

Comparison of Height and Site Coverage Controls of Current and Proposed Mt Hotham CDP

Site Number		Name	Maximum Site Coverage		Height (see note 1 & 2)	
Current CDP	Proposed CDP		Current CDP	Proposed CDP	Current CDP	Proposed CDP
1	1 -Enlarged	Bale	75%		3A	9
2	2	Zirkys	75%		3A	
3	3	White Crystal & Hotham Central	75%		3A	
4	4- Enlarged	White Crystal Extension	75%		3A	4
5	5	Basin Development	50%		3A	
6	6	CSIR	50%		2A	
7	7		60%		3A	
8	8	Snowtel	60%		3A	
9	9	Alpine Haven	60%		3A	
10	10	Fountains	60%		3A	
11	11	Arlberg	75%		3A	
12	12	Ultima	50% of the total site, with individual buildings to have a maximum ground floor area of 90 square metres (similar built form to the Basin Development).		3A	
13	13	Chalet 1750	75%		3A	
14	14		75%		3A	5 from GAR
	14b -New		75%			4 from GAR
	14c -New		75%			2A from GAR
15	15	Razorback	60%		2A	
16	16		75%		3A	
17	17	Hotham Chalet	60%		2A	
18	18		60%		3A	
19	19	Alpine Heights Apartments	60%		3A	
20	20	Lawlers Apartments	60%		3A	
21	21 -Enlarged		75%	90%	3A	3
22	22		75%		3A	
23	23 -Downsized		75%		3A	
24	Not Exist		75%	N/A	3A	N/A
25	25	Resort Management, Ski Patrol, Police	75%	90% (see note 3)	3A	
26	26 - Downsized	Snowbird	75%	90% (see note 3)	3A	4
27	33 - New		75%	100%	3A	5
	34 - New			100%		5
	27 - New		100% (see note 3)			4
	28 - New		100% (see note 3)			4
	29 - New		100% (see note 3)			4
	30 - New		100% (see note 3)			4
	31 - New		100% (see note 3)			4
	32 - New		100% (see note 3)			5
	35 - New	Deck car park	100%			3B

Current CDP Note of the Table:

Note 1: A (as in 2A or 3A) refers to 2 storey plus attic or 3 storeys plus attic. Generally on sloping sites the height should step up or down with the slope of the natural ground level. Thus, on a steeply sloping site such as Site No. 14 (Arlberg) the effective height as viewed from the Great Alpine Road may appear as more than 3 storeys.

Proposed CDP Note of the Table:

Note 1: A (as in 2A or 3A) refers to 2 storey plus attic or 3 storeys plus attic. The height of a building is measured from natural ground level at the building's front façade to the top of the vertical plane. It excludes building services, architectural features and unoccupied roof spaces.

Note 2: 3B refers to 3 levels of parking below the alignment of Great Alpine Road (GAR), and associated access structures.

Note 3: Notwithstanding the maximum site coverage for this site, a minimum 8 metre clearance is required at ground level between the development on Sites 25 & 26 and development on sites 27, 28, 29, 30, 31 and 32 (inclusive) to enable a trafficable route for snowclearing vehicles, alternate access in summer and management of snow.

Any development proposal must also demonstrate consideration of the following design criteria:

- Roofs should be fragmented and, where possible, include roof windows, except for Site 1 shown on the Hotham Village 2006 Comprehensive Development Plan.
- Built form should be broken down in scale to increase articulation.
- The construction of buildings should minimise the loss of mature trees.
- The siting of buildings should demonstrate safe handling of snow shed to enable safe access and movement within the site and containment within site boundaries.
- The layout should ensure that pedestrian and skier access to the Village Centre and existing and future ski ways is unimpeded and, where possible, enhanced.
- The provision of an appropriate public bus interchange facility as shown on the Hotham Village 2006 Comprehensive Development Plan dated 28/2/2006 in association with the development of Sites 32, 33 & 34.
- The need and ability to provide a trafficable route for snowclearing vehicles and management of snow (a minimum 8 metre clearance) and alternate access in summer, between the development on Sites 27 to 32 and the development on Sites 25 & 26 at ground level.
- All new building developments should include:
 - dual energy sources for heating and power
 - water saving appliances
 - high levels of thermal insulation
 - energy efficient lighting
 - energy efficient heating/cooling

Decision Guidelines

Before approving a site development plan the responsible authority must consider the decision guidelines of Sub-section 5 of the Comprehensive Development Zone and Clause 65, as appropriate.

Car Parking (Hotham Village Redevelopment)

Provided that 370 car spaces are constructed beneath the Great Alpine Road alignment (Site 35) in accordance with the Hotham Village 2006 Comprehensive Development Plan and that at least one car space is allocated per apartment, or 0.5 of a car space per hotel room, in the development of Sites 1, 4, 14 (b), 14 (c), 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34 to the satisfaction of the Responsible Authority, then the provisions of Clause 52.06-1 do not apply to the redevelopment of those listed sites within Hotham Village.

PLEASE NOTE: Shading represents changes between the current Comprehensive Development Plan and the Proposed Comprehensive Development Plan