

21.04 MT BAW BAW LOCAL PLANNING POLICY**Introduction**

Mt Baw Baw Interim Guidelines is an incorporated document that prescribes guidelines for considering planning applications. These should be read in conjunction with the Planning Scheme Controls. The guidelines provide the applicant and responsible authority with performance based development criteria, which may be considered when assessing permit applications or the approval of a development plan.

This policy for Mt Baw Baw Alpine Resort is divided into three sections the diagram below shows the structure of the document. The first section, Mt Baw Baw Strategic Vision, applies to the whole of the resort. The second and third section contain Locality Objectives for development within the areas nominated as Alpine Village and Alpine Recreation respectively.



In considering any development application the planning and responsible authorities must consider the Alpine Resorts Strategic Statement, the Mt Baw Baw Strategic Vision and the Locality Objectives for Alpine Village or Alpine Recreation.

Mt Baw Baw Strategic Vision

Mt Baw Baw has the potential to become a major alpine resort orientated toward family use and intensive year-round recreation. Opportunity exists for further development which has regard to environmental, ecological, economic, aesthetic and safety considerations.

Mt Baw Baw can offer the experience of a relaxed non-vehicular village in the snow season. Mt Baw Baw is a family resort destination by providing a range of recreation and tourist facilities, including those suitable for first snow experience, snow play and first time skiers, residential accommodation, commercial activities and support services.

Locality Objectives - Alpine Village

Environment

- To preserve and protect both the natural environment and landscape values.
- Minimise development which may have adverse visual impacts in areas of high scenic quality or visual sensitivity.
- Provide appropriate measures that allow for follow up monitoring of environmental impacts associated with resort development and encourage research into management techniques to safeguard environmental quality.
- To ensure minimum disturbance in areas of significant flora and fauna.
- Ensure through the introduction of appropriate management techniques, that the design and further construction of the down hill and nordic trail system is carried out in such a manner that environmental effects are minimised.
- To facilitate energy efficiency measures to minimise impacts on the environment
- To minimise adverse environmental effects associated with the disposal of effluent and wastes generated by the development and utilisation of the resort.
- To minimise conflicts arising from development on sites near significant flora and fauna habitats.

Uses

- To encourage mixed use development where appropriate for a variety of mixed residential, commercial, entertainment, recreational and service uses that are considered desirable in a resort.
- Promote development that creates a sense of arrival with the primary focus of visitor activity in a resort village atmosphere.
- To provide for the provision of emergency services which cater for the distance of the resort.
- Promote consolidation of existing developed area of the village.
- Encourage re-development of the existing range of commercial facilities.
- Facilitate the continued development of a recognised village centre with diverse recreational and entertainment opportunities.
- To promote the development of infrastructure and commercial and public services that correspond to the lifestyles of the resort's visitors.
- Extend the commercial viability of the resort by providing a balance between summer recreational facilities and a wider range of winter attractions for less active visitors.
- Encourage a variety of accommodation of high quality design with year round use that enhances the amenity of the area.

Infrastructure

- To maximise the use of existing accessible land within the Mt Baw Baw village area.
- Ensure provision of underground reticulated services to the resort, including electricity, sewerage, gas and telephone.
- To improve road access.
- To provide village road and arrival facilities which cater for and give encouragement to buses and private vehicles coming to the resort.

Heritage

- Ensure that future development considers the historical links to the resort area including major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.

Design

- To provide a variety of accommodation by dwelling type and standard within the Mt Baw Baw village area.
- To ensure that the scale, intensity, bulk and appearance of any development is consistent with the alpine character and complements the natural systems and landscape values of the Mt Baw Baw Alpine Resort.
- Encourage development of a village centre that provides both the visual prominence and activity focus of the locality.
- Encourage the provision of adequate drainage, kerbing, footpaths, road construction, treatment of batters, landscaping and lighting appropriate to the Mt Baw Baw Village theme in all future development to enhance the amenity of the resort, particularly during non-winter visitation.
- Enhance the function, visual appearance and pedestrian amenity of the village by design improvements based on the Alpine Development Code.
- Encourage future development to achieve a high level of finish and permanence based on the Alpine Development Code.

Transport & Movement

- To provide for a pedestrian only village during the winter season and to integrate pedestrian access into the village movement network.
- To provide orderly planning and development for ease of movement by recognising the distinct roles of, and avoiding conflict between vehicle, pedestrian and skier mobility.
- To encourage the freedom of movement of skiers around and through the urban areas of the resort and to and from the skifields.
- To encourage consolidation within the existing village in order to optimise usage of existing resort transport services.
- To provide convenient access to and departure from the resort and skifields to reinforce positive impressions.
- To recognise that enhanced access to the resort will provide for greater visitor numbers which may require further detailed planning.
- To encourage the provision of a reliable transport service within the resort.
- Encourage the strategic and convenient location of car parking.

Management of Geotechnical Hazard

Refer to Clause 21.01 for objectives, strategies and implementation measures relating to the management of geotechnical hazards within the Resort.

Locality Objectives - Alpine Recreation

Environment

- To foster passive and active recreational activities in balance with the conservation and protection of the natural environment within and adjacent to the Mt Baw Baw Alpine Resort.
- To develop further skifield terrain in a manner that minimises land disturbance and vegetation clearance by the introduction of appropriate management techniques.

Works

- To ensure, through the introduction of appropriate management techniques, that the design and further development of both down hill and nordic trail systems are carried out in such a manner that environmental effects are minimised.
- To design ski slopes in a manner that recognises the inherent land form identified through terrain analysis.
- To ensure that monitoring of environmental impacts associated with ski terrain development occurs and to encourage research into management techniques to safeguard environmental quality.

Recreational Uses

- To provide for all year round recreation, having regard to environmental, ecological, economic, aesthetic and safety considerations.
- To provide sufficient skifield terrain and an appropriately matched ski lift system, to match the identified needs and skill levels of alpine skiers.
- Encourage improved mobility and linkages for alpine skiers both within the skifield and to the urban areas of the resort.
- Ensure that any future nordic terrain expansion allows for the construction of shelter huts on trails, appropriate service facilities and car parking.
- Minimise the impact of seasonal variations and maximise season length through snow-making and snow management.
- Provide additional facilities that will extend the range and quality of experiences for non-skiing visitors.
- Reinforce the notion of nordic trails that can cater for year round use for hiking, bicycling and walking close to the village or for more distant trips.
- Encourage development sites to provide for a full range of all season recreational activities to encourage conferences and related markets.
- To continue to facilitate and develop nordic trail links .
- To develop the nordic trail system in such a manner to complement, where possible, the nordic trail system in adjoining National Parks.

Heritage

- Ensure that future development considers the historical links to the resort area including major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.

Safety

- Ensure future developments include consideration and provision for medical and emergency facilities.

- To improve mobility and linkages for alpine skiers within the skifield and to the urban areas of the resort.

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