

13/09/2010
VC63**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ2**.

DINNER PLAIN SERVICE AND RECREATION**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify land that is used for the provision of infrastructure and support facilities for the Dinner Plain village.

To provide for recreation facilities ancillary to the Dinner Plain village.

To provide for educational and accommodation facilities that are sympathetic and complimentary to the alpine environment which are not appropriate in the Special Use Zone 1.

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VC63**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Car park	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet requirements of Clause 52.08-2.
Minor utility installation	
Road	
Search for stone	Must not be costeaning or bulk sampling.

Section 2 - Permit required

Use	Condition
Caretaker's house	
Child care centre	
Education centre	
Residential Building	
Major sports and recreation facility	
Transfer station	

Section 3 - Prohibited

Use
Any other use not in Section 1 or 2

2.0

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Use of land

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The Dinner Plain neighbourhood character described in Clause 21.03-7.
- 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 purpose of this Schedule and whether the use would be more appropriately located in the Special Use Zone 1.
- The impact of the use on the Dinner Plain village and its future development.
- The impact of the use on the capability of the land to provide for wastewater and sewerage treatment and disposal.

3.0

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Subdivision

Permit requirement

A permit is required to subdivide land.

Application requirements

An application must be accompanied by relevant information and a plan showing:

- The existing landform and topographic and environmental features of the site, including drainage lines and existing vegetation, and likely environmental impacts.
- Proposals for the provision of drainage the supply of power and water, and for the disposal of waste.
- Proposals for the landscaping and rehabilitation of any disturbed areas.
- Provision for transport access and parking provision.

4.0

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Buildings and works

Permit requirement

A permit is required to construct a building or construct or carry out works other than buildings and works associated with a utility installation.

Application requirements

An application must be accompanied by the following information:

- Details of the present use of the 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, both on the lot and the adjoining road reserve.
- Details of the exterior treatment and finish of walls and roofs.
- The plan, elevation and section views of the proposed building.

ALPINE PLANNING SCHEME

- 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.

Building height

The maximum building height of any building must not exceed 11 metres.

Building design guidelines

- Buildings must be designed and constructed in a way that reflects the Dinner Plain neighbourhood character as described in section 21.03-7.
- 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 rigors of that climate. The building design should strongly relate to the unique natural climatic environment.
- Is consistent with and complements the character of development in the village.
- 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, with Colorbond® roofs.

Landscaping and removal of vegetation

A permit is required to:

- Remove any indigenous vegetation.
- Plant any vegetation other than species indigenous to the Dinner Plain area.

Decision guidelines

Before deciding on an application or development plan, 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 Dinner Plain neighbourhood character described in section 21.03-7.
- Whether the development would be more appropriately located in the Special Use Zone 1.
- The availability of and connection to services.
- The extent of compliance with the building design guidelines.
- The adequacy of snow management proposals and their impact on other uses and development.
- The impact of the proposal on views from the Great Alpine Road.
- The environmental constraints and issues of the land and processes proposed to alleviate them.

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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.