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C17(Part 1)

MT HOTHAM LOCAL PLANNING POLICY – CAR PARKING

This policy applies to the Mt Hotham Alpine Resort.

Policy Basis

The provision of adequate and appropriately located car parking and loading facilities will enhance movement throughout the Resort. Parking and access demands are generally greater during the peak snow season than at other times of the year.

Development within the Resort needs to have careful consideration to the adequate provision of parking to meet the varying requirements of visitors to the Resort. In providing vehicle access and circulation through the Resort, consideration must be given to reducing the conflict between vehicle and pedestrian/skier movements. Pedestrians and skiers should have priority of movement over vehicles, except on the Great Alpine Road.

The movement of pedestrians and skiers should be facilitated through the provision of formal access routes and the restriction of vehicular movement through the Resort. At present, the movement of skiers between the Hotham Village and Davenport precincts is difficult.

Given the limited number of all weather roads capable of being created, it is proposed that a variety of parking strategies be applied depending on the location of the development and the ease of on-site parking provision.

As part of the Transport Policy for the Resort a Parking Precinct Plan will be developed which clearly sets out the existing and planned provision of vehicle parking. This plan will also set out access conditions that will apply to the Resort during the snow season. In the interim, there is a need to implement a car parking and access policy that will apply to Mt Hotham Alpine Resort.

Policy Objective

- To ensure that parking provision within the Resort meets visitor needs.
- To maximise the ability to provide on-site parking from all weather roads within the Resort.

Policies

It is policy that until a Parking Precinct Plan is developed for the Village the following interim parking provisions will apply:

- Private vehicle movements in the Resort, other than through traffic, will be limited to accessing car parks and drop-offs/pick-ups at designated loading points by the Resort Management Board.
- The provision of car parking by comprehensive new site development or refurbishment and extensions to existing development should occur in those areas prescribed in the following table and at the rate prescribed:

Comprehensive Development Plan Area	Car Parking to be Encouraged	Rate
Davenport Over Snow	No	N/A
Davenport Road Frontage	Yes	A rate of 1 space per additional 3 beds
Hotham Village	Yes	A rate of 1 space per additional 3 beds
Inter Urban Break	No	N/A

- Assessment of new parking spaces proposed should include consideration of the following:
 - Be within the curtilage of the lease site
 - Avoid the loss of substantial /significant native vegetation. Where the policy of ‘no net loss of native vegetation’ cannot be achieved on site, off-site replanting will be undertaken in locations agreed to by the Resort Management Board.
 - Avoid substantial earthworks
 - Integrate with any existing or new building
 - Integrate with the streetscape
- The provision of shared access to on site car parking areas should be encouraged.
- On site parking should only be provided on sites with direct access from an all weather road.
- If car spaces can not be provided on site an in lieu contribution should be required and implemented by an agreement with the Resort Management Board under Section 173 of the Act.
- New developments should not lead to a reduction in the existing provision of public car parking.
- Public car parking areas shall be suitably sealed and drained.
- Short term/day car parking areas should be located as close as possible to activity at the Resort whilst also maintaining the visual and environmental qualities of the Great Alpine Road.
- Persons visiting the Resort shall be required to park their vehicles as directed by the Resort Management Board.