

# DESIGN & SITING GUIDELINES REVIEW TABLE

FEATHERTOP LODGE, 14 Parallel Street, FALLS CREEK Victoria 3699

SECTION	ITEM	DESIGN RESPONSE
Protection of existing views	Minimise impact from existing buildings and vantages points in village.	There is no increase to the maximum building height, and the extension is positioned behind the existing second level. The extension is not visible from the street frontage.
	Remain below snow gum canopy and within Resort height controls.	The current building and proposed extension are well below the 11m above natural ground level mark as indicated in the elevations shown in this document.
	Visual intrusion from road approach and distant vantage points.	The building is surrounded by snow gums, which conceal the building and prevent it from being seen at a distance.
Building & Siting orientation	North/north-east solar access.	The lodge has a Northern aspect. The majority of the basement and first floor level accommodation has a north-eastern aspect including the full width of the restaurant and proposed guest lounge that maximises on the solar gain.
	Retain natural site features.	The proposal has a minimal impact on natural site features by keeping within the existing building footprint, with the exception of footings and columns for the proposed balconies. No native vegetation is to be removed in this proposal.
	Comply with Engineering Guidelines.	As above, the proposal keeps within the existing building footprint – no significant earthworks in the proposal. The Geotech report rates the stability of the slope as low risk.
	Building following slope.	Existing building follows natural slope. The proposed extension is to be constructed within the existing building footprint.
	Light framed construction.	The existing structure is primarily timber framed and clad. The proposal seeks to use timber framing and light weight metal cladding wherever possible, but will require steel framing for the proposed balconies.

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Design for Alpine Climate	Stable paved or galvanised elevated summer and winter access.	Combination of Glenrowan Granite paving, galvanised and FRP grating.
	Disabled access to sites designated by FCRM.	N/A - location does not need to adhere.
	Transition from wet to dry areas.	Access to the front entrance is available year-round and features an airlock. There is alternative access directly into the ski locker room on the lower level.
	No gutters, minimum 450mm eaves, shedding snow safely.	Main entrance sheds the snow either side of the front door and protects guests from the main roof above. Proposed extension sheds snow to east and west benefitting both sides for ski-in ski-out. Zero eaves on proposed building, spoon drain as foundation for additional rockwork. No gutters used throughout.
	Roof drainage to gravel filled trenches and completed storm-water system.	All run-off from the roofs fall to existing drains, additional concrete spoon drain to south elevation.
	Heat shady paved areas.	N/A - no shaded paved areas on site.
	Stair treads 150mm rise 400mm tread accommodate ski boots.	No changes to existing external or internal stairs in this proposal. No new stairs in this proposal.
	No clay pavers.	N/A
	Concrete or interlocking pavers and recessive in colour.	No changes to existing paving in this proposal.
	Paving with falls to piped or natural stormwater systems.	N/A
	Pavement layouts and levels should be responsive to topography.	N/A
	Elevated walkways, galvanised steel non-slip grid mesh.	No changes to existing elevated walkways.
	Mesh balconies - asses' levels below (for protection).	The roof extends over the proposed balconies for protection. Balconies will be constructed of galvanised steel with non-slip grid mesh. There are no pathways or pedestrian areas below the proposed balconies.

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SECTION	ITEM	DESIGN RESPONSE
Continued  Design for Alpine Climate	Building materials for extreme alpine climate and sufficient coverage.	Proposed materials and construction methodologies are suitable for alpine climate.
	Building orientation, ensuring privacy between bedrooms and living with adjacent and same buildings.	Building orientation and accommodation areas are not altered in this proposal. The extension is to the restaurant and common guest areas.
	Shadow diagrams provided (where shading is in question).	N/A
	Building & Landscape measures to maintain and improve visual privacy.	Sightlines from the proposal are non-intrusive to neighbouring buildings and existing vegetation is to be retained for additional screening. Refer to architectural drawings for details.
Design for Energy Efficiency	New and Existing buildings (updated to current compliance with NCC), assessed against Section J: Energy Efficiency (Vol. 1 of NCC) for Zone 8.	The proposal will be constructed in accordance a new section J report.
	Glazing reduce internal heat loss and sound insulation: <ul style="list-style-type: none"> <li>Existing Buildings – to demonstrate 5star energy rating for building. If unable – install new double-glazed windows (meeting 4.5star heat rating) or secondary supplementary application (meeting 4star heat rating). SOU/Complexes must ensure whole building has an average 5star rating.</li> </ul>	<p>new windows and proposed new windows will be double glazed in thermally broken aluminium frames.</p> <p style="text-align: center;"><b>ADVERTISED PLAN</b></p>
	Apply passive solar design; good orientation, solar access, solar technology (for water heading and electricity).	The building optimises on passive solar heating with its Northern aspect.
	Retain existing vegetation and proposed landscaping, for air quality, control solar access, reduced site disturbance and (potential) erosion, and efficient stormwater management.	N/A - All existing landscape and vegetation to be retained.

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SECTION	ITEM	DESIGN RESPONSE
Continued <b>Design for Energy Efficiency</b>	Dual energy sources for heating and power (e.g. Solar and gas).	The lodge will have 4 sources of energy: 1. Diesel powered Boiler provides domestic hot water to electric storage units and hydronic heating. Each room has its own regulator valve for adjusting heat. 2. Wood fired Boiler will preheat Diesel Boiler reducing Diesel consumption. 3. Gas is the primary source for cooking in the kitchen and instantaneous hot water off season. 4. Electricity, (Peak & Off Peak) is used for general power and as a backup in case of system failure there is a store of electric column oil heaters.
	Adequate insulation to reduce internal heat loss and noise reduction (from snow gums over snow and grooming vehicles).	Proposed cladding replacement involves; removal of double vertical hardwood timbers, inspection and replacement of insulation where necessary, plywood cladding and metal cladding.
	Light weight/framed construction to minimise impact/disturbance on ground and existing vegetation.	No changes to the existing building footprint in this proposal. The footings for the proposed balconies to be minimal and number and not require the removal of existing vegetation
	Energy efficient lighting, heating and cooling. Water saving fixtures in all wet areas (kitchen and bathroom fittings). Appliances to be 'Triple A Energy' rated.	Majority of lodge has been fitted with LED and low voltage lighting. All shower heads have been replaced with flow restriction saving on both water consumed and heating costs.
	In slab heating for concrete/tiled floors.	All floors are timber floor with carpet except for wet areas which are tiled. These do not require heating.
	Wood burning fireplaces discouraged but permitted. Gas fireplaces preferred alternative, and progressive removal of in ground oil storage tanks required for all new site developments (incl. Alterations & additions).	Gas fireplace is utilised in the bar area of the lodge. In-ground storage tank can easily be accessed if required at the front of the lodge.

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SECTION	ITEM	DESIGN RESPONSE
Building Materials	<p>Wall materials can include: Corrugated Iron, Profiled Metal (Zinc, Copper or Colour Coated Steel)</p> <p>Timber (dependant on Bushfire Attack Level [BAL] AS 3959-2009. Timber cladding used externally requires proof of performance certification – AS above for BAL Fire Zone).</p> <p>Stone, Plastered Masonry, Bagged and Painted Concrete Block, Insitu concrete or other alternatives.</p>	<p>The proposal uses continuous roof and wall metal cladding with Glenrowan Granite to front and blockwork at rear.</p> <p>The basement level is painted block work from ground level to the floor above. In some areas this block work is exposed to well above the 400mm and complies to Bush Fire requirements. This is particularly apparent to all basement areas from ground to floor level.</p>
	<p>All buildings to incorporate Glenrowan Granite at base of building. Where local basalt exists, contemplation of continued use of stone where appropriate. Use of stone to be assessed for individual sites.</p>	<p>Glenrowan Granite is used for external walls of the entry; it will also be used for the entry steps.</p>
	<p>Use of BAL rated timber permissible on upper levels.</p>	<p>No timber cladding is used in the proposal</p>
	<p>Roof materials:</p> <ul style="list-style-type: none"> <li>• Corrugated Iron</li> <li>• Profiled Metal (Zinc, Copper or Colour Coated Steel).</li> <li>• Roof material colour to be recessive.</li> </ul>	<p>Roof material is same as wall cladding and continuous in that it is folded, reducing water ingress and ember attack.</p>
<p>Building materials to be termite protected (NCC and AS 3660.1 compliant). No chemical barriers.</p>	<p>Existing structure has 'Ant Caps' to entire perimeter of basement. Existing timber cladding is to be replaced with continuous metal cladding.</p>	

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SECTION	ITEM	DESIGN RESPONSE
Building Colours	Major walls to be recessive colours, darker colour tones encouraged. Highly reflective, strong bright colours not permitted (major walls/roof). Proposed colours illustrated on elevations.	Approval has been given for the selected standing seam metal cladding by the Falls Creek Resort Management. Refer to architectural drawings for details.
Bin Storage	Shared refuse areas provided by FCRM. New larger developments may be required (by FCRM) to include separate bin store facilities.	A refuse area is directly in front of the lodge within 50m from the front and side door.
Car Parking Facilities	Parking Precinct Plan yet to be developed, but during snow season vehicle access to Resort is managed by FCRM.	No changes to parking in this proposal – existing on-street parking to be retained.
Signage	Property identification required and illuminated at night. Subject to approval by FCRM.	Property has illuminated signage at the front of the lodge. The existing signage on the lodge is to be retained and used, as shown in elevation.
Engineering Design and Services	Earthworks in accordance with Site Environment Management Plan. Stormwater pollution /sediment control to follow local authority guides during construction. Site features (exist. Trees) may require bond by FCRM during construction – protection. Refer FCRM regarding service connections to site (water, gas, electricity, etc). Refer FCRM for detail storm water collection and discharge. Sewage treatment from resort by FCRM. One television antenna per building/site, located on rooftop.	Services currently satisfy FCRM conditions. Energy saving and water conservation devices have been mentioned previously. Only one TV antennae is fitted and is located on the Northern side of the lodge wall. Lodge surrounds are stable and well vegetated.

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SECTION	ITEM	DESIGN RESPONSE
Design for Bushfires	New alterations/ development >25% (existing GFA) to comply with AS 3959-2009. Also refer "Landscape and Building Design for Bushfire Areas" by Caird Ramsay and Laird Rudolph, 2003.	A bushfire assessment has been undertaken – refer to report. Construction methodologies and materials are appropriate for design in bushfire areas.
Existing Site Features	<ul style="list-style-type: none"> <li>• Maintain site stability and retain indigenous character.</li> <li>• Maximise retention of Snow Gums.</li> <li>• Existing trees retained or proposed for removal to be identified on Site Survey drawing.</li> <li>• No trees to be removed without FCRM written approval.</li> <li>• Identify any transplantable species (snowgrass and shrubs).</li> <li>• Protect all natural watercourses.</li> <li>• Drainage patterns (design)</li> <li>• Rehabilitate previously disturbed stream environments.</li> <li>• Alpine Bog (identified by FCRM) to be retained/protected/ rehabilitated.</li> </ul> <p>Vegetation classified within 100m of development and influence on BAL (consider AS 3959- 2009)</p>	<p>No vegetation is to be removed in this proposal. Minimal earthworks required as the extension is built within the existing building footprint.</p> <p>Refer to site plan and arborist report for further details.</p> <div data-bbox="922 943 1469 1279" style="border: 2px solid red; padding: 10px; text-align: center;"> <p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div> <p style="text-align: center; font-size: 24px; font-weight: bold; color: red;">ADVERTISED PLAN</p>



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SECTION	ITEM	DESIGN RESPONSE
Soil Conservation	<ul style="list-style-type: none"> <li>• Limit area of earthworks.</li> <li>• Clearly defined site access and construction zones.</li> <li>• Site area (construction) to be fenced – protect vegetation beyond.</li> <li>• No access to ‘Protected Zones’ without approval.</li> <li>• Existing topsoil (weed free) stripped and stockpiled for re-vegetation.</li> <li>• Existing trees and understorey retained.</li> <li>• Retained trees to be protected individually (battening/fencing)</li> <li>• Existing trees and understorey retained. Disturbance of creek / drainage vegetation avoided. Protect existing vegetation (approved SEMP).</li> <li>• Snowgum Woodland habitat vital to vertebrate fauna.</li> </ul> <p>Existing vegetation retained to comply with AS 3959-2009</p>	<p>No vegetation is to be removed in this proposal. Minimal earthworks required as the extension is built within the existing building footprint.</p> <p>Refer to site plan and arborist report for further details.</p> <div data-bbox="922 707 1469 1048" style="border: 1px solid red; padding: 10px; margin: 10px 0;"> <p style="text-align: center;"><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div> <p style="text-align: center; font-size: 24px; font-weight: bold; color: red;">ADVERTISED PLAN</p>



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SECTION	ITEM	DESIGN RESPONSE
Existing Vegetation	<p>Existing trees and understorey retained. Disturbance of creek / drainage vegetation avoided. Protect existing vegetation (approved SEMP).</p> <ul style="list-style-type: none"> <li>• Snowgum Woodland habitat vital to vertebrate fauna.</li> <li>• Existing vegetation retained to comply with AS 3959-2009.</li> </ul>	<p>No vegetation is to be removed in this proposal. Minimal earthworks required as the extension is built within the existing building footprint.</p> <p>Refer to site plan and arborist report for further details..</p>
Existing Fauna	<p>Alpine Bog, Snow Gum Woodland and Stream Complex of national significance. Design to discourage scavenging feral species, in outdoor storage/garbage – during construction and post completion. Existing vegetation retained to comply with AS 3959- 2009.</p>	<p>No Alpine Bog is present. Garbage is removed from the lodge and transferred to the FCRM refuse located in front of the lodge. Feral animal culls are undertaken by Parks Victoria, with FCRM informing stakeholders of any such activities.</p>
Environmental Controls	<ul style="list-style-type: none"> <li>• Minimise sedimentation and flow into streams/ watercourses from development.</li> <li>• If earthmoving works - install erosion control fencing (down slope).</li> <li>• Install sediment traps below disturbed areas.</li> <li>• Washing and Refuelling Machinery in appropriately protected area.</li> <li>• Minimise noise, odour and fume generation.</li> <li>• Implement dust control measures.</li> </ul> <p>Site Environmental Management Plan (SEMP) to include proposed environmental controls.</p>	<p>No vegetation is to be removed in this proposal. Minimal earthworks required as the extension is built within the existing building footprint.</p> <p>Refer to site plan and arborist report for further details.</p> <p style="text-align: center;"><b>ADVERTISED PLAN</b></p>

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<p><b>Waste Management</b></p>	<ul style="list-style-type: none"> <li>• Disposal of refuse on site not allowed.</li> <li>• Non-putrescible waste disposed as directed (FCRM).</li> <li>• Site skips to contain builders waste / rubbish.</li> <li>• All construction rubbish removed from Resort to Mt. Beauty Council tip.</li> <li>• Refer FRCM for details on putrescible/ hazardous waste handling.</li> <li>• Landscape Site Analysis Plan to indicate any / all weed species on site.</li> <li>• Exotic tree and shrub species to be assessed</li> <li>• Earthmoving equipment / vehicles to be cleaned before entering village (designated wash area).</li> </ul> <p>Maintain ongoing site weed control program (accordance with FCVWMP).</p>	<p>Refer to relevant reports/plans for details.</p> <p style="text-align: center;"><b>ADVERTISED PLAN</b></p>
<p><b>Re-vegetation, Re-vegetation Technique, and General Landscape Issues</b></p>	<ul style="list-style-type: none"> <li>• Re-vegetation / Landscape Site Plan required.</li> <li>• Site landscaping inclusive of all works; site boundary to back of roadways/ kerbs adjacent to development site.</li> <li>• Landscaped areas to comply with principles in FCVWMP</li> <li>• Topsoil seed mix used must be FCRM approved.</li> <li>• All disturbed areas to be re-vegetated before works are deemed 'complete'.</li> </ul> <p>All landscaping to comply with AS 3959- 2009.</p>	<p>No vegetation is to be removed in this proposal.</p> <div style="border: 2px solid red; padding: 10px; text-align: center;"> <p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div>

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SECTION	ITEM	DESIGN RESPONSE
Cultural Heritage	<p>Refer Falls Creek Resort Aboriginal Heritage Study (2001) and FCRM for specific lot significance.</p> <p>Falls Creek Village Plan identifies significant European heritage buildings and proponents. Refer FCRM for specific significance regarding retention, restoration, inclusion or recording of the structures/ features.</p>	N/A

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