

Design and Siting Guidelines Policy for All Lease Renewals with Existing Buildings

The proposition is to have in place a policy that clearly identifies the Board's minimum requirements for the stakeholder in relation to lease renewal and the maintenance & upgrade of existing buildings and structures thereof. The Design and Siting Guidelines have been prepared to supplement the statutory regulations in force (Alpine Resorts Planning Scheme), the purpose of the policy is to also simplify the requirements to aid Building Professionals in their preparation of documentation supporting the lease renewal application, viz: plans, scope of works and specifications.

As part of the New Lease process, Falls Creek Resort Management's nominated representatives will undertake a review of all buildings, assessing the following components:

This list of Guidelines is a summary of the Design and Siting Guidelines to be adopted for Existing Buildings only. Any new development is to comply wholly with the "Design and Siting Guidelines for Development in Falls Creek Alpine Resort: April".

Protection of Existing Views

- Existing views to be maintained - Development should minimise impact on the views from existing buildings and Village vantage points including roads accessible during the summer and winter seasons
- Height of building to be kept within snow gum canopy and resort height control (refer Alpine Resorts Planning Scheme)

Building and Siting Orientation

- Ensure North – South orientation - North/north-east living orientation wherever possible
- Retain natural site features including rocks, creek lines, alpine bogs and associated vegetation
- Minimise disturbance where possible and maintain existing amenities
- Minimise cut & fill of existing ground lines as soils are highly erodible
- Compliance with Engineering Guidelines for Good Hillside Construction Practices, refer FCRM for Village site Geotechnical ratings (Low, Medium or High) Sites with a Medium or High rating will require detail Geotechnical investigation assessment and recommendations

Design for Alpine Climate

- Provide Stable paved or galvanised elevated summer and winter access, ensure building entrances are snow / drip free
- Provide equitable access to sites designated by FCRM, generally lower sections of the Village - irrespective of building class
- No roof edge guttering, minimum of 450mm eaves
- Roof drainage shall be shed on to the ground into gravel filled purpose built trenches to engineering detail and connected to the Village stormwater system
- Roof form to ensure safe snow shed. Use gables, skillions or curved
- Heat shady, paved areas >20° slope where snow accumulation is not desirable
- Stair treads 150mm rise, 400mm tread to accommodate ski boots
- Elevated walkways should be galvanised steel with a non slip grid mesh

Design for Privacy

- Buildings shall be sited and orientated so that they ensure occupant privacy between bedrooms and living areas in the same or adjacent buildings
- Ensure solar access between buildings

Design for Energy Efficiency

- Glazing that reduces internal heat loss and assist in insulating against mechanical noise of snow guns, oversnow and snow grooming vehicles as follows:
 - New buildings – Class 1 and 10 buildings must comply with Section 2.6 of Volume Two of the Building Code of Australia and Class 2 to 9 buildings must comply with Section J of Volume One of the Building Code of Australia.
 - Existing buildings – must demonstrate achievement of a 5 star energy rating for the building. If a 5 star rating cannot be achieved then install double glazed windows meeting a 4½ star heating rating for a new window product or any product to be used in a secondary supplementary application must meet a 4 Star heating rating. Sole occupancy units / apartment complexes must ensure the whole building has an average of 5 stars.

For example a building that contains three apartments:

Apartment 1 – 5 Stars

Apartment 2 – 3.5 Stars

Apartment 3 – 6.5 Stars

Total of 15 Stars / 3 Apartments = Average of 5 Stars.

This scenario applies to all apartment complexes eg. If a building has 10 apartments then the average rating of the 10 apartments must meet a five star energy rating.

- Insulate roof & walls to reduce heat loss in winter
- Consider solar electricity & hot water, gas as hot water alternate source

Building Materials

- Wall materials can include;
 - corrugated iron, profiled metal (zinc, copper or colour coated steel)
 - timber (dependant on BAL level in accordance with AS 3959-2009. Any timber cladding to be used externally requires proof of performance certification as required by AS 3959 – 2009.for BAL FZ),
 - stone, plastered masonry, bagged and painted concrete block, insitu concrete or other alternatives
- All buildings should incorporate an area of Glenrowan Granite, laid with dry or semi-dried joints with a minimum of exposed mortar, at the base of the building representing not less than 25% of the ground floor wall or alternate application as agreed by FCRM
- Roof materials can include:
 - corrugated iron (non-reflective and pre-weathered at installation),
 - profiled metal (zinc, copper or colour coated steel) or other approved alternatives.
 - Roof materials shall also be recessive in colour, such as *Woodland grey, *Bushland and *Ironstone (*Current Colorbond colours) which blend with the colours and textures of the natural landscape. Ongoing maintenance will require roofs to be replaced or painted to conform to the recessive colour range rather than replacing existing colours

Building Colours

- Building colours to be of muted tones as per FCRM colour chart. Highly reflective and bright colours not permitted

- Major wall colours shall be recessive in tone and sympathetic with vegetation and rock colours of the adjacent environment, darker colour tones are encouraged

Bin Storage

- Fully enclosed refuse areas are provided throughout the Village by FCRM as a shared facility for general lodge sites. If requested by FCRM larger developments may be required to include separate bin storage facilities

Car-parking Facilities

- Formalisation of any existing car-parking on site

Signage

- Provide illuminated signage to identify property. To be of high quality and complement development architecture

Engineering Design and Services

- One television antenna per building
- Location of any satellite dish to be approved by FCRM, not on rooftop

Existing Site Features

- Existing trees, understorey, rocks and watercourses are to be preserved where possible to maintain site stability and retain the indigenous character. They are to be suitably protected during construction in accordance with approved documentation. Removal of vegetation along the frontage to Bogong High Plains Road should be minimised