegetation other than vegetation shown on an approved development plan.
- Plant any vegetation other than species indigenous to the Dinner Plain area.

Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The objectives, standards and decision guidelines of Clause 8.0 of this Schedule.

7.019/01/2006
VC37**Advertising signs**

Advertising sign requirements are at Clause 52.05. This schedule is in Category 4.

Exempt Signs

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

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

8.019/01/2006
VC37**Development code****Application requirements**

An application must include the following information:

- A design response explaining how the proposal respects the Dinner Plain neighbourhood character described in Clause 8.1 of this Schedule.
- Details of the present use of land.
- Boundaries and dimensions of the site.
- The existing landform and topographic features of the site including drainage lines and existing vegetation.
- Details of any indigenous vegetation proposed to be removed.
- Proposals for landscaping and rehabilitation of any disturbed areas.
- Proposed access to the site and provisions for car parking on the lot.
- Details of the exterior treatment and finish of walls and roofs.
- The plan, elevation and section views of the proposed building.
- Snow management proposals such as roof snow shedding design, and impact on pedestrian areas, car parks and adjoining properties. Details of the manner in which snow is to be cleared from pedestrian and vehicle access ways and car parking areas.
- Details of site servicing including water and sewerage connections and installations, drainage provisions, and the location of a garbage collection point.
- Details of sediment pollution control works.

8.1

19/01/2006
VC37

Neighbourhood character description

Streetscape characteristics of Dinner Plain

- The streetscape features a series of varying roof pitches and non-aligned sidewalls, creating an informal and clustered image.
- While most houses are double storey, each incorporate single storey elements presenting a human scale to the street.
- The winding nature of the street reveals the sides and corners of houses, emphasising the cluttered and informal characteristic of the village. The street network also intermixes pedestrians with cars.
- Meandering access ways also create a “level of intrigue” in traversing the village and reinforces intimacy of scale.
- The subtle use of various materials and colours, the proximity to trees and retention of surrounding natural landscape is emphasised to assist integration. Large gumtrees also de-emphasise the scale of houses.
- Loosely scattered houses, no formal property boundaries, undefined front gardens, no fencing and the proximity of adjoining houses (creating intimate pathways) enhances the communal character.
- Elements of varying heights, such as towers, add to visual diversity and also create visual landmarks.
- Considered and restrained use of colour and natural materials enable harmony between the architecture and natural environment and create a cohesive image.

Architectural characteristics of Dinner Plain

- Provide a human scale to the entry spaces with single storey porticos, framed by low roofs.
- Have varying roof profiles.
- Overall height and length of walls reduced with stone entry porticos supported by timber columns and projecting rooms creating a sense of depth and relief.
- Irregular placement of windows in the walls, emphasising the creation of nooks and crannies (lofts) to add charm and variety.
- The retention of the trees in most developments allows the housing stock to merge into the landscape.
- Small-scale windows used in most houses and irregular windows and attention to detail enhances the character and visual intrigue of the dwelling.
- Rooflines dropping down to almost ground level, with no gutters or downpipes to facilitate snow shedding.
- The use of a mix of wall materials including: timber, stone and small elements of Colorbond® and glass.
- Detail to gable roof ends, intimate entry porches, stone walling, irregular timber columns, intricate timber fretwork detail around the eave line.
- Subdued colour schemes throughout each house in the walls, roof and trim details so as to blend harmoniously with the snow gums.
- Front elevation having an intimate scale, assisted by sweeping rooflines, chimney articulation, highlight windows and small window openings.
- Building external balconies around existing trees extends the interior of the house outside and integrates the architecture with the natural environment.
- Recessed, single entry garage doors to ensure they are not dominant elements.

8.2

19/01/2006
VC37

Building design

Objectives

- Buildings must be designed and constructed in a way that is consistent and complementary to the architectural and streetscape characteristics described in Clause 8.1 of this Schedule.
- Gives strong recognition to the alpine climatic demands in the design of the building form so as to ensure that the building functions well when subjected to the rigours of that climate. The building design should strongly relate to the unique natural climatic environment.
- Minimises energy consumption and captures the benefits of passive solar energy.
- Minimises soil disturbance by taking advantage of the natural topography of the site.
- Maximises the retention of existing snow gums on the site.
- Uses materials, finishes and colours that complement the colours and materials of the alpine environment. Acceptable building materials include local stone and earth, and stained timber, Colorbond® roofs and elements of Colorbond® walls.

- Ensures that snow deposition from the building and adjoining buildings will not affect any existing or proposed pedestrian or vehicle access ways.

Standard

- Buildings should be in context with the existing Dinner Plain built form.

Decision guidelines

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

- Whether the building design is consistent and compatible with the Dinner Plain neighbourhood character description in Clause 8.1 of this Schedule.

8.3

19/01/2006
VC37

Integration with the street

Objectives

- To integrate the layout of development with the existing street patterns.
- To achieve a coherent development that provides a pleasant and energy efficient living environment, respecting the Dinner Plain neighbourhood character described in Clause 8.2 of this Schedule.

Standards

- Dwellings should be oriented to front existing and proposed streets.
- Fencing is not permitted (unless required by a statutory authority or for a service yard, and is of appropriate design).
- Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.
- Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.
- Developments next to existing public open space should be laid out to complement the open space.

Decision guidelines

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

- Whether the layout of the development is consistent with the Dinner Plain neighbourhood character description in Clause 8.2 of this Schedule.
- Whether the developments provide a variety of accommodation to accommodate various types of households or guest groupings.

8.4

19/01/2006
VC37

Dwelling diversity

Objectives

- To encourage a range of dwelling sizes and types in the resort development as a whole.

- To optimise the yield of accommodation development while promoting high design standards, a variety of accommodation types, and minimising loss of amenity to adjacent landholders.

Standards

- Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:
 - Dwellings with a different number of bedrooms.
 - At least one dwelling that contains a kitchen, bath or shower, and a toilet and washbasin at ground floor level (to allow disabled access).

Decision guidelines

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

- There is variety in the layout and design consistent with the elements referred to in the Dinner Plain neighbourhood character description in Clause 8.1 of this Schedule.
- Whether the developments provide a variety of accommodation to accommodate various types of households or guest groupings.

8.5

19/01/2006
VC37

Infrastructure

Objectives

- To ensure development is provided with appropriate utility services and infrastructure.
- To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standards

- Development should be connected to reticulated services, including water, sewerage, drainage, electricity and gas.
- Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.
- In areas where utility services or infrastructure have little or no spare capacity, (or there are sensitive environmental drainage issues such as in water bore buffer zones), developments should provide for the upgrading of, or mitigation of, the impact on services or infrastructure or catchment areas.

Decision guidelines

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

- The capacity of the existing infrastructure.
- In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

- If the drainage system has little or no spare capacity, (or there are sensitive environmental drainage issues) the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

8.619/01/2006
VC37**Site layout and building massing****Objective**

- To achieve a coherent layout that provides a pleasant and energy efficient living environment.

Standards

- The design and layout of buildings enhances existing streets, maintaining amenity for adjacent properties and provides a sense of address and identity.
- In larger scale developments, varied building types and forms are integrated throughout the development to provide an interesting sense of mix and contrast.
- The development capitalises on views from the site engaging existing vegetation and site features.
- The design retains significant stands of native vegetation, in particular snow gums or other viable native vegetation, on the site.

Decision guidelines

The layout of a development should be based on a through analysis of the site and its surrounding areas. Issues to be considered in site layout, by the applicant and responsible authority include:

- The size and shape of the site should be considered so that the building can be designed to sit on the site and have the opportunity of maximising all the desirable characteristics being sought to satisfy the list of design objectives.
- Location, function and management of public or shared open spaces.
- The effects of adjoining structures and vegetation.
- Energy efficiency, solar orientation and predominating winds.
- Ground conditions and site drainage.
- Snow shedding, personal safety, and access.
- Traffic flows around and through the site and its connectivity to the village.

8.725/01/2007
C18**Development and street setbacks****Objectives**

- To ensure that development are setback from the Great Alpine Road to protect the visual and environmental amenity of the resort.
- To ensure that development is constrained by buffer zones around identified environmentally significant areas.

- To ensure that the setbacks of buildings from a street respect the defining elements identified in the Dinner Plain neighbourhood character description in Clause 8.1 of this Schedule whilst making efficient use of the site.
- To ensure that buildings are sympathetic in scale and location to the landscape, trees and views.
- To ensure buildings are well articulated and fragmented in form.
- To allow for some variety in the frontage setbacks of properties, thus enhancing the existing “informal character”.
- To ensure that view corridors between buildings and along specified view lines are maintained.

Standards

- The minimum setbacks from the Great Alpine Road are:
 - 120 metres for buildings other than tennis courts, information centres, gatehouses, service utility installations and community use facilities.
 - 100 metres for commercial and residential development on the western side of the village entrance to the water bore reserve, as shown on the Dinner Plain Masterplan (Dec 2005).
 - 50 metres for community use buildings and car parking areas on the western side of the village entrance road.
 - 50 metres for residential development on the western side of the water bore reserve as shown on the Dinner Plain Masterplan (Dec 2005).
 - 25 metres for community use buildings and car parking areas on the eastern side of the village entrance road.
- The minimum setback from significant environmental areas as identified on the Dinner Plain Masterplan (Dec 2005) is 20 metres.
- The minimum setback from the village’s water supply bore is 250 metres unless a Section 173 Agreement incorporating a management plan to control use and development within the 250 metre buffer is entered into with the land owner(s), the responsible authority and the water supply authority.
- Walls of buildings should be set back from streets:
 - At least the distance specified in the Table 8.1 below, but with some varied setback to add to diversity.
 - To align with the existing tree line where possible.
 - To align with specified view lines where appropriate.

Table of street setbacks

DEVELOPMENT CONTEXT	MINIMUM SETBACK FROM FRONT STREET (METRES)	MINIMUM SETBACK FROM A SIDE STREET (METRES)
There is an existing building on both the abutting allotments facing the same street, and the site is not on	The average distance of the setbacks of the front walls of the existing buildings on the abutting	Not applicable

DEVELOPMENT CONTEXT	MINIMUM SETBACK FROM FRONT STREET (METRES)	MINIMUM SETBACK FROM A SIDE STREET (METRES)
a corner	allotments facing the front street or 4 metres, whichever is the lesser.	
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 4 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment, 4 metres minimum.</p>	The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.

Decision guidelines

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

- Clause 8.1 - the Dinner Plain neighbourhood character description.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties and any specific identified view lines.
- The value of retaining vegetation within the front setback.

8.8

19/01/2006
VC37

Building height

Objective

- To ensure that the height of buildings respect the Dinner Plain neighbourhood character description.

Standards

- The maximum height of any building must not exceed 11 metres.
- A permit may be granted to exceed 11 metres in height for an architectural feature, being a bell tower, on the south west corner of a building on Lot 191 PS 146751C, Parish of Theddora, Big Muster Drive, Dinner Plain, generally in accordance with the plan "Deacon Investments Development at 191 Big Muster Drive, Dinner Plain TP4", prepared by Crosier Scott & Associates Architects Pty Ltd and dated 9 December 1998.
- Changes of building height between existing buildings and new buildings should be graduated.

- The built form should be articulated and appear fragmented to break up the mass of the building.

Decision guidelines

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

- Clause 8.2 of this Schedule - The Dinner Plain Neighbourhood Character Description.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

8.9

25/01/2007
C18

Site coverage

Objective

- To ensure development is consistent with the Dinner Plain Neighbourhood Character Description and recognises the importance of maintaining environmental values.

Standards

- Unless there are previously approved building envelopes, that exceed the following criteria, the site area of the allotment covered by buildings should not exceed:
 - 60 % in the Commercial Precinct.
 - 50 % in the Residential Precinct.

The precincts are identified on the Dinner Plain Masterplan (Dec 2005) in Clause 21.03-7.

Decision guidelines

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

- Clause 8.1 of this Schedule, the Dinner Plain neighbourhood character description.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site-specific constraints such as steep or undulating topography, vegetation retention or recognised view protection areas, or major physical limitations or servicing inadequacies that cannot be satisfactorily overcome.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is will impact on neighbourhood character.

8.1019/01/2006
VC37**Permeability and snowshed****Objectives**

- To reduce the impact of increased stormwater run-off on the drainage system.
- To facilitate on-site stormwater infiltration.
- To control the snowshed from roof so it does not spill or have impact on neighbouring properties and protects vehicular and pedestrian access ways.

Standards

- At least 40 per cent of the site should be permeable (ie. not be covered by impervious surfaces).
- In environmental setback areas, ensure stormwater runoff from buildings and roadways, does not detrimentally increase the discharge into protected/ sensitive areas.
- Roof pitch, building setback and site slope are factors to be considered when assessing the impact of snowshed on adjoining properties.

Decision guidelines

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

- The design response.
- The existing site coverage and any constraints imposed by existing development
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving at least 40 per cent site coverage of permeable surfaces, (60% impervious) particularly on lots of less than 300 square metres.
- The distance from environmentally sensitive features such as water bores, alpine bog and likely water infiltration impacts and requirements of responsible authorities.
- The distance of roof eaves from neighbouring properties, vehicular and pedestrian access ways and walkways and likely impact of snow shedding.

8.1119/01/2006
VC37**Energy efficiency****Objectives**

- To achieve a site layout and landscaping that protects and promotes environmental management in terms of air quality, energy efficiency, control of solar access and efficient stormwater management.
- To achieve and protect energy efficient dwellings and residential buildings.
- To ensure the orientation and layout of development minimises fossil fuel energy use and make appropriate use of daylight and solar energy.

Standards

All buildings should:

- Be designed to minimise fossil fuel energy use and to maximise use of natural ventilation, daylight and solar energy.
- Have layouts and orientation that minimise winter heat loss and make use of solar energy where practical.
- Be sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Have living areas and larger wall openings/ windows on the northern side where solar access is available, and double-glazing on all windows and glazed doors.
- For sites with multiple dwellings, the development should be designed to achieve a four-star energy rating, using the Sustainable Energy Authority of Victoria 'First-Rate' system or equivalent.

Decision guidelines

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

- The design response to alpine conditions (including massing, windows, entry protection, insulation and materials).
- The size, orientation and slope of the lot.
- The impact on solar access to neighbouring buildings.
- The availability of solar access to north-facing windows on the site.

8.12
25/01/2007
C18

Landscaping

Objectives

- To encourage development that respects the landscape character of the Dinner Plain alpine environment.
- To ensure the retention of native vegetation and significant stands of trees on the site.
- To create a pleasant, safe and attractive alpine village environment, blending new development in to the existing landscape. The landscaping of a development should form part of a comprehensively designed concept, which brings together the design of the buildings, a sense of space and maintenance of the existing landscape character of the locality.
- To maximise the retention of existing snow gums on each site.

Standards

- Development should provide for the retention and planting of indigenous trees (snow gums) and other indigenous alpine vegetation, as these are part of the neighbourhood character.
- The construction of buildings should not result in a net loss of indigenous vegetation.
- Compensatory planting will be required in alternative locations if it cannot be contained on site. Priority given to retention of existing native vegetation. Only native species can be re-established.

- A 10metre planted buffer will be required between the Residential and Service Area Precincts where designated on the Dinner Plain Masterplan (Dec 2005) – Clause 21.03-7-1.

Decision guidelines

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

- The Dinner Plain neighbourhood and vegetation character and existing tree lines.
- The design response and effect on existing stands of trees and any compensatory planting proposals.

8.13

19/01/2006
VC37

Car parking

Objectives

- To ensure that car parking is adequate for the needs of residents.
- To minimise detrimental impacts of vehicles, accommodation and access on the amenity of building developments, street/landscape, neighbourhoods and the alpine environment.
- To encourage the provision of private car parking on sites where possible.

Standards

- One car space should be provided per dwelling under 100 square metres. One space must be at least 6 metres long and 3.5 metres wide.
- Two car spaces should be provided per dwelling up to 200 square metres. If the space is provided in a garage, the use of double doors should be ideally avoided by tandem parking.
- Buildings in excess of 200 square metres to provide parking based on generated demand (demonstrated to the responsible authority- taking account of bed capacity for residential buildings, or customer demand generated by commercial land uses).
- Car parking facilities including access ways, garages and car storage areas should not dominate the view of the building from the road and should be visually compatible with the building. A building may project into a car space if it is at least 2.1 metres above the space.

Decision guidelines

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

- The likely needs of users.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- The reduction of on-street car parking spaces resulting from the provision of car parking on the site, particularly for lots of less than 300 square metres.
- The availability of on-street parking.
- Any relevant parking precinct plan.

8.1419/01/2006
VC37**Amenity impacts**

In the Dinner Plain resort-village environment, the predominant use is for short stay accommodation purposes, which does not generate the same need for visual and acoustic privacy compared with that necessary for long term permanent residents. However direct overlooking of adjacent private apartments or dwellings from near by new developments should be minimised.

Acoustic privacy can be a major problem between apartments within a development. Most problems can be minimised through appropriate layout combined with use of sound insulating materials.

8.14-119/01/2006
VC37**Side and rear setbacks****Objective**

- To ensure that the height and setback of a building from a boundary respects the existing Dinner Plain neighbourhood character as described in Clause 8.1 of this Schedule and limits the impact on the amenity of near by residents.

Standard

- A new building should be set back from side or rear boundaries 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Decision guidelines

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

- Clause 8.1 of this Schedule, the Dinner Plain neighbourhood character description.
- The impact on the amenity of existing residents.

8.14-219/01/2006
VC37**Walls on boundaries****Objective**

- To ensure that the location, length and height of a wall on a boundary respects the Dinner Plain neighbourhood character and limits the impact on the amenity of existing residents.

Standard

- A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary for a length of more than 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot.

Decision guidelines

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

- Clause 8.1 of this Schedule, the Dinner Plain neighbourhood character description.
- The impact on the amenity of existing residents.

8.14-3
19/01/2006
VC37

Daylight to new and existing windows

Objective

- To allow adequate daylight into new and existing habitable room windows.

Standards

- Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.
- A window in a habitable room should be located to face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky.

Decision guidelines

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

- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing residents.

8.14-4
19/01/2006
VC37

North-facing windows

Objective

- To allow adequate solar access to existing north-facing habitable room windows.

Standard

- If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.

Decision guidelines

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

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

8.14-5 Overlooking and internal views- into habitable room windows

19/01/2006
VC37

Objectives

- To limit views into existing habitable room windows.
- To limit overlooking of private living areas and views for neighbouring dwellings and apartments.

Standard

- A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio.

8.14-6 Noise impacts

19/01/2006
VC37

Objectives

- To contain noise sources in developments that may affect existing dwellings.
- To protect residents/guests from external noise.
- To substantially contain noise within each apartment/dwelling and to limit noise from communal areas or shared facilities affecting nearby apartments/dwellings.

Standards

- Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.
- Noise sensitive rooms of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.
- Dwellings and residential buildings close to busy roads /commercial premises /car park areas should be designed to limit noise levels in habitable rooms.

Decision guidelines

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

- The design response.
- The management of facilities response.

8.15-1
19/01/2006
VC37

Accessibility

Objectives

- To encourage the consideration of the needs of people with limited mobility in the design of developments.

Standard

- For sites with multiple dwellings on one lot, the dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

8.15-2
19/01/2006
VC37

Building Entries

Objectives

- Building entries should be clearly visible and easily identified from public areas. Access should be convenient, direct and free from the possibility of falling snow.
- Entries should be designed to give each building an individual identity.
- Entries should incorporate a transition space from the front protected porch area to warm interior dry areas (and ideally include a ski room/drying room as a practical transition from wet areas).
- For larger public buildings, access for the disabled should also be provided where practicable by minimising changes of level for steps being replaced by ramps.
- Access to buildings should be all weather.

Standards

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

8.15-3
19/01/2006
VC37

Private /communal open space

There are two categories of open space associated with residential development.

Private open space associated with residential accommodation, is not considered to be necessary, due to the high proportion of residents being transient or short-term stayers.

Communal open space comprises land or facilities provided for the use and enjoyment of residents/tourists occupying a residential development. The owners of the land usually manage this space corporately. Communal open spaces and shared facilities may include swimming pools, tennis courts and children's play areas. Such spaces must be capable of effective maintenance and management and may require specific boundaries and protective fencing.

8.1619/01/2006
VC37**Site facilities and infrastructure**

In the alpine village in particular, site facilities and service areas require careful design, both for individual dwellings and commercial and community buildings. These areas should be designed in a manner appropriate to their function and detailed to complement the design of the development and its environs.

Many building developments contain services and facilities that are grouped or shared amongst leaseholders. Most common group facilities include garbage bin enclosures, electricity and gas meters, service yards, letterbox areas and clotheslines.

Several categories of infrastructure requirements need to be considered:

- Connections from the development to the physical service reticulations, water supply, sewerage, electricity, gas, telecommunications.
- Street vehicular capacity and traffic management.
- Garbage and waste collection.
- Service yards.

Objectives

- Adequate provision shall be made of storage and collection of garbage and other solid wastes and service yards and for the appropriate screening or fencing of areas and equipment used for such purposes from public view.
- Pedestrian access ways to building entries are adequately lit at night for safety and security of residents and guests.
- To encourage building development in areas where it can take advantage of existing physical infrastructure.

Standards

- All services, water, electricity, sewerage, gas and telephone must be installed underground in accordance with the requirements of the responsible authority.
- All telecommunications structures (antennae, satellite dishes) must be installed in accordance with the requirements of the responsible authority.
- No water, waste etc shall be discharged from the site other than means of an underground pipe or drain connected to an approved outlet or to an underground drain to the satisfaction of the responsible authority.
- Garbage bin enclosures, mailboxes, service yards and clothesline areas must be adequate in size and location and appropriate in design, with adequate screening or fencing.