

# ADVERTISED PLAN



## Zipline Installation, Northside/Spurs Area and Horse Hill Area, Mt Buller Ski Field and Alpine Resort

### 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 proposed zipline top and bottom structures are sited on areas of previously disturbed ground with minimal native vegetation and are for the purpose of ski field operations*
  - The extent to which the development has attempted to minimise grading and alteration of natural landforms and retain existing indigenous vegetation on the site.

*There will be no regrading or alteration of natural landforms as part of this development and removal of any native vegetation will be to the minimum extent (and offset), with revegetation and rehabilitation of the site post works*
  - The relationship of the development to any surrounding development and vegetation on adjoining land.

*The top station area is within the ski field and adjacent to the top station of the Northside Express Chairlift and Spurs Restaurant, the bottom station will be mainly on the roof of an existing chairlift station and partly on a batter between a car park and the chairlift station infrastructure.*

*The proposed alignment, which is two cables suspended between the two stations, is parallel to the Northside Express Chairlift and there are no intermediate towers, stations or infrastructure.*
  - 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.

*Given the proposed zipline will be close to and in parallel to the existing Northside Express Chairlift, with the top station within 20m of the lift station and the bottom station integrated into the lift station, when viewed from key vantage points within the Village, from the Mt Buller Access Road or from the adjoining ski field the result will be in the main part indistinguishable from the existing Northside Express Chairlift.*

*Additionally, as mentioned above, there are no intermediate towers or stations and the zipline is otherwise two cables suspended between the top and bottom stations.*
  - 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 attached Flora and Fauna Assessment which forms part of this application. Native vegetation losses will be minimised and offset and areas of ground disturbance will be revegetated where necessary.*

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