

ADVERTISED PLAN



Mid-Station Extension, Snowmaking Compressor Building, Mt Buller Ski Field

Alpine Planning Scheme, Design and Development Overlay Schedule 3 (DDO3) Clause 2.0 Response

Clause 2.0 Application Requirements

An application to construct a building or construct or carry out any works should be accompanied by the following information, as appropriate:

- A design response that explains how the proposed development demonstrates:
 - How the development has been designed and sited in response to the topography of the site, its existing indigenous vegetation, fauna and natural features.

The development is sited in an area that is adjacent to existing snowmaking installations, a ski lift terminal and is for the purpose of ski field operations.

A significant portion of the development is below the natural ground level. This minimises the visual impact when considering the size of the structure itself. It also permits the gradient of the adjacent ground to remain essentially unchanged and 'butt up' into the side of the building.

The site has been selected because it doesn't contain any indigenous/native vegetation.

- The extent to which the development has attempted to minimise grading and alteration of natural landforms and retain existing indigenous vegetation on the site.

A retaining wall is being proposed on the northern side of the building to minimise the extent of earthworks for access the northern facing doors.

The access doors on the western side of the building are to access the mezzanine level. The purpose of accessing the mezzanine level from the western wall is because these doors will be on grade at this location.

The site has been selected because it doesn't contain any indigenous/native vegetation and is an extension to an existing building associated with ski field operations.

- The relationship of the development to any surrounding development and vegetation on adjoining land.

The development is purely an extension of the existing Mid-station building and will have the same building width, alignment, and roof profile. The choice of cladding materials will also be identical being Colourbond in monument colour (see images of existing building below).

The development is for the purpose of ski field operation and is located adjacent to other snowmaking infrastructure and a ski lift terminal station.

- The visual impact of the proposed development all year round, particularly in terms of impact on the landscape and when viewed from key vantage points within the Village, from Mt Buller Access Road and adjoining ski fields.

The proposed development is an extension of an existing structure using the same building profile and construction materials. Approximately 30% of the building will be recessed into the ground below existing ground levels.

The building is sited in a generally flat area at the bottom of the Baldy ski slope and is naturally hidden from vantage points across the mountain. The proposed development cannot be sited from the Mt Buller Access Road, the Mt Buller Summit, or the top of Baldy.

- A plan to provide for the management of native vegetation should be provided and detail how a 'net gain' outcome consistent with the requirements specified in Victoria's Native Vegetation Management – A Framework for Action (2002) will be achieved and should include details of the monitoring and reporting of the implementation of the plan.

The area of ground disturbance associated with these works is illustrated and evidenced in the vegetation photos included in the application in the Site Environmental Management Plan (SEMP) Appendix. The area has less than 25% perennial understorey and in actuality no existing indigenous vegetation cover where ground disturbance and vegetation removal will take place, there are no trees and no wetlands and as such the area does not meet the definition of a "patch" as per the guidelines. No native vegetation, including dead vegetation, will be removed, destroyed or lopped as part of these works and any revegetation, including in inter-sod spaces will be with native vegetation.

The area of ground disturbance is approximately 650m² with the entire site area to be rehabilitated and revegetated where necessary (as per the Site Construction Management Plan and Site Rehabilitation and Revegetation Management Plan), all with native plants resulting in a net gain in relation to the degraded vegetation presently within the site boundary.



Above and below – Existing Mid-Station Building Treatment



**ADVERTISED
PLAN**