

## 21.06 MT HOTHAM RESORT STRATEGIC STATEMENT

31/05/2012  
C21

### 21.06-1 RESORT PROFILE

31/05/2012  
C21

Mt Hotham Alpine Resort is located towards the southern end of the Great Dividing Range, approximately 365 kilometres north-east of Melbourne and 520 kilometres south-west of Canberra. It holds the unique position of being the highest alpine village in Australia, with a summit elevation of 1861 metres.

Access from Melbourne to the Resort is generally by the Great Alpine Road, either from the west via Wangaratta and Harrietville or from the east via Bairnsdale and Omeo. The commercial airport at Horsehair Plain, approximately 20 kilometres south-east of Mt Hotham, provides an alternative to road travel.

The Resort covers an area of approximately 3,030 hectares, the majority of which is Crown Land, and is bounded on all sides by the Alpine National Park. The ski field comprises 245 hectares, or 7 percent of the total Resort area.

A study of aboriginal occupation in Australia's south-east highlands found that the major highland exploitation zone for indigenous people involved land located between 700 metres and 1,100 metres above sea level.

The Resort has a rich European heritage dating back to 1843, when John Mitchell first visited the Bogong High Plains. Movement of stock was the most common use of the area for some time until gold was discovered in the river valleys surrounding Hotham. A hut constructed in 1928-1929 by prospector William Spargo (Spargo's Hut) in the Golden Point area east of Swindlers Creek still stands and is the only building within the Mt Hotham Alpine Resort listed on the Victorian Heritage Register (VHR Number H1609).

The Resort is constructed along the main ridgeline, which provides visitors with outstanding views of the surrounding region. The Resort is also a central focus of the Great Alpine Road tourist route and has strong links with nearby towns along the route, including Bright (56 kilometres north-west of the Resort), Harrietville (38 kilometres north-west), Dinner Plain (12 kilometres south-east) and Omeo (56 kilometres south-east).

The primary attraction of the Resort is as a tourist destination during winter months. The Resort has experienced growth in winter visitation of 33 percent over the past decade to an average of approximately 350,000 visitor days. The Resort provides approximately 35 kilometres of marked and groomed cross-country ski trails. Cross-country skiers can also access additional marked and maintained trails outside of the Resort boundaries.

During the summer months, access trails and cross country tracks double as walking and mountain bike tracks. Some of these tracks also form part of essential access routes for fire management and ski field infrastructure maintenance. Other outdoor recreational activities include fishing and horse riding.

Nearby towns gain economic benefit through the provision of goods, services and facilities to businesses operating on the mountain. The Resort generates investment opportunities in hotels, infrastructure and visitor facilities, resulting in both direct and indirect benefits in terms of construction and employment. The Resort generates over \$50 million in Gross Regional Product and creates over 600 jobs (FTE) within the Alpine Shire.

The Resort is an integral part of a unique environment that contains a variety of rare fauna, flora and alpine communities. The Resort contains species that are listed as threatened on Schedule 2 of the *Flora and Fauna Guarantee Act 1988*. The Mountain Pygmy-possum (*Burramys parvus*) is also listed as a threatened species under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

Snow Gum woodlands, found sometimes in association with small areas of sub-alpine heathlands, mosslands and grasslands, are widely distributed throughout the Resort. Herbfields, heathlands and grasslands are generally found on peaks and ridge lines, with wet heathlands, mosslands (bogs) and sedgeland being usually located in drainage lines or

wet depressions. Communities of Podocarpus heathland, located near the summit of Mt Higginbotham, Mt Loch and Spargos Spur, form a significant element of the Mountain Pygmy-possum habitat.

A range of visitor services are provided on the mountain, including a Resort Management administration centre, restaurants and cafes, supermarkets and service facilities such as a medical centre, police station and fire station. The Resort provides accommodation for approximately 5,000 people in a range of public and private facilities. These include lodges, serviced apartments and ski clubs. Accommodation is currently provided in two distinct and physically separate areas: Hotham Village and Davenport.

Hotham Village comprises primarily commercial style accommodation that has developed at a relatively high density (up to 6 storeys). The majority of buildings have all weather road access as they are constructed directly adjoining the Great Alpine Road. Hotham Village is the centre for retail and entertainment activities, with the exception of some secondary service and retail facilities located at Davenport. The facilities at Davenport primarily serve the local needs of the precinct, rather than the wider Hotham community.

Development within the Davenport area is less intensive (2 to 3 storeys) than Hotham Village, and predominantly private or club based accommodation. They are generously spaced and are well articulated in both plan and elevation. Sites adjoining the Great Alpine Road have all weather road access but those behind the road do not.

## 21.06-2

31/05/2012  
C21

### VISION – STRATEGIC FRAMEWORK

#### Mount Hotham Alpine Resort Management Board Corporate Plan

The Mount Hotham Alpine Resort Management Board Corporate Plan identifies the strategic direction of the Board over a 3 year period. The Plan recognises the importance of maintaining and protecting vital ecosystems within the Resort for generations to come.

The overall goal of the Plan is that:

*The Mount Hotham Alpine Resort Management Board will manage the Resort in a manner that is economically viable and environmentally sustainable for the benefit of future generations.*

*The Board's emphasis will be on customer satisfaction and the delivery and promotion of quality services that provide value for money and meet customer needs. Responsible and sustainable environmental management policies and practices will be a hallmark of the Board's activities.*

To achieve the Mt Hotham Alpine Resort Management Board's goal, planning applications for the use and development of land should satisfy the following strategic objectives:

- To reinforce the role of the Resort as a year-round destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services.
- To ensure that use and development within the Resort benefits both present and future users, while maintaining a high quality environment.
- To conserve and protect the natural environmental systems within the Resort so as to minimise disturbance to rare and endangered flora and fauna communities, especially listed species such as the Mountain Pygmy-possum (*Barramys parvus*).
- To enhance skier, pedestrian and vehicle activity at desirable levels related to their safety and the accessibility and capacity of skifields, services, commercial activity and development of trailheads.
- To ensure that services are planned and co-ordinated to meet the needs of future development.
- To ensure that appropriate and well located car parking facilities and appropriate public transport are provided to meet visitor needs.

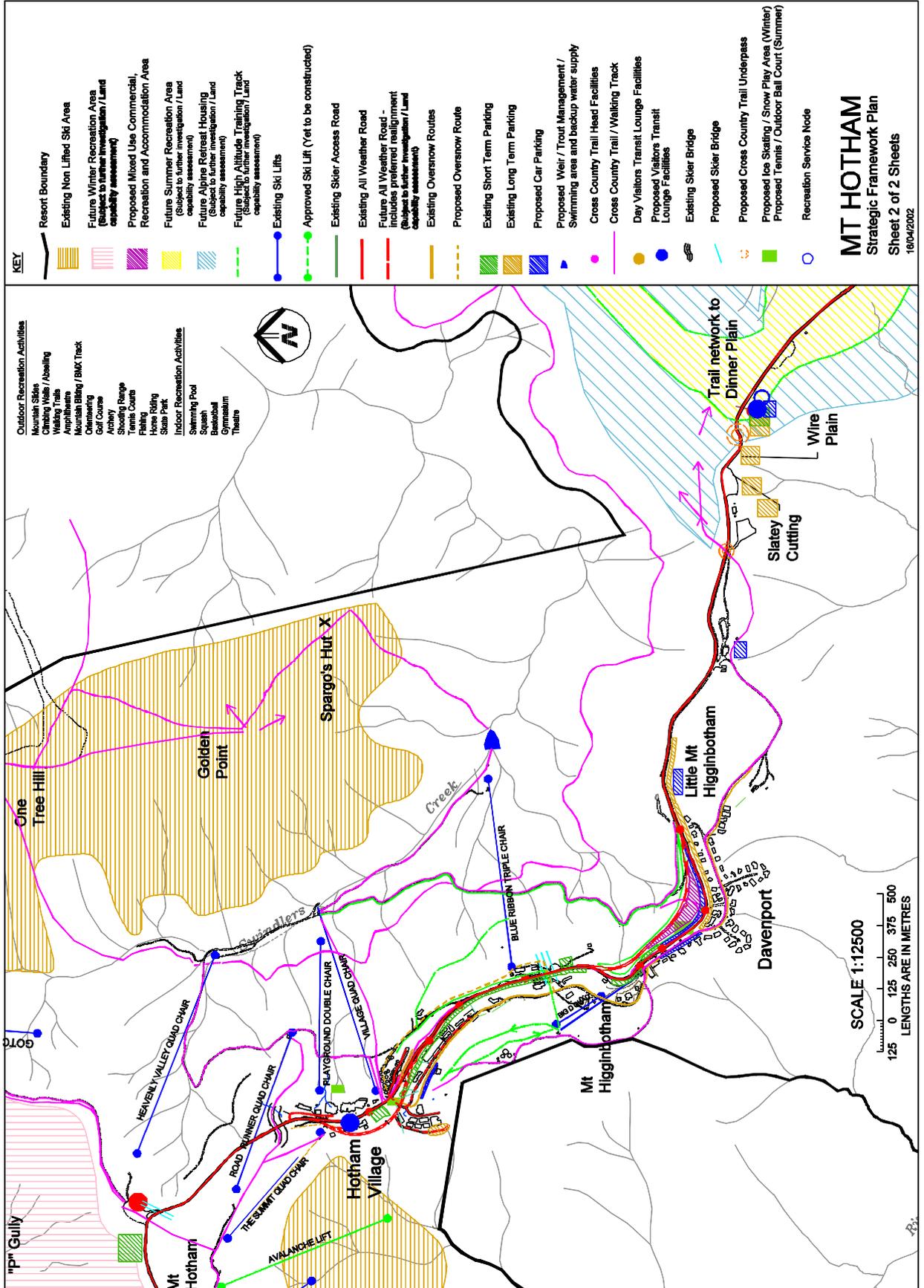
#### Strategic Land Use Framework Plans

The strategic directions for the future land use planning and development of the Resort are illustrated in the Mt Hotham Alpine Resort Strategic Framework Plans. Two Plans have been prepared illustrating the major land use elements within the Resort, including Winter and Summer Recreation, Car Parking and Traffic Management. These plans cumulatively form the basis of the Strategic Land Use Framework for Mt Hotham.

The purpose of the Framework Plans is to highlight where opportunities and constraints exist within the Resort and identify locations where specific land use outcomes may be investigated. The major strategic directions identified in the Land Use Framework Plans include:

- Identify four (4) accommodation areas within the Resort, where different land uses and types of development will be encouraged, through the preparation of Comprehensive Development Plans.
- Identify a mixed use area adjoining Davenport, where a variety of commercial, recreational and accommodation facilities will be encouraged.
- Designate a number of infrastructure and service nodes where current and future facilities are to be co-located.
- Investigate and identify environmentally sensitive areas where further development will be discouraged.
- Identify potential new ski areas to be further investigated.
- Identify sections of the Great Alpine Road that should be re-aligned to improve vehicle, pedestrian and skier safety.
- Identify locations where skier bridges/underpasses are recommended to facilitate safe and easy skier movement.
- Identify a village centre within Hotham Central, to accommodate appropriate leisure and recreation activities and retail services.
- Nominate areas where additional car parking is to be provided.
- Identify areas where visitor transit lounge facilities are to be provided.
- Identify ski trail connections between the Village and the skifields.
- Investigate a proposed high altitude training track to the east of Wire Plain to increase year-round use.
- Investigate a future summer recreation area surrounding Whisky Flat.
- Investigate of an area for possible future development of environmentally sensitive housing abutting the proposed circuit road to improve accommodation mix within the Resort.
- The strategic directions outlined in the Strategic Framework Plans will be subject to further investigation. This may be through a planning scheme amendment, planning permit or Environment Effects Statement process dependent on the scale of the project and its potential impacts.





**21.06-3 OBJECTIVES – STRATEGIES – IMPLEMENTATION**31/05/2012  
C21**ENVIRONMENTAL AND LANDSCAPE VALUES****Overview**

Mt Hotham Alpine Resort is part of a delicate and rare environmental system. The potential for adverse environmental impacts is of particular concern during construction of buildings, roads or service infrastructure. Protection of the environment aids the maintenance of biodiversity and provides important habitat for flora and fauna within the Resort. The Mountain Pygmy-possum (*Burramys parvus*) is listed as a threatened species in the *Flora and Fauna Guarantee Act 1988* (Schedule 2) and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

**Key issues**

- Ensuring sustainable use and development within the Resort to capitalise on the natural assets which are a primary focus for visitors.
- There is potential for adverse environmental impacts to natural ecosystems through ongoing recreational use and construction activity.
- Managing the offsite effects of development and land use within the Resort to minimise their impact.
- Habitat for the Mountain Pygmy-possum (*Burramys parvus*) is dispersed throughout the Resort, located outside of the Village areas. The existing and potential habitat requires protection from inappropriate development.

**Objective 1**

To maintain, preserve and enhance the habitat of threatened species and communities within the Resort.

**Strategies**

- Ensure the present diversity of species and ecological communities and their viability is maintained or improved within the Resort.
- Protect the quality and integrity of natural water systems and aquatic ecosystems.
- Promote the principle of net gain in native vegetation associated with the further development of land within the Resort, in accordance with the Native Vegetation Management Framework.

**Objective 2**

To ensure that development minimises environmental impact through sensitive siting and environmentally sound construction and management techniques.

**Strategies**

- Identify suitable locations within the Resort to provide for commercial, residential and tourism development and support infrastructure that have regard to environmental constraints such as flora, fauna and slope.
- Ensure that development and use of land is undertaken in a manner that minimises impacts on significant native vegetation or fauna, through appropriate planning mechanisms including the use of Site Environmental Management Plans and building envelopes.

**Objective 3**

To ensure development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.

### **Strategies**

- Encourage the scale and height of new development to be appropriate to its surrounds and be sympathetic to the predominant snow gum height and existing view lines.

## **SETTLEMENT**

### **Overview**

The Mt Hotham Alpine Resort is reserved for alpine recreation and tourism year-round.

The existing developed area of the Resort provides accommodation for approximately 5,000 people. The optimal number of beds for Mt Hotham is currently considered to be approximately 7,500. Accommodation is currently provided in two distinct areas: Hotham Village and Davenport. The majority of additional accommodation is proposed to be developed in and around these established areas. This can be achieved by extending some lease sites, establishing new lease sites and re-developing existing facilities.

### **Key issues**

- The need to provide for a variety of accommodation types within the Resort for year-round use by permanent residents and visitors.
- The high cost of development.

### **Objective 1**

- To consolidate development within the existing nodes of Hotham Village and Davenport.

### **Strategies**

- Reinforce the differences between the Hotham Village and Davenport accommodation areas as a priority.
- Promote Hotham Village as the commercial ‘heart’ of the Resort and the location for higher density development with significant site coverage and height potential.
- Manage development in the ‘inter-urban break’ between Hotham Village and Davenport to protect the Mountain Pygmy-possum (*Burramys parvus*) management area.
- Encourage the redevelopment of existing under-utilised sites within Hotham Village and Davenport to optimise the existing development potential within the accommodation areas.

### **Objective 2**

- To assess the potential for development of alternative accommodation at Whisky Flat and Wire Plain.

### **Strategies**

- Provide for a new low density year-round accommodation node in the Wire Plain and Whisky Flat area surrounding the proposed summer recreation area pending further environmental assessment.

## **ECONOMIC DEVELOPMENT**

### **Commercial and Service Activities**

## Overview

The Resort has a range of commercial, retail, entertainment, community and service facilities and infrastructure that cater for the needs of visitors. Providing the right mix of facilities and services is crucial to the ongoing viability of the Resort as a year-round destination. Accommodation is currently provided in two distinct and physically separate areas: Hotham Village and Davenport.

## Key issues

- The need to consolidate and strengthen the Village Centre at Hotham Village and encourage development within the commercial areas to enhance year-round opportunities for the Village.
- The need to create a secondary area for commercial facilities within the Davenport area.

## Objective 1

- To provide a range of retail, commercial, tourist, entertainment and service activities in appropriate locations in the Resort catering for the needs of the visitors and permanent residents.

## Strategies

- Provide a clear, identifiable and integrated Village Centre at Hotham Village as the major focus for commercial activity, community facilities, the congregation of skiers and a transport hub.
- Create a secondary activity area for commercial facilities within the Davenport area.
- Support the following commercial and retail activities at Hotham Village provided the proposed use does not adversely impact the amenity of the residential area:
  - Nightclub, Cabaret, Place of Assembly and Retail Premises provided the use is in association with a residential accommodation.
  - Nightclub and Cabaret uses operating under strictly limited hours of operation.
- Support mixed use residential and small scale commercial opportunities within Davenport provided the commercial and retail activities do not adversely impact the amenity of the residential area or environmental values.
- Support small scale commercial and retail development in the skifield areas if it provides a desirable service for snow users, is integral to a development proposal for passive alpine recreation and/or does not impede ski runs or major skier routes.

## Tourism and Recreation

### Overview

Currently the main commerce, tourism and recreation opportunities within the Resort are directly related to the ski industry. Given the trend toward increased skier numbers and the need for a skifield that caters to all skill levels, there is need for the further development of skier terrain within the Resort. The range of winter experiences can also be significantly enhanced. Visitor duration and expenditure must also be recognised as economic drivers for the Resort. The Resort's natural environmental qualities, together with the existing investment in facilities and infrastructure, provide an ideal foundation for development of all year-round use of the Resort.

### Key issues

- The potential for creating a successful year-round Resort is currently constrained by the limited range of commercial and recreational facilities.

- The limitations to the provision of expanded lift infrastructure such as potential impacts on significant fauna and flora, changes in terrain type, difficulty in integrating lift systems, and potential impacts of entering into new catchments.

### **Objective 1**

To encourage the use of Mt Hotham Alpine Resort as a year-round destination, drawing on the natural beauty, the environmental qualities and the existing commercial and recreational infrastructure within the Resort.

### **Strategies**

- Ensure the Resort provides a range of winter activities for a range of skill levels particularly during low snow conditions.
- Encourage a broad range of commercial activities and recreational facilities at multi-purpose venues that will attract visitors both within and outside of the designated snow season.
- Encourage the redevelopment of existing and new commercial and recreational facilities (such as ski school, food services and ski patrol facilities) within the Resort.
- Ensure sufficient skifield terrain, cross-country trails, snow-play areas and associated infrastructure are available to match the needs of visitors.
- Increase the capacity of the skifields to allow for up to 10,000 skiers on the slopes at any one time.
- Further develop a walking/cycling trail system (utilising existing cross-country trails) within the Resort, particularly the three huts walk around Golden Point, and enhance connection to trails within the Alpine National Park.
- Support development and uses that utilise the existing lift system to improve the range of summer time activities, particularly those focused around the Village and Blue Ribbon lifts.
- Ensure the impact of potential future lift stations and associated infrastructure on the skyline is minimised through careful siting and design. Alternatively lift stations/infrastructure of high architectural merit may be considered.
- Encourage the appropriate extension of the snowmaking system throughout the skifield to enhance the length and quality of the snow season taking into account environmental considerations.

## **TRANSPORT**

### **Overview**

Access to and within the Resort is a critical issue during the winter snow season. The proposed relocation of the Great Alpine Road at Hotham Village and Davenport is designed to improve vehicle access and circulation through the Resort, as well as improving pedestrian/skier safety.

The provision of new skier bridges and cross country trail underpasses at various points along the Great Alpine Road will also reduce the potential for conflict between vehicles and pedestrians/skiers. The movement of skiers from the Village to Davenport will be improved by a new off-road skier access trail/path.

Access to the Resort has been fundamentally altered by the construction of the Mt Hotham Airport. Travel times from major interstate cities and overseas destinations are greatly reduced, which opens up new markets for the Resort and provides a competitive edge over other Resorts. A helicopter link to Falls Creek during winter also enhances visitor access.

### **Key issues**

- The current shared use of the Great Alpine Road by skiers, pedestrians and vehicles creates conflict and reduces the efficiency of traffic flow.
- Movement of skiers between the Hotham Village and Davenport precincts is difficult.
- Ensuring year-round access for emergency vehicles to and within the Resort.
- Ensuring that the Great Alpine Road can continue to operate as a major thoroughfare during the winter period, whilst also facilitating safe and efficient visitor access.

### **Objective 1**

- To ensure vehicles, pedestrians and skiers can safely and efficiently move within and throughout the Resort.

### **Strategies**

- Provide convenient access to and movement within developed areas and the skifields.
- Develop improved pedestrian and skier links between the Davenport and Hotham Village areas.
- Limit private vehicle movements in the Resort (other than through traffic) to drop-offs and pick-ups at the designated loading points and prohibit vehicle movement within Davenport during the designated ski season.
- Ensure a high level of accessibility to the Resort for recreational and commercial purposes.
- Provide safe access for fire brigade vehicles at all times.
- Maintain an operational oversnow link between and through the Hotham Village and Davenport precincts.
- Create a skier and pedestrian spine along the existing alignment of the Great Alpine Road at Hotham Village and Davenport and ensure adequate lift infrastructure is available to facilitate skier movement within the Resort.

### **Objective 2**

- To ensure that parking provision and public transport to and within the Resort meets visitor needs.

### **Strategies**

- Provide car parking on sites where direct access is available from sealed roads.
- Manage parking on the basis of length of stay.
- Locate short term/day car parking areas as close as possible to the Resort with day parking to be provided at Loch car park and at the former helicopter landing site opposite Spiral Stairs.
- Encourage persons residing at the Resort for long periods of time (e.g. throughout the ski season) to park their vehicles off the mountain at locations such as Harrierville.
- Encourage buses as the preferred form of transport between Mt Hotham, parking areas and Dinner Plain.
- Provide undercover bus transit facilities at the Corral car park within Hotham Village and well-located pick up and drop off points throughout the Resort.
- Encourage sites with all-weather road access to provide on-site car parking (or in close proximity), preferably with shared access.
- Ensure new developments do not lead to a reduction in the existing provision of public car parking.
- Maximise the capacity of existing car parking areas by facilitating their expansion and consolidation after appropriate environmental assessment.

- Encourage the provision of adequate short-term and long-term car parking that is linked with intra-Village transport to ensure ease of access and reduce congestion on the Great Alpine Road.

## **INFRASTRUCTURE**

### **Overview**

The existing developed areas at Mt Hotham are well provided for in relation to service infrastructure. Modifications to the existing infrastructure would be required to accommodate a significant increase in bed numbers.

### **Key issues**

- The sewerage treatment plant continues to meet new environmental standards.
- An expansion of snow making activities will require additional infrastructure provision, particularly in terms of water supply.
- The provision of safe access for fire brigade vehicles at all times.

### **Objective 1**

To ensure services are consistently able to meet the requirements of the Resort at peak times.

### **Strategies**

- Ensure that services are provided in a cost-effective manner using innovative technology to support best practice management of resources.
- Upgrade the functional capacity of the existing potable water weir to provide adequate supply for peak time pumping purposes.
- Augment the bulk water supply to provide for Resort growth over time.
- Establish a new weir on Swindlers Creek to be used for backup water supply purposes.
- Facilitate the reuse of wastewater for snow making in co-operation with the Environment Protection Authority, Department of Human Services and the ski lift company.

### **Objective 2**

To provide appropriate sites for infrastructure upgrades within existing service nodes that minimise impact on significant views and vistas.

### **Strategies**

- Design and locate physical infrastructure and services to minimise their environmental and visual impact through consolidation of service facilities within the existing Resort Management workshop area or in the vicinity of the Loch Reservoir.
- Relocate the gas tanks to a safer and less visible location.
- Provide for an expanded bulk gas storage capacity within the footprint of the existing workshop node.

### **Objective 3**

To minimise the impact of stormwater and other discharges on the water quality of the Dargo River.

### **Strategies**

- Avoid future discharge of wastewater to the Dargo River.
- Investigate stormwater management within the Resort to identify issues such as water quality and geotechnical stability and potential solutions such as drainage improvements along the Great Alpine Road.

#### **Objective 4**

To ensure sufficient quantities of water are available to landowners, leaseholders and emergency services to enable them to suppress a fire and defend property.

#### **Strategies**

- Upgrade sewerage treatment facilities to tertiary treatment level, redirect to the Swindlers Creek catchment and augment to meet future requirements within the Resort.

### **BUILT ENVIRONMENT AND HERITAGE**

#### **Overview**

Aboriginal sites have been recorded within the Resort and there is a rich European heritage with a number of cattlemen's huts and other infrastructure associated with cattle movement and gold prospecting in the region. This heritage needs to be acknowledged and effectively managed.

Mt Hotham offers a varied built environment with the lower density oversnow character of Davenport where buildings nestle comfortably within the alpine landscape contrasted with the higher density mixed used activity hub of Hotham Village.

#### **Key issues**

- The future siting and design of development should ensure that cultural heritage places are preserved.
- Building on the distinct built forms within the Resort through appropriate siting and design of buildings within the alpine landscape, retention of trees and maintaining the compactness of the developed area.
- The scale and design of future development in Hotham Village and Davenport that should be compatible with the current built form and sensitive to the landscape values and topographical characteristics of the individual site.

#### **Objective 1**

To protect and improve identified places, sites and objects of Aboriginal and European cultural, social, historical and architectural significance.

#### **Strategies**

- Consider the impacts on heritage elements when determining planning applications for use or development in places of cultural or historical significance.
- Protect heritage places, buildings, areas and streetscapes.
- Ensure that any additions, alterations and replacement buildings are sympathetic to the heritage place.
- Identify and document the Resort's heritage elements both pre- and post-settlement.

#### **Objective 2**

To minimise the visual impact of development and infrastructure upon the landscape values of the Resort.

### Strategies

- Provide clear direction with regard to design elements for future development within the Resort.
- Ensure that development at Mt Hotham recognises the landscape, amenity and environmental values of the Resort.
- Encourage the retention of the oversnow character of the Davenport area of well vegetated surrounds, significant views, lack of vehicle access, considerable setbacks from the road and separation between buildings.
- Ensure the location and scale of development is respectful of views to the skifields and mountain ranges.
- Ensure development will not adversely impact on the amenity of adjoining buildings and public spaces.
- Ensure development will minimise visual intrusion and nestle within the snowgum canopy, where possible.

### Objective 3

To ensure development and redevelopment achieves high quality design standards in both private development and the public domain that is respectful of the alpine character.

### Strategies

- Promote environmentally sustainable development within the Resort.
- Ensure development enhances pedestrian and skier safety and access, by providing for their free movement.
- Ensure development will:
  - Be sited to ensure snow shedding is contained within site boundaries and directed away from entry/exit points and major skier routes.
  - If practical, retain native vegetation on the site.
  - Demonstrate energy efficient design principles.
  - Not adversely affect the geotechnical conditions on the site.

## NATURAL RESOURCE MANAGEMENT

### Overview

The source for the Resort water supply is the upper reaches of Swindlers Creek. A catchment area of 160 hectares with a number of small spring fed tributaries flowing into a small reservoir. The Resort is located along the Great Dividing Range and is divided between the catchment areas managed by the North East Catchment Management Authority (north of the divide) and the East Gippsland Catchment Management Authority (south of the divide).

### Key issues

- The need to protect water quality.
- The provision of service infrastructure should not adversely affect the water quality of the catchment.
- Buildings need to be appropriately set back from waterways.
- Sediment control principles should be implemented during construction to protect water quality.
- The appropriate management of 'Green Season' visitation to protect the quality of the water catchment.

### **Objective 1**

- To protect the quality and integrity of natural water systems and aquatic ecosystems.

### **Strategies**

- Protect natural waterways/drainage lines within the context of development.
- Where practical, integrate stormwater treatment into the landscape.
- Protect the water quality of receiving waterways by removing/managing pollution close to its source.
- Manage rainwater as it flows from the land to reduce the need or scope for larger infrastructure projects.
- Ensure cost effective management of drainage infrastructure.

## **ENVIRONMENTAL RISK**

### **Overview**

Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.

In light of the risks of climate change, non-renewable energy consumption and greenhouse gas emissions are of increasing concern. The alpine climate and relatively poor energy efficiency of a number of the Resort's buildings also contribute towards a higher per capita energy use.

Use and development within the Resort needs to recognise the influence of these climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels in Victoria within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. The design and siting of buildings and the choice of building materials need to have regard to the bushfire risk.

### **Key issues**

- Recognising the geotechnical issues associated with developments within the Resort.
- Acknowledging the impacts of climate change.
- Managing the risk of bushfire.

### **Objective 1**

- To take proper account of geotechnical stability considerations.

### **Strategies**

- Ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence and minimise the risk of land slides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslip or instability prior to granting approval for development.

- Encourage applicants to consult with the Mt Hotham Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or site development plan.

### **Objective 2**

- To respond positively to climate change.

### **Strategies**

- Facilitate the reduction in non renewable energy consumption.
- Encourage the design, construction, and operation of buildings to incorporate energy efficiency measures.

### **Objective 3**

- To ensure the safety of the Resort from bushfire.

### **Strategies**

- Manage safety from bushfire through appropriate fire management strategies.
- Ensure that development demonstrates an acceptable level of risk to fire prior to granting approval for development or use.
- Encourage applicants to consult with the relevant fire authority and the Mt Hotham Alpine Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.
- Implement the Resort Strategic Fire Risk Assessment prepared by the Mt Hotham Alpine Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the potential for the fire hazard to built assets and human life.
- Effectively balance vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

## **IMPLEMENTATION**

These strategies will be implemented by:

### **Application of zones and overlays**

- Applying Schedule 1 to the Comprehensive Development Zone to areas considered appropriate for Resort development (i.e. commercial, residential, tourism development and Resort services/support infrastructure) and service development.
- Applying Schedule 2 to the Comprehensive Development Zone to land considered suitable for passive and active recreation.
- Applying the Public Park and Recreation Zone to all public land surrounding residential, commercial, Resort services and skifield development.
- Applying an Erosion Management Overlay to areas susceptible to landslip or instability hazards.
- Applying an Environmental Significance Overlay to known areas of habitat of the Mountain Pygmy-possum (*Burramys parvus*).
- Applying a Bushfire Management Overlay to areas susceptible to bushfire.

### **Application of local policy**

- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Planning Policy to provide guidance in determining an application for planning permit or a site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts in the consideration of development applications.
- Applying Clause 22.06-1 Mt Hotham Local Planning Policy – Car Parking to the provision of car parking associated with private development on lease sites in the Village for the provision of public and private car parking.

### **Policy guidelines**

- When deciding upon applications for use and development that may impact on environmental and landscape values, considering, as appropriate:
  - Implementation of the guidelines outlined in *Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burramys parvus) in Victoria* or any updated management document for the Mountain Pygmy-possum for all proposals that impact on the habitat of the Mountain Pygmy-possum (*Burramys parvus*).

### **Further strategic work**

- Investigating a means of implementing the revegetation/management plan for ‘no net loss’ of native vegetation through a Local Policy or a Development Contributions Overlay.
- Establishing the environmental/resources values existing within the Resort, including the identification of species and communities of environmental significance and definition of habitat types and locations in consultation with the Department of Sustainability and Environment.
- Mapping floristic communities within the Resort and developing additional policy or overlay controls, if needed, to protect species/communities of significance.
- Preparing Design Guidelines to facilitate consistent landscaping, urban design treatment and signage in the public domain.
- Investigating the extension of the boundaries of Schedule 2 to the Comprehensive Development Zone to the area near Jack Frost and the Big D lift.
- Undertaking further investigation of the environmental, ecological, economic, aesthetic, servicing and safety considerations for the summer recreation area at Wire Plain/Whiskey Flat and developing a Comprehensive Development Plan outlining the proposed uses and development parameters for this area subject to environmental assessment.
- Providing guidance regarding suitable locations for commercial land uses through the preparation of Comprehensive Development Plans.
- Preparing a Parking Precinct Plan for the Resort, which clearly sets out the infrastructure and management arrangements necessary for the operation of the existing and planned transport, as well as the access system within the Resort.
- Preparing and implementing an Urban Design Framework for the Hotham Village centre and Davenport commercial precinct to identify potential urban design improvements.
- Undertaking a further investigation of the ecological, geological, visual and economic impacts of additional lift infrastructure at Golden Point, Avalanche Gully and Mt Higginbotham.
- Undertaking a further investigation of the ecological, geological, visual and economic impacts of additional skifield terrain and lift infrastructure in ‘P’ Gully and ‘H’ Gully.
- Preparing a Comprehensive Development Plan for the existing workshop area for the provision of any new service infrastructure or upgrades to existing infrastructure.

- Preparing a Stormwater Management Plan for inclusion within the Environmental Management Plan (EMP).
- Preparing and implementing the Resort Strategic Fire Risk Assessment.

#### **Other actions**

- Promoting the principle of no net loss of native vegetation through the preparation of a Resort wide revegetation/management plan which addresses the development of land within the Resort and appropriate native vegetation protection and replacement strategies.
- Targeting predator control to specific populations of threatened species, particularly the Mountain Pygmy-possum (*Burramys parvus*).
- Establishing the extent of weed invasion within the Resort, particularly within the high altitude treeless area and implement appropriate weed control programs.
- Investigating co-operative weed and predator control programs with Parks Victoria.
- Maintaining an Environmental Management Plan documenting environmental principles for all Resort stakeholders and environmentally sound procedures and work practices to be utilised by the Resort Management. The Environmental Management Plan should be regularly reviewed and updated through a public process and provide for measures that allow for follow up monitoring of environmental impacts associated with Resort development.
- Investigating the co-location of a range of commercial, recreational and accommodation facilities adjoining the Davenport area through the re-alignment of the Great Alpine Road and the creation of additional development sites.
- Establishing Mt Hotham Alpine Resort as an attractive location for conferences and a high altitude training venue and/or 'country club' through the effective marketing and use of existing accommodation/infrastructure and investigating potential additional sites and facilities at Whisky Flat and Wire Plain. Any proposals must be assessed taking into account environmental, ecological, economic, aesthetic, servicing and safety considerations.
- Investigating additional lift infrastructure at Golden Point, a new lift from the bottom of the Village Quad Chair to Mt Higginbotham and additional skifield terrain and facilities in 'P' Gully and 'H' Gully pending further environmental assessment and demand analysis.
- Improving the existing Village lift system through investigation of a new lift from Hotham Village to Mt Higginbotham.
- Preparing a skifield design and management procedure to provide guidance for the ongoing maintenance of the skifield and any potential expansion of the skifield area. The development of this procedure would be inclusive of the ski lift company.
- Promoting the Wire Plain/Whiskey Flat/Christmas Hills area as the primary focus for trail based cross-country skiing at the Resort and developing amenities such as a kiosk, toilets and athlete training facilities.
- Identifying and providing appropriate signage to trails for walking, mountain biking and horse riding in conjunction with Parks Victoria.
- Assessing the realignment of the Great Alpine Road at Hotham Village (behind the Snowbird Inn and the Resort Management Board building) and Davenport (adjacent to the Davenport subdivision) to facilitate safe pedestrian and skier movement within the Village Centre and Davenport mixed-use precinct.
- Undertaking a feasibility study of the potential for an undercover bus transit interchange and car park under the Corral car park at Hotham Village.
- Assessing the need for additional visitor parking in undercover, multi-level parking facilities at the Corral car park within Hotham Village, at Whitey's car park and Lawlers car park. Any proposals should be assessed taking into account environmental, ecological, economic, aesthetic, servicing and safety considerations.

- Connecting new development and the three existing unconnected sites in the Resort Village to be connected to reticulated services.
- Ensuring the design of public amenities, including street lighting, shelters and signage meets a consistent design theme.