

21.0512/09/2019
C027alpr**MT BULLER RESORT STRATEGIC STATEMENT****21.05-1**12/09/2019
C027alpr**RESORT PROFILE**

Mt Buller Alpine Resort is located on the Great Dividing Range, with a summit elevation of 1,804 metres, about 250 kilometres north-east of Melbourne. The Resort includes approximately 2,300 hectares of Crown land managed by the Alpine Resorts Management Board (ARMB) under the *Alpine Resorts (Management) Act 1997*. Access to the Resort is via the township of Mansfield (about 50 kilometres away) on the Mt Buller Tourist Road. Mt Buller is part of the traditional lands of the Taungurung people.

Mt Buller Village and ski infrastructure occupy 850 hectares of the Resort, including 180 hectares of ski trails and open space above the tree line and 300 hectares of skiable terrain.

The distinctive character of the Mt Buller Village has developed over the years in response to its topography and uses. It has an hourglass plan form, narrowing at the centre of the 'saddle' between Baldy and One Tree Hill. The ski fields lie to the west of the Village Centre with the main ski run, Bourke Street, running into the Village. The ski fields naturally developed in areas with the best snow and offer a range of runs suited to all levels of skiers and boarders. To the east and adjacent to the Bourke Street spur, residential lodges and hotels are set below the tree line within sub-alpine woodland vegetation.

The Village can accommodate about 7,500 visitors per night and attracts over 350,000 visitors during snow season and 50,000 visitors during the rest of the year.

The Resort contributes significantly to the economy of the region and the State as an employment generator in the tourism and service industries.

The Resort forms part of the upper catchment of the Delatite and Howqua Rivers and is an integral part of the unique alpine environment that contains a variety of fauna, flora and alpine communities. The region's environmental and cultural values have been recognised on the National Heritage Register.

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C027alpr**VISION – STRATEGIC FRAMEWORK****Vision**

The vision for the Mount Buller Resort is:

Mt Buller is a welcoming and accessible Australian alpine village. Its unique environment, history and its sense of community create great mountain adventures and experiences all year round.

Mt Buller Master Plan

The *Mt Buller Master Plan 2010* (Revised 2014) (the Master Plan) has been adopted by the Mt Buller and Mt Stirling ARMB.

The Master Plan identifies development options within a social, economic and environmental framework to ensure sustainable development that protects the unique cultural, environmental and heritage values of Mt Buller. The Master Plan is underpinned by five key elements:

Accessibility

- Reinforcing the sense of arrival and sense of place at the Resort.
- Improving the access to and from the Resort.

Community

- Maintaining the scale and character of the Village area.
- Redefining the Village Centre to create a year-round multi-use area.

Amenity

ALPINE RESORTS PLANNING SCHEME

- Providing positive experiences for all Resort users.
- Providing a range of experiences for year-round use of the Resort.

Activation

- Creating year-round activity through the provision of spaces suitable to the hosting of events.
- Providing a wide range of low-cost attractions that cater to a wide range of users.

Sustainability

- Delivering sustainability across environmental, commercial and community issues.
- Ensuring the pristine environment of Mt Buller is fundamental to the summer and winter experience.
- Ensuring future development protects and preserves the important bio-systems.
- Maintaining social sustainability and equity of access.
- Facilitating economic growth of the Resort that will benefit the wider community.

Strategic Land Use Framework Plan

The Master Plan has informed the preparation of three Strategic Land Use Framework Plans - Resort, Skifields and Village. The purpose of these plans is to identify locations where specific land use outcomes will be supported and facilitated. It also illustrates potential development opportunities or constraints.

The major strategic directions are identified on the Strategic Land Use Framework Plans include:

Resort

Identify:

- Public Park and Recreation, Skifield and Village precincts throughout the Resort.
- the location of major existing skifield development.
- major access roads, car parking, infrastructure and service areas outside of the Village and nominated skifield area which support the operation of the Resort.
- Corn Hill as a future area for dispersed skifield development.

Facilitate the development of:

- Mirimbah Gate with a new entry building, drive through ticketing and improved visitor orientation.
- a Base Station at Mirimbah Gate for camping, mountain bike and hiking trails.
- a Summer Activity Platform at Horse Hill.
- reconfigured precinct parking at Horse Hill with potential parking at Workshop Sites and bus parking at Corn Hill Road.

Investigate:

- potential alignment of a gondola including top and bottom stations.
- development of Horse Hill as an entry with a facilities building, snow play zone, gondola link to Village Centre and bus drop-off

Skifields

Identify:

- existing ski trails, skifield and snow making infrastructure, maintenance and storage areas, and facilities that support the operation of the skifields.

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- existing commercial development in the skifields.
- areas to be investigated for future recreation activities.

Support:

- Maintaining existing and approved areas for staff accommodation associated with the operation of the skifields and commercial venues within the Village.
- facilities for passive recreation.

Village

Identify:

- trail connections between the Village and skifields.
- residential and commercial precincts within the Village, including nomination of areas for new development.
- areas where Comprehensive Development Plans or Schedules to the Design and Development Overlay should be prepared to facilitate future development.
- areas for investigation of transport linkage options between the north and south sides of the Village, under Bourke Street.
- key viewing points within the Village to be given consideration when assessing future use and development applications within the Village and in the skifields.
- existing and future car parking facilities within the Village.
- improvements to the Village/Mountain interface.

Facilitate the development of:

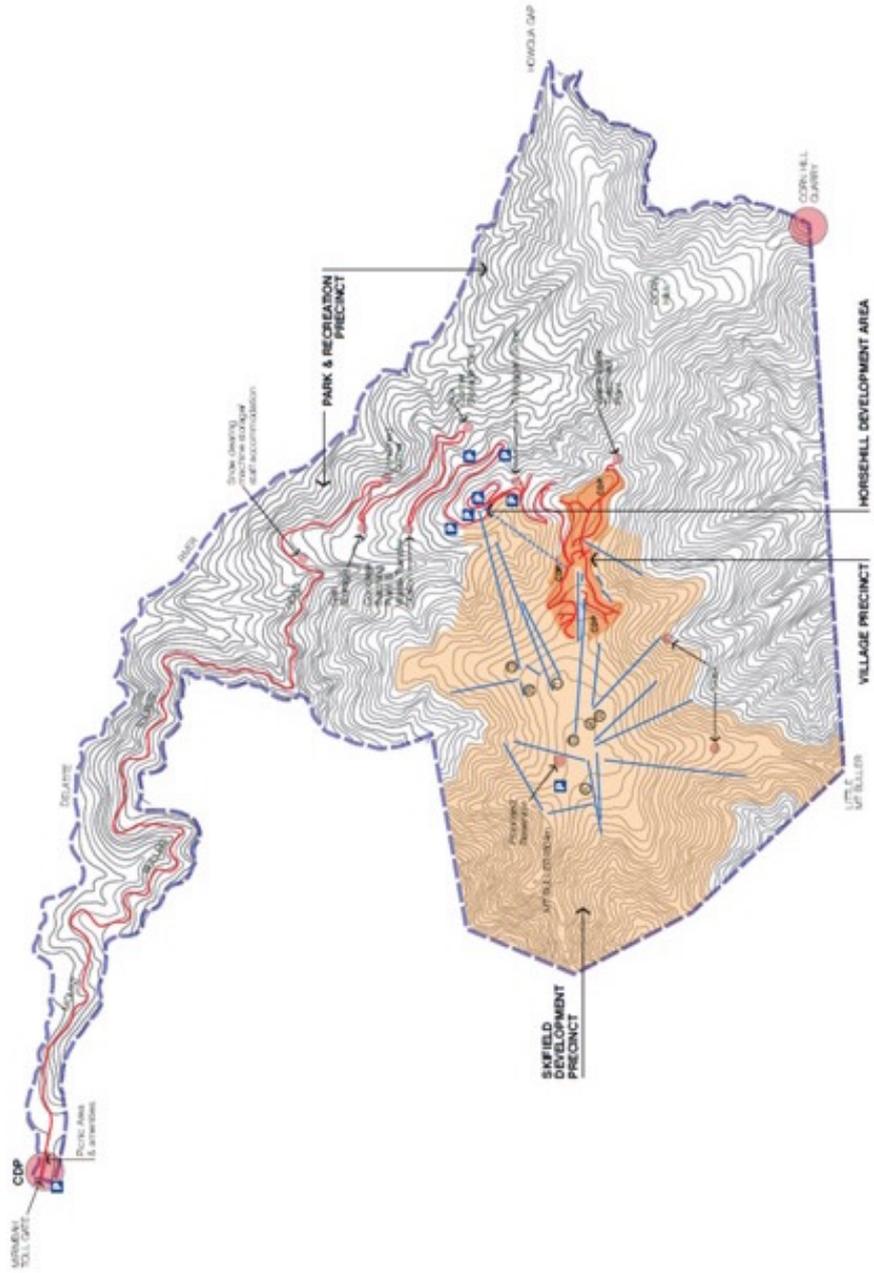
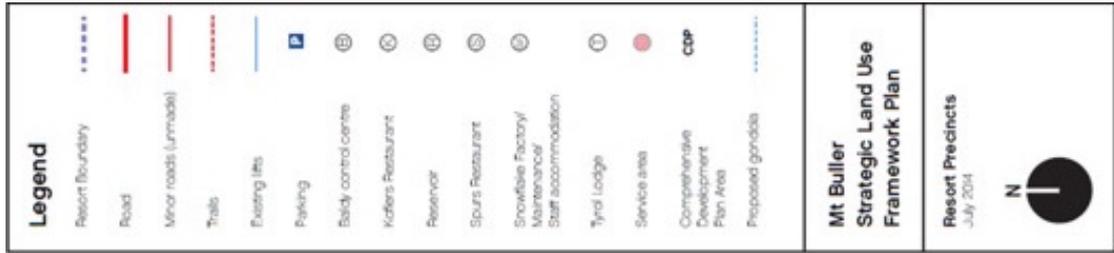
- Village Square, including:
 - Axial link to church and mountain
 - multi-level linked colonnade and balcony
 - weather protection from north
 - restaurant and retail focus
 - improved ski linkages
 - new public shelter and facilities
 - higher density development to create a 'hub'
 - gondola link to Horse Hill
 - Village car parking for 400 cars
 - bus terminal at Transport Hub

as the primary meeting place in the Village where a mix of commercial, community, public open space and skifield services will be encouraged.

- a Village pedestrian circuit (or redevelopment of) incorporating Athletes Walk, Bourke Street, Black Forest Walk linking the Village Square forming a primary movement pathway.
- a pedestrian link from the Village Square across the bridge to Chamois Close providing a connection to the eastern part of the Village.
- a Summer Sports Hub.

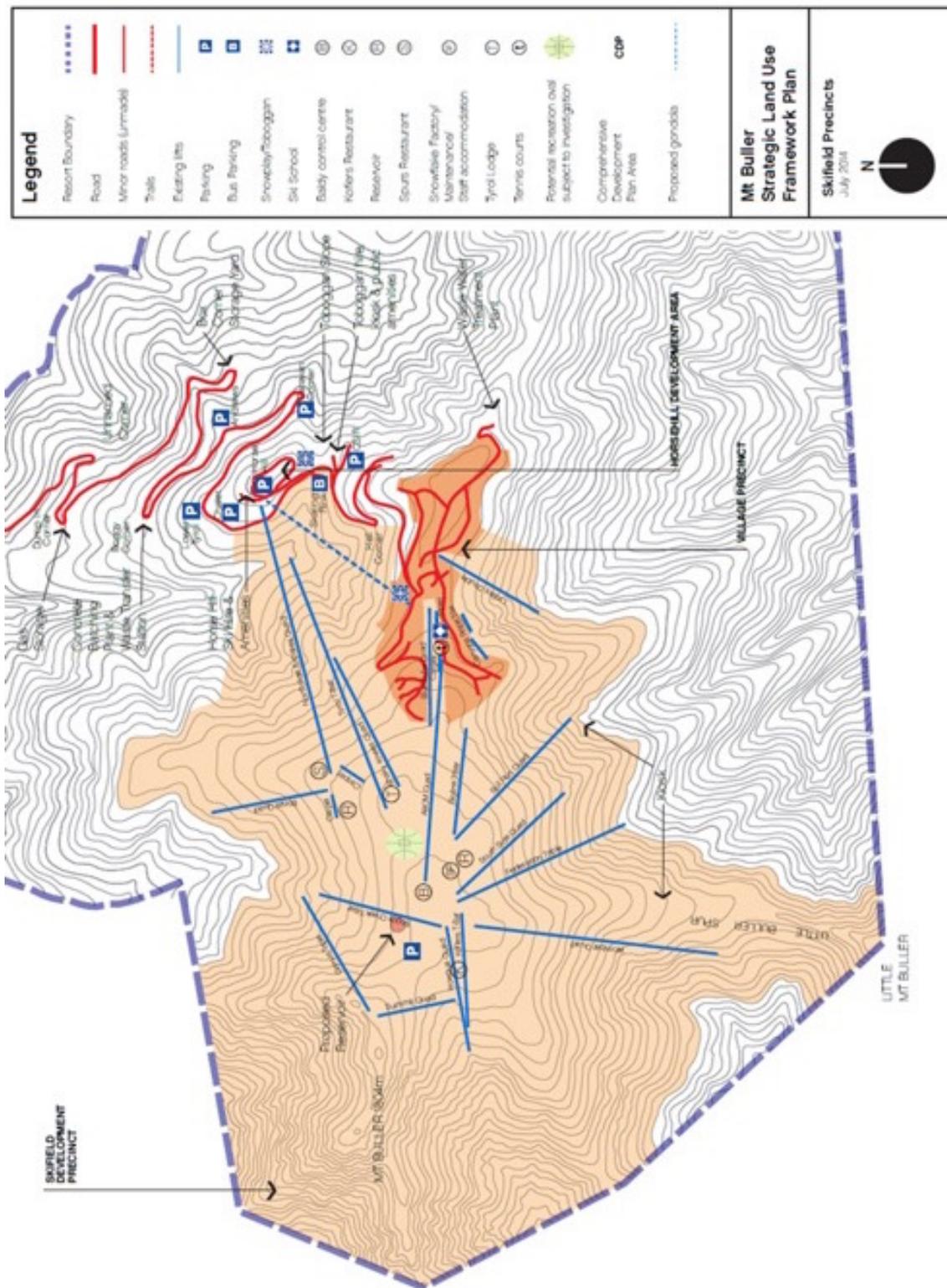
ALPINE RESORTS PLANNING SCHEME

Map 1 to Clause 21.05 - Strategic Land Use Framework Plan - Resort Precincts

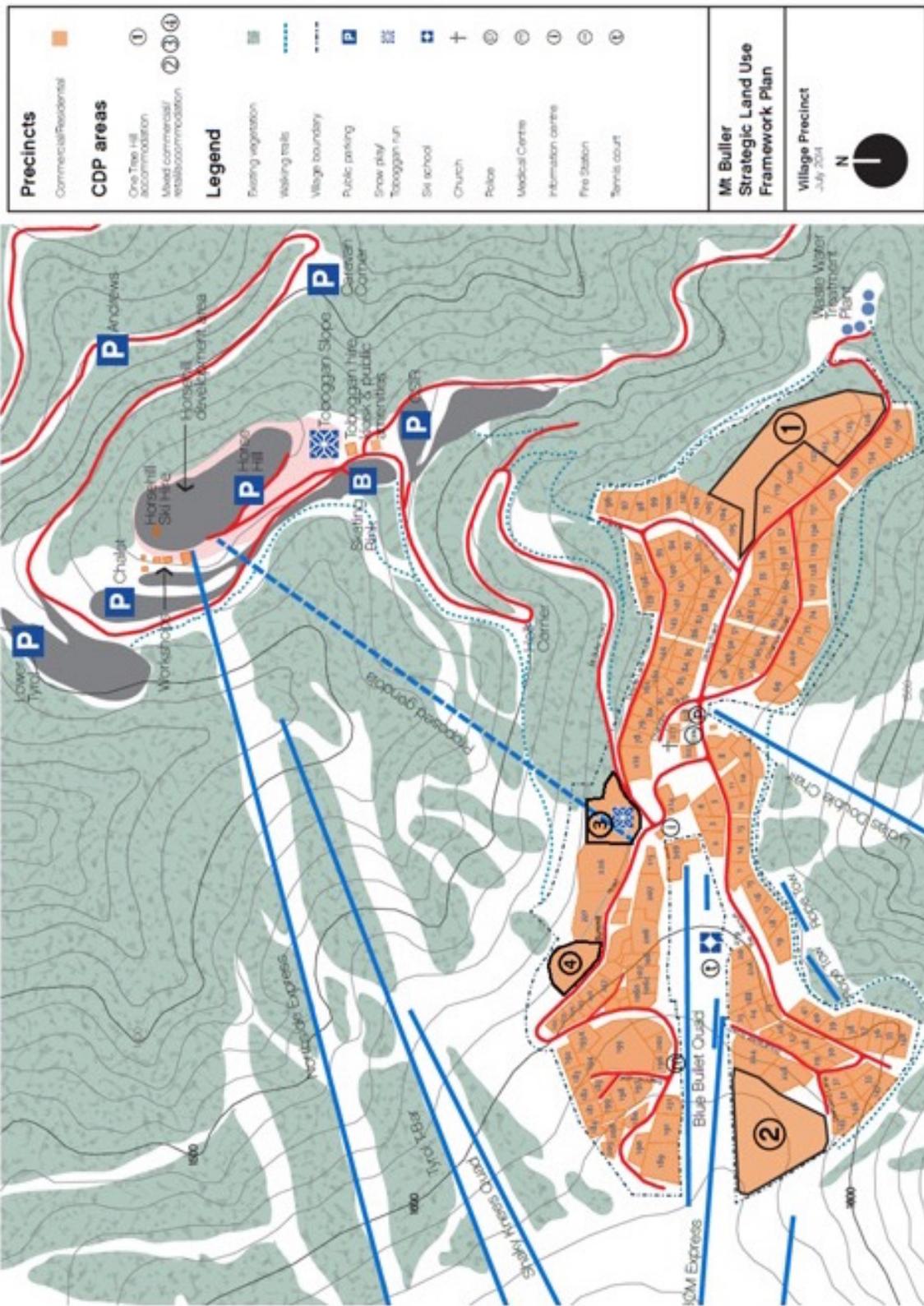


ALPINE RESORTS PLANNING SCHEME

Map 2 to Clause 21.05 - Strategic Land Use Framework Plan - Skifield Precincts



Map 3 to Clause 21.05 - Strategic Land Use Framework Plan - Village Precinct



Precincts Commercial/Residential	CDP areas ① ②③④	Legend Existing vegetation Walking trails Village boundary Public parking Snow play Toboggan run Ski school Church Police Medical Centre Information centre Fire Station Tennis court	Mt Buller Strategic Land Use Framework Plan Village Precinct July 2014
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12/09/2019
C027alpr**OBJECTIVES – STRATEGIES – IMPLEMENTATION****SUSTAINABILITY****Overview**

Sustainability addresses a wide context that considers environmental, commercial and community issues. The ARMB recognises that its pristine environment is fundamental to the sustainability of the resort. The Master Plan acknowledges these elements underpin a sustainable and comprehensive response to the following themes:

- Site and outdoor space
- Water management
- Built environment energy use
- Materials selection
- Waste management

Objective 1

To improve Environmental Sustainability.

Strategies

- Protect areas of ecological significance.
- Ensure the increased use of green services and energy generation.
- Ensure new development incorporates sustainable design principles.
- Facilitate the development of clear guidelines for design and construction.

Objective 2

To improve Social Sustainability.

Strategies

- Ensure that the mountain is accessible to a wider demographic and socio-economic spread.
- Facilitate the development of an affordable housing strategy for workers so that live/work opportunities on the mountain can be increased, subject to the management of bushfire risks.

Objective 3

To improve Economic Sustainability.

Strategies

- Ensure that the whole community can enjoy the economic benefits of careful growth.
- Assess the impact of any project on the local economy.
- Ensure that development can benefit the community as a whole.

SETTLEMENT**Overview**

Mt Buller is home to a small community of permanent residents, however the population swells in winter when the snow season workforce adds a further 2,000 people. Many who work on Mt Buller all year live in the surrounding district travelling to the mountain from Sawmill Settlement, Merrijig and Mansfield. Mt Buller in its current form exists to serve the tourist market. The Village has the capacity to accommodate approximately 7,500 people overnight and has existing infrastructure in place to cater for an additional 10,000 visitors on any given day.

The Village Centre will be the focus for summer and winter events. Development adjacent to the Village Centre will be carefully managed to optimise solar access, maintain views and develop an appropriate scale of built form.

New or extended development for staff accommodation should be generally in accordance with any Skifields Management Plan prepared to the satisfaction of the Responsible Authority and the Mt Buller and Mt Stirling Alpine Resort Management Board.

As expectations of visitors change and the demand for different accommodation models evolve, there will be a process of renewal and redevelopment in the Village.

Objective 1

To consolidate development within the Village and provide a range of non-residential uses.

Strategies

- Contain development within the Village boundaries.
- Ensure increases in Resort accommodation or visitor economy development provide servicing infrastructure.
- Preserve the scale, materials and character and sense of place in the Village.
- Encourage redevelopment of existing under-utilised sites.
- Facilitate the establishment of educational, religious and community uses.
- Investigate options for the redevelopment or relocation of the medical centre, police station and CFA.

Objective 2

To develop the Village as an attractive living place for the permanent and visitor population.

Strategies

- Discourage outward expansion of the Village in the next 10 years except for Comprehensive Development Plan areas identified on the Strategic Land Use Framework Plan for the Village such as the Gateway site, Alpine Central (formerly known as the Latrobe University complex), land west of Alpine Central, land in the vicinity of Faulty Towers at the northern extension of Standard Lane and land at One Tree Hill.
- Identify commercial and residential areas within the Village which recognise the special requirements of a mixed destination and day visitor Resort.
- Encourage a range of residential accommodation types and densities to cater for the needs of the permanent and visitor population.
- Facilitate the development of commercial accommodation for short-term visitors in the commercial areas of the Village.
- Discourage new development providing accommodation outside the village.

Objective 3

To provide a Village Centre for the Resort that functions as a commercial, community, recreational, entertainment, public open space and skifield services.

Strategies

- Facilitate the development of the Village Square through higher density development and urban design treatments to make it more attractive as a gathering and focal point.
- Facilitate the development of new links through the Village Centre at a number of levels including a plaza at existing ground level and new terraces and bridge connections at the Blue Bullet level.

ALPINE RESORTS PLANNING SCHEME

- Encourage mixed use buildings surrounding the plaza with active edges during day and night, summer and winter.
- Ensure views open up to the church on the hill to the east.
- Ensure solar access by limiting heights on the north side of the square to two storeys.
- Ensure that new buildings do not detract from views to the Village.
- Maintain the character and scale of the Village Centre with setbacks for levels above two storeys.
- Protect and enhance the visual and physical linkages between the Village Square and Bourke Street ski run.

ENVIRONMENTAL AND LANDSCAPE VALUES

Overview

The natural environment and landscape is the key attribute of the Mt Buller Resort and is fundamental to its appeal for visitors year round, although it is the snow cover that remains the biggest attraction. Mt Buller is a unique alpine place with a distinctive landscape character.

The Resort is the location of several rare, threatened or endangered species of flora, fauna and communities some of which are protected by the Commonwealth *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* and/or State *Flora and Fauna Guarantee (FFG) Act 1988*.

Objective 1

To maintain, preserve and enhance the natural environmental features of the Resort.

Strategies

- Retain native vegetation, including trees, shrubs and ground cover.
- Protect biodiversity by promoting the principle of ‘no net loss’ of native vegetation associated with the further development of land within the Resort, in accordance with the ‘Permitted clearing of native vegetation: Biodiversity assessment guidelines’
- Ensure that the management and development of the Resort is undertaken within an ecologically sustainable framework.
- Encourage revegetation of disturbed areas with indigenous species applying the principles of no net loss.
- Ensure that all development and use of land is undertaken in a manner that minimises impacts on significant native vegetation, fauna and environmental resources.

Objective 2

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

Strategies

- Ensure that the present diversity and viability of species and ecological communities is maintained or improved within the Resort.
- Ensure that development that may impact the known and potential habitat of the Mountain Pygmy Possum (*Burramys parvus*) complies with the *Management Strategy and Guidelines for the Conservation for the Mountain Pygmy-possum (Burramys parvus) in Victoria*, Mansergh, Kelly & Scott, 1989, *Flora and Fauna Guarantee Action Statement, 2003* and the *National*

*Recovery Plan for the Mountain Pygmy-possum *Burramys parvus*, May 2016 or updated guidance as relevant.*

- Identify and protect environmental values within the Resort, including the identification of species and communities of conservation significance and the defining of habitat types in consultation with the Department of Environment, Land, Water and Planning.

Objective 3

To ensure that use and development minimises environmental impacts through sensitive siting and implementation of sound construction and management techniques.

Strategies

- Ensure that all development and use of land minimises any off-site adverse effects on the environment.
- Monitor environmental impacts associated with Resort development and encourage research into best practice environmental management techniques.
- Develop management requirements for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.
- Minimise the likely environmental impacts for all proposed development within the Comprehensive Development Zone.
- Ensure development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.

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 and permanent residents. Providing the right mix of facilities and services is crucial to the ongoing viability of the Resort as a year-round destination. The Village has an identifiable centre that has a community and commercial focus for visitors and residents at the Resort. An opportunity exists at Horse Hill to improve the service facilities offered for day visitors.

The Master Plan seeks to create a protected Village Square that is visually connected to the mountain in the west and the Church tower in the east. New retail, cafes, restaurants and music venues will reinforce the Village Centre as the heart of the Mountain. A two-storey base with extensive decks at first floor level is extended around the plaza to create activity and continuity with the ski slopes at Blue Bullet.

New guest facilities are built in a two-storey building along the northern edge of the plaza with views down the valley to the north. The base of Blue Bullet will be reconfigured to create additional food and beverage opportunities and the redesign of Athlete's Walk and the Ski School path will complete the snow frontage. Mixed use redevelopment on the YHA and Kooroora sites, as well as a new site on the existing bus area, can proceed independently.

Objective 1

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

Strategies

- Encourage mixed use development in the commercial area to provide a range of major tourist facilities, commercial and retail uses, visitor services, entertainment and high density residential accommodation.

ALPINE RESORTS PLANNING SCHEME

- Promote the commercial area shown on the Strategic Land Use Framework Plans as the primary focus for commercial, tourism and community activities within the Village.
- Promote the development of Alpine Central to provide a greater range of educational, community and commercial facilities and activities.

Objective 2

To enhance the function, visual appearance and pedestrian amenity within the Village Square.

Strategies

- Promote development in the Village Square that creates a sense of arrival and enhances its role as the primary focus of visitor activity in the Resort.
- Promote the Village Square as the preferred location for an identifiable hub or centre of activity for the Village.
- Ensure development in the Village Square area provides linkages with the surrounding commercial area and to the skifields as well as accommodating a primary area for pedestrian and skier congregation.
- Provide the primary day visitor arrival and congregation area within the Village Square.

Objective 3

To ensure that commercial development, if located in residential areas, does not unreasonably detract from the amenity of the neighbouring accommodation.

Strategies

- Encourage the following commercial or retail activities in the residential areas provided that the use does not result in any adverse impact on the amenity of residential areas:
- Shop with a leasable floor space of up to 80 square metres.
- Nightclub, Restricted Place of Assembly or Retail Premises with a leasable floor area of up to 120 square metres and provided in association with a Residential Building with not less than 30 beds.
- Hours of operation for a Nightclub limited to closure at 12.00 midnight Sunday to Thursday and 1.00am on Friday and Saturday.

Objective 4

To provide commercial or retail facilities within the skifields which cater for the needs of skiers and are sensitive to the alpine environment.

Strategies

- Encourage commercial facilities or retail premises in locations outside of the Village if it can be demonstrated that the use will provide a service for snow users or is an integral component of a development proposal for passive alpine recreation.
- Discourage commercial facilities and retail premises in locations outside of the Village if the use will detract from the amenity or operation of the skifields.
- Discourage development providing accommodation in the skifields for permanent residents or visitors other than skifield operation staff.

TOURISM AND RECREATION

Overview

The natural environmental qualities together with existing tourist and recreation infrastructure and accessibility of the Resort provide an ideal basis for expansion of the year-round use of the Resort.

The primary attraction of the Resort as a tourist destination during winter months is the extensive skifields and associated accommodation and entertainment facilities that directly service the ski industry.

These natural and built features provide opportunities for a broad range of passive recreational pursuits, tourist, educational and entertainment activities within an alpine setting.

It is important to ensure that sufficient skifield terrain, cross country trails, snow play areas and associated infrastructure are available to meet the current and future needs of the Resort.

Objective 1

To manage the skifields year-round to optimise usage and minimise environmental impacts.

Strategies

- Encourage the use and development of the Resort as a year-round destination capitalising on the natural beauty, environmental qualities and infrastructure of the Resort.
- Encourage developments that utilise the existing lift system to foster an improved range of recreational activities outside the declared ski season.
- Encourage development focused around the Holden Chairlift, Blue Bullet and the Northside Express (formerly Horse Hill Chair).
- Enhance the use of the mountain's snow resources through the extended development of the snow making system within the capacity of existing mountain water storage and waste water recycling systems.
- Encourage the establishment of facilities for passive alpine recreation or activities and special events in the non-ski season within the Skifield Precinct, provided that the use and development is compatible with the primary use of the area for alpine skiing, there is an identified demand and results in minimal adverse environmental impact.
- Ensure that the management of the skifields is undertaken in a manner that minimises disturbance to flora and fauna communities and landscape values, especially listed species such as the Mountain Pygmy-possum (*Burramys parvus*).
- Encourage commercial activities and events within and around the Village Square to promote year-round activities in the Village.
- Investigate locations for the provision of snow play facilities in conjunction with the necessary services.

Objective 2

To achieve the optimum use and development of the skifields.

Strategies

- Encourage consolidation and upgrading of the downhill lifting system within the existing skifields.
- Provide for snow play activities at appropriate locations.
- Ensure that development providing amenities and services is appropriate in terms of its function and built form.
- Provide opportunities for the location of services and infrastructure directly related to the operation of the Resort and the skifields in appropriate locations along the Mt Buller Access Road.

Objective 3

To provide for the development of a range of tourism and recreation opportunities and facilities that are compatible with the alpine environment of the Resort.

Strategies

- Develop the walking/cycling trail system (utilising cross country trails) within the Resort in areas that are environmentally suitable.
- Enhance connections to Mt Stirling and the surrounding Alpine National Park.

Objective 4

To ensure that development in the skifields is appropriate to its intended use and does not adversely impact upon the environmental and landscape values of the Resort.

Strategies

- Ensure the development and management of skifield terrain and facilities occurs within the skifields as shown on the Strategic Land Use Framework Plans.
- Ensure that the skifields will be used and developed primarily for providing facilities for snow based recreational activities.
- Ensure that the environmental and visual impact of potential future lift stations and associated infrastructure in the skifields is minimised by careful siting and design.
- Require that development within the skifields is to the satisfaction of the Responsible Authority and the Mt Buller and Mt Stirling Alpine Resort Management Board.

TRANSPORT

Overview

Access is a critical issue for the operation of the Resort during the winter snow season and in the summer season during times of bushfire. High levels of visitor entry and departure occur during the weekend periods and following good snowfalls. At these times of high demand, weather conditions often necessitate that access operates at below its maximum capacity.

The Mt Buller Master Plan seeks to reinforce the sense of arrival and the sense of place at Mt Buller. The first portal is at Mirimbah at the foot of the mountain. The new portal at Horse Hill, marks the arrival point at Mt Buller itself. The development of the new Horse Hill Gateway, including a potential gondola link to the Village, allows the integration of access across the whole mountain.

Car parking is an important factor in the operation of the Resort and its ability to cater for day and overnight visitors. There is a need to ensure that adequate provision is made for visitor car parking facilities within the Resort to facilitate easy access to the skifields and the Village, enhance the amenity and safety of pedestrians and skiers, and protect the environment.

With the development of Horse Hill as a hub for day visitors and the construction of 400 parking spaces in the Village at the site adjacent to Alpine Central, there is flexibility to re-organise parking on the mountain. The key elements identified in the Master Plan include:

- An increase in day car parking supply to allow for growth in day trip visitation.
- Overnight car parking is re-balanced to facilitate an increase in day car parking supply and better reflect the existing demand.

The proposed overnight parking supply continues to accommodate the maximum demand, while allowing flexibility for snow clearing and growth in overnight visitation without regularly relying on on-street car parking to meet peak demands.

In the non-winter months, a limited amount of public parking is available within the Village at locations servicing residential and commercial facilities. The provision of additional public car parking will continue to be limited, being offset by private car parking on individual lease sites and public car parking available on the roadside and car parks in proximity to the Village.

Objective 1

To develop a multi-faceted transport system that ensures a high level of accessibility to the Resort and the Village.

Strategies

- Determine transport requirements based on the needs of visitors in peak/non peak times and transport types and frequency.
- Encourage an upgrade of the gateway at Mirimbah.
- Facilitate the development of the Gondola link between Horse Hill and the Village Centre providing access for day visitors from the new snow play areas on Horse Hill.
- Encourage an upgrade of the Horse Hill chairlift providing access to a Spurs skier portal.
- Consolidate interchange movements to key locations (eg Mirimbah, Horse Hill and Village) to provide efficient and comfortable interchange between the various modes of transport.
- Encourage improvements to waiting facilities at all points of interchange within the transport system such as the Skating Rink, overnight car parking and Village Bus Interchange.
- Ensure safe and efficient movement of vehicles, pedestrians, cyclists and skiers throughout Mt Buller, particularly within the Village.
- Ensure provision of off-street public and private car parking to meet the needs of existing and planned visitation levels for Mt Buller.
- Ensure the provision of vehicular, pedestrian and skier links from Mt Buller to Mt Stirling and the surrounding Alpine National Park to optimise year round visitor experiences, provide alternative access routes and improve safety.
- Ensure the provision of appropriate access and facilities for emergency services.

Objective 2

To ensure that the pedestrian feel and environmental qualities of the Village are enhanced.

Strategies

- Improve non-vehicular movement within the Village and particularly along Athlete's Walk and Black Forest Walk.
- Balance the demands of vehicle transport and both pedestrian and skier movement.
- Provide development and infrastructure that facilitates snow farming and efficient access for snow clearing.
- Ensure that the built environment addresses issues of wayfinding for vehicles, skiers, cyclists and pedestrians.
- Facilitate the creation of axial links between the church and ski fields to create clear views to and from destinations.
- Identify plans to improve pedestrian and skier access from east Village to Village Square.
- Identify new pedestrian links from CSIR to Horse Hill snow play and from workshop/walkers to Horse Hill snow play.

Objective 3

To provide an efficient and safe public transport system during the declared ski season to meet the needs of visitors.

Strategies

- Facilitate the development of Horse Hill as the public transport hub, providing bus parking and access facilities for transport vehicles.

Objective 4

To ensure safe and efficient movement of vehicles, pedestrians and skiers throughout the Resort, particularly within the Village.

Strategies

- Ensure the improvement of non-vehicular movement within the Village Square and along Athletes Walk and Black Forest Walk.
- Update the transport and access system for the Resort to accommodate a planned visitor level of 17,500 people per day accessing the mountain.
- Facilitate the development of Athlete's Walk as the major pedestrian spine linking to Bourke Street ski run and Black Forest Walk, creating a loop back to the Village Square.
- Encourage the upgrade of Athlete's Walk with landscape treatments to provide a high quality movement spine for pedestrians.
- Protect and enhance Black Forest Walk as a pedestrian and skier movement corridor, linking the Village Square to Bourke Street ski run, Ski School at Helicopter Flat and development at the south-western end of the Village.
- Protect and enhance the pedestrian link from Delatite Lane to Tip Corner.

Objective 5

To provide public and private car parking to meet the needs of existing and planned visitation levels to the Resort.

Strategies

- Encourage appropriately located onsite parking for new developments.
- Provide facilities for public car parking at appropriate locations within the Village and along the Mt Buller Tourist Road to cater for the needs of visitors during summer and winter seasons. The management of parking will be on the basis of length of stay. The car parking areas are shown on the Strategic Framework Plans for the Resort. Any new or extension of existing car parks must be assessed taking into account environmental, ecological, economic, aesthetic and safety considerations.
- Ensure that car parking in association with private development on lease sites does not add to the overall extent of impermeable surfaces and clearing of native vegetation.

Objective 6

To provide vehicular, pedestrian and skier links from Mt Buller Alpine Resort to the Mt Stirling Alpine Resort and the surrounding Alpine National Park to optimise year-round recreational experiences.

Strategies

- Investigate the link road north of Corn Hill to service Mt Buller and Mt Stirling areas year-round.

Objective 7

To provide appropriate access and facilities for emergency services.

Strategies

- Ensure that accessways are designed, developed and maintained so as to facilitate safe access by all emergency service vehicles.

INFRASTRUCTURE

Overview

The existing developed areas within the Resort are well provided for in terms of physical infrastructure and services. The Resort can sustain maximum capacity for two to three days, however several days are required post a visitation peak for the water and sewerage systems to recover. Responsible management of water is required to balance the needs and expectations of residents and visitors to Mt Buller with protecting water resources within the Delatite and Howqua river catchments.

The infrastructure has adequate capacity, subject to minor modification, to meet the additional demands resulting from planned future expansion of the Resort.

The design and construction of new infrastructure must be sympathetic to the environmental values of the resort and minimise impact on the surrounding natural systems.

Objective 1

To ensure service infrastructure is provided to meet the current and future requirements of the Resort year-round.

Strategies

- Implement provision of service infrastructure to meet the planned growth of the Resort.
- Encourage the provision of additional water supply and storage facilities for snow making purposes within the Resort.
- Ensure that all development in the Village is connected to reticulated services.

Objective 2

To ensure that services are provided in a cost effective manner using innovative technology to support best practice management of resources.

Strategies

- Implement the construction of the underground reticulated electricity supply system throughout the Village.
- Provide for service activities or infrastructure throughout the Resort on appropriate land as the need for the use or development arises.

Objective 3

To ensure that service and infrastructure is provided in a manner that minimises impacts on existing natural, built, cultural and environmental values of the Resort.

Strategies

- Ensure that physical infrastructure and services are appropriately designed and located to minimise their environmental and visual impact.
- Facilitate the review of the capacity of existing infrastructure.
- Identify infrastructure upgrades that will be required to accommodate new development.
- Require maintenance, repair or upgrading of facilities to be undertaken consistent with the Resort's Environmental Management Plan.

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 and impacts on native vegetation. While there will not be significant growth in the Village population, bushfire is an acknowledged risk.

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.
- Minimise the risk of land slides/subsidence.
- Encourage the rehabilitation of native vegetation to aid bank stabilisation, where appropriate.
- Encourage vegetation retention, planting and rehabilitation to aid the reduction of land slips.

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.
- Ensure that development builds resilience to, rather than mitigation of change.
- Minimise the impact of development on water quality and quantity in the river systems.

Objective 3

To ensure the safety of residents and visitors to the Resort from bushfire.

Strategies

- Manage safety from bushfire through appropriate fire management strategies.
- Implement the Fire Protection Plan prepared by the Mt Buller and Mt Stirling Alpine Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the fire hazard to built assets and human life.

- Ensure that there is an effective balance of vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

NATURAL RESOURCE MANAGEMENT

Overview

The Resort is located within the Upper Goulburn Catchment. A Special Water Supply Catchment Area is located downstream of the Resort. It is acknowledged that stormwater and other discharges can have impacts on the water quality of the Howqua and Delatite Rivers and this needs to be minimised.

Objective 1

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

Strategies

- Ensure that buildings are appropriately setback from waterways.
- Ensure that sediment control principles are implemented during construction to protect water quality.
- Protect water quality of receiving waterways by removing and managing pollution close to its source.

Objective 2

To minimise the impact of stormwater and other discharges on the water quality of the Howqua and Delatite Rivers.

Strategies

- Ensure that buildings in proximity to the Delatite River have a minimum setback of 100 metres.
- Ensure that septic tanks have a minimum of 100 metres setback from the top of the river bank or high water mark.
- Ensure that a minimum 30 metres width of undisturbed vegetation is provided along the waterway.

BUILT ENVIRONMENT AND HERITAGE

Overview

Mt Buller's heritage elements contribute to the character and evolving development of the Resort. These include the natural features of the Resort which are recognised on the Register of the National Estate and pre-settlement archaeological sites.

Local Policy at Clause 22.01-3 Urban Design in Alpine Resorts encourages best practice in urban design that reflects the character of all the alpine resorts including Mt Buller.

The character of Mt Buller is very much determined by the built form and materials used throughout the Village. In terms of scale, there are specific controls across a number of sites that limit height, overshadowing and scale of development.

The Mount Buller Master Plan nominates two main development zones at Horse Hill and in the Village Centre. Each zone will have its own specific built form response and both will be designed to capture the sun, wind and water. Materials appropriate to climate and the sense of place at Mt Buller will be used.

An appropriate scale of new development around the new heart of Mt Buller will deliver the activity and excitement needed on the mountain. The development of parking structures at Horse Hill and at the Alpine Central site must be carefully considered. Facades that hide the cars behind will minimise their visual impact and reduce the impact of any lighting. They are conceived as "landform

structures” that in essence will rebuild the hill at Horse Hill and create the cliff edge at the Alpine Central site. The principles relative to material selection, procurement and construction will emphasise responsible Environmental Resource Management of water, land, stone and minerals, as well as a consideration of the ecological sensitivity of the context.

To assist in decision making on built form issues, the Mt Buller Alpine Resort Village Design Guidelines have been prepared. The vision for Mt Buller Village, as identified in the Guidelines, is of development that creates and enhances an identifiable individual resort character by sitting comfortably within the alpine landscape, by stepping with natural grades and harmonising with the character of the surrounding landscape.

There is a need to ensure that priority is given to free and safe movement of pedestrians and skiers throughout the Village, and that potential conflict with vehicles is minimised.

Objective 1

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

Strategies

- Identify, document and protect the Resort’s natural, pre- and post-settlement heritage elements.
- Ensure that the impacts on heritage interest are addressed when determining planning permits for use or development in places of cultural or historical significance.
- Protect and enhance identified places, sites and objects of natural conservation and landscape significance.

Objective 2

To develop an identifiable individual character, year-round, for the Resort and provides high quality design standards in public and private development.

Strategies

- Encourage residential development that can demonstrate it assists in creating and enhancing the identifiable individual Resort character for the Village.
- Ensure that development requirements for setback, bulk, height, siting and appearance of development facilitates an appropriate residential character.
- Ensure development :
 - Considers the *Mt Buller Alpine Resort Village Design Guidelines*.
 - Sits comfortably within the alpine landscape, by stepping with natural grades and harmonises with the character of the surrounding landscape.
 - Retains existing native vegetation and natural features.
 - Is of a scale and density that complements and positively contributes to the identifiable individual Resort character of the Village.
 - Results in a built form that is well articulated.
 - Minimises visual intrusion and nestles within the Snow Gum canopy, and in residential areas is constructed level with or below the top of the existing tree canopy.
 - Is constructed of materials and colours that conjure up associations with the surrounding alpine environment and are selected with the intention of lasting for generations.
 - Retains snow shedding within site boundaries and directed away from entry/exit points and major access ways for pedestrians and skiers.
 - Demonstrates energy efficient design principles.

ALPINE RESORTS PLANNING SCHEME

- Provides for the free movement of skiers and pedestrians, enhancing connections to public spaces and the skifields.
- Is respectful of existing view lines from key public vantage points.
- Does not adversely affect the geotechnical conditions on or near the site.

Objective 3

To ensure protection of significant vegetation on development sites.

Strategies

- Identify areas of significant vegetation within the Village.
- Minimise the amounts of significant vegetation to be cleared for any development proposal.

Objective 4

To ensure that use and development protects the amenity of existing residential development on adjoining sites.

Strategies

- Encourage the provision of commercial and other non-residential activities in residential areas if it can be demonstrated that the use will not result in any adverse impacts on residents.
- Ensure that the impact of residential development on the environment and adjacent development is limited through the use of appropriate design standards and construction management techniques.
- Identify built form outcomes for specific sites including preferred heights and setbacks.
- Encourage new residential types in the Village Centre to activate this public focus and offer new mountain experiences for overnight visitors.

LANDSCAPE AND DESIGN

Overview

The Mt Buller Master Plan provides pragmatic improvements to the visual and physical amenity and reinforces the sense of place of the Mt Buller Alpine Resort, while maintaining the feel and character of the resort and its relationship to the broader natural and cultural landscape of Mt Buller and Mt Stirling.

Materials such as the natural stone and timber used in the construction of a number of the existing landscape elements provide strong design elements that can be utilised in new landscape features and furniture, resulting in a cohesive design language for Mt Buller. Careful consideration should be given to the use of a distinct and singular material in the key civic hub spaces, particularly those linked to and including the Village Square. Consistent use of materials will help establish an open space hierarchy and function as a passive way finding device linking key public and recreational venues in the precinct.

Objective 1

To maintain and enhance environmental and landscape values that reinforce the sense of place and open space hierarchy for Mt Buller.

Strategies

- Discourage the destruction and fragmentation of landscapes.
- Discourage the isolation of trees where vegetation is to be removed.
- Maintain fire protection objectives.

ALPINE RESORTS PLANNING SCHEME

- Protect and enhance views and vistas by character analysis of natural and constructed elements (including geological and geomorphological features and vistas).
- Minimise the removal of vegetation to facilitate new development.
- Minimise impacts on significant areas of landscape habitat and habitat corridors for indigenous fauna.
- Ensure that snow gums are retained wherever possible.
- Ensure that existing Pygmy-possum habitats are preserved.

Objective 2

To create an enhanced series of connected tertiary paths and tracks that meander through the landscape.

Strategies

- Increase a unified public realm to connect between facilities and to facilitate way finding.
- Enhance existing open spaces to reiterate the sense of place.
- Facilitate the development of hard-paved spaces and seating opening out onto the snow play areas of a consistent design and material selection.

Objective 3

To clearly define long views articulating lift and ski areas, creating visual connections between hubs and within the precinct be spectators.

Strategies

- Ensure lift and ski areas are of a consistent design and material selection that is complimentary to the existing facilities but which has its own character and definition.
- Maximise solar orientation in landscape spaces.
- Discourage hidden spaces and corners that could reduce the presence of real or perceived threats to personal safety.
- Ensure that open space design provides amenity, creates a sense of place and increases the perception of safety in the Village centre.

Objective 4

To clearly define communal and civic hubs.

Strategies

- Facilitate the development of Village Square as the clear civic and event heart of Mt Buller.
- Facilitate the development of Village Active events platform as a focus for programmed and ephemeral events.
- Facilitate the development of a summer sports hub.
- Facilitate the development of Horse Hill as a year round gateway to the Mountain and proposed, expanded snow play facilities.

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 (commercial, residential, tourist, services and infrastructure).

ALPINE RESORTS PLANNING SCHEME

- Applying Schedule 2 to the Comprehensive Development Zone to areas considered suitable for passive and active recreation.
- Applying the Public Park and Recreation Zone to all public land surrounding the Village and skifields.
- Applying Environmental Significance Overlay to known areas of habitat of the Mountain Pygmy-possum (*Burramys parvus*).
- Applying Design and Development Overlay (Schedule 1) throughout the Village to establish development requirements for the setback, site coverage, overshadowing, materials and finishes to facilitate appropriate residential character.
- Applying Design and Development Overlay (Schedule 3) to the skifield area to establish development requirements for height, materials and finishes.
- Applying Erosion Management Overlay to areas susceptible landslip or instability hazards.

Application of local policies

- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Planning Policy to provide guidance in determining an application for planning permit or site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts when assessing development applications.
- Applying Clause 22.05-1 Mt Buller 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.
- Applying Clause 22.05-2 Mt Buller Local Planning Policy – Aboriginal Heritage to any use, development, vegetation removal or rezoning applications.

Policy guidelines

- Applying Strategic Land Use Framework Plans which define the boundary of the Village and highlights the commercial and residential areas.
- Ensuring that all proposals that may impact upon the habitat of the Mountain Pygmy-possum (*Burramys parvus*) comply with the guidelines outlined in the *Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burramys parvus) in Victoria*.

Application requirements

- For all proposed development within the Comprehensive Development Zone it must be demonstrated that:
 - environmental impacts have been minimised.
 - potential off-site effects of development and land use (including noise) have been considered.
 - an acceptable level of risk of land slip or instability can be achieved.
 - an acceptable level of risk from fire can be achieved.
- Applicants are encouraged to consult with the Mt Buller and Mt Stirling Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.
- Applicants are encouraged to consult with the relevant fire authority and the Mt Buller and Mt Stirling Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.

Further strategic work

- Undertaking flora and fauna investigations in the Resort with the aim of defining existing resources and identifying species or habitats of significance.
- Developing a revegetation plan for the Resort that provides opportunities for native vegetation offsets to be provided for development to promote the principles of no net loss in accordance with the 'Permitted clearing of native vegetation: Biodiversity assessment guidelines'.
- Preparing Comprehensive Development Plans or Schedules to the Design and Development Overlay for key development sites shown on the Strategic Land Use Framework Plans for the Village and the Resort which will set out the land use and development parameters for future development proposals.
- Extending the Gateway Site Comprehensive Development Plan or creating a Schedule to the Design and Development Overlay to provide for an integrated development with Alpine Central (formerly the Buller Community Centre).
- Investigating opportunities to prepare a Comprehensive Development Plan or a Schedule to the Design and Development Overlay for Mirimbah Gate to establish future accommodation, educational, recreation and nature based commercial opportunities and access arrangements for Mt Buller and Mt Stirling.
- Preparing a Skifield Management Plan to the satisfaction of the responsible authority and the Resort Management Board. The Skifield Management Plan will set out the manner in which the skifield area will be used, developed and managed, detail current and future requirements for skifield operations including snow making, ski terrain management, staff accommodation (if any) and make provision for passive recreation within the skifields for the non-winter seasons.
- Preparing a Strategic Management Plan for the Resort that provides long term planning and direction for the promotion, management, investment, use and development of the Resort all year-round. The plan will be prepared in consultation with the skifield lessee in respect of the operation and development of the skifields, as well as other key stakeholders.
- Preparing a strategy to investigate the upgrade of the Mt Buller to Mt Stirling road link, via Corn Hill, to improve access between the two Resorts taking into account environmental, ecological, economic, aesthetic and safety considerations.
- Investigating long term opportunities for improved access and circulation in the Village and throughout the Resort.
- Developing environmental management practices to ensure that provision of infrastructure and the operation of the Resort achieves improved catchment management practices, water quality and waste management.
- Preparing a land development program which will stage the release of key development sites for private sector investment. Existing vacant development sites and areas nominated for future development on the Strategic Land Use Framework Plans will be released to meet market demand for new development opportunities, and subject to monitored development rates on existing sites.
- Investigating the development potential of land to the north of Delatite Lane for future residential development as identified on the Strategic Land Use Framework Plan for the Village.
- Preparing and implementing the Resort Strategic Fire Risk Assessment.
- Implementing the Mt Buller Environmental Management Plan and ensuring that the plan and its associated procedures are regularly reviewed and updated through a public process and providing for follow up monitoring of environmental impacts associated with Resort development.
- Investigate potential rezoning at Horse Hill to facilitate a multi-use development.

ALPINE RESORTS PLANNING SCHEME

- Developing a new Ecologically Sustainable Design policy to ensure new development reduces its carbon impacts.
- Undertaking an affordable housing and accommodation strategy as a step in ensuring that the widest range of visitors possible can enjoy a mountain stay and that a reasonable amount of on-mountain accommodation for workers at Mt Buller can be provided.
- Considering a process of renewal and consolidation throughout the Village on the development sites identified in the Master Plan.
- Undertaking a review of the location of the medical centre, police station and CFA site based on summer and winter operations.
- Investigating the potential for development of low cost accommodation at Mirimbah Gate.
- Investigating a link from Arlberg to the Spurs ski area to complete the circuit between Horse Hill, the skier portal and the Village.
- Undertaking future massing studies and assessment of view and amenity impacts of new development in the Village.
- Engaging a suitably qualified Ecologist to:
 - Undertake a Flora and Fauna Assessment.
 - Review the “*Mt Buller and Mt Stirling Alpine Resorts: Environmental Management Plan*”.
 - Prepare an Ecological Landscape Rehabilitation Plan with preferred locations for development and location offsets.
 - Review and update the “*Recovery Plan for the Mountain Pygmy-Possum on Mt Buller, Victoria,*” with an Archaeologist to assess cultural heritage values and devise a Cultural Heritage Plan where necessary.
- Developing Australian Standard tree protection management policies to ensure the protection of native vegetation during the construction period.
- Reviewing the Mt Buller and Mt Stirling Alpine Resorts: Environmental Management Plan and the Recovery Plan for the Mountain Pygmy-Possum on Mt Buller, Victoria.
- Undertaking a review of the Bushfire Assessment and Strategy.
- Undertaking a feature survey of Mt Buller.
- Undertaking a geotechnical preliminary assessment of proposed development sites to identify risks and issues at the early stages.
- Undertaking detailed design and documentation of the recommended works in the Mt Buller Master Plan, including management, establishment and maintenance.
- Reviewing aboriginal cultural heritage issues (particularly Horse Hill and greenfield sites such as the proposed gondola route).
- Undertaking traffic impact assessments to confirm car parking requirements and proposed access arrangements from designated car parking areas to and around the village.
- Developing vegetation precinct plans and identification of areas for offsets within and beyond the resort.

Other actions

- Investigating providing an easily accessible walking and ski touring trail between Mt Buller and Mt Stirling.
- Investigating the long term option of using Corn Hill for dispersed alpine skiing, snow boarding or snow play. Any development proposals for Corn Hill must be assessed considering the environment, ecology, economy, aesthetics and safety.

ALPINE RESORTS PLANNING SCHEME

- Facilitating the reuse of waste water for snow making in cooperation with the Resort Management Board, Environment Protection Authority, Department of Health and Human Services, Department of Environment, Land, Water and Planning and the ski lift operator/lessee.
- Augmenting the waste water treatment facilities and bulk water supply (as necessary) to meet existing and future requirements of the Resort.
- Developing interpretive facilities and appropriate signs to promote ecotourism and raise awareness of the environmental values and natural assets of the Resort and surrounding Alpine National Park, particularly, opportunities along pedestrian and recreation pathways for thematic interpretive material that can be installed in areas of ecological/biodiversity/geological and geomorphological interest.
- Encourage multilingual signs, improved public areas, shelters and appropriate dining opportunities.

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Reference documents

Mt Buller Village Design Guidelines (revised 2014), Mt Buller and Mt Stirling Alpine Resort Management Board

Transport Strategy, October 2004, Mt Buller and Mt Stirling Alpine Resort Management Board

Mt Buller Master Plan, October 2010 (revised 2014)

Mt Buller and Mt Stirling Alpine Resort Management Board - Strategic Management Plan