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C028alpr**MT HOTHAM RESORT STRATEGIC STATEMENT****PROFILE**

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. The Resort currently has accommodation providing more than 5,000 beds through leases of Crown land and a small number of freehold sites. The resort of Dinner Plain is 12 kilometres to the east with approximately 2,500 beds. Road access from Melbourne is generally by the Great Alpine Road. Hotham Airport at Horsehair Plain is approximately 20 kilometres southeast of the Resort.

The Resort covers an area of approximately 3,190 hectares, the majority of which is Crown Land, and is bounded on all sides by the Alpine National Park. The urban area of the village covers approximately 14 hectares with a total of 245 hectares of ski field area.

The Resort has Indigenous and European heritage and cultural values. Gunaikurnai people are recognised as the native title holders over Gippsland including the southern slopes of Mt Hotham. Historic mining sites within the Resort have the potential to be developed into a fully integrated tourism product.

Alpine and sub-alpine ecosystems contain a significant number of threatened species protected by the *Flora and Fauna Guarantee Act 1988* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The Resort is located at the headwaters of four major rivers.

Accommodation is provided in two distinct and physically separate areas: Hotham Central and Davenport. Hotham Central comprises primarily commercial style accommodation that has developed at a relatively high density (up to 6 storeys) and is the centre for retail and entertainment activities. The facilities at Davenport primarily serve the local needs of the precinct and development within the Davenport area is less intensive (2 to 3 storeys) with predominantly private or club based accommodation. A range of visitor services are provided including resort administration, restaurants, cafes, supermarkets, a medical centre, police station and fire station.

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C028alpr**VISION – STRATEGIC FRAMEWORK****Mount Hotham Alpine Resort Management Board Corporate Plan**

The objective of the Mount Hotham Alpine Resort Management Board Corporate Plan is:

to deliver Australia's premier alpine resort through the optimal management of a unique Crown asset, providing an amazing, shared alpine experience;

which is supported by the 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 current and future users, while maintaining a high-quality environment.
- To conserve and protect the natural environmental systems within the Resort to minimise disturbance to rare and endangered flora and fauna communities, especially listed species such as the Mountain Pygmy-possum (*Burramys parvus*).
- To enhance skier, pedestrian and vehicle activity at desirable levels related to safety and accessibility and capacity of ski fields, services, commercial activity and development of trailheads.
- To ensure that services are planned and coordinated to meet the needs of future development.
- To ensure that well designed and located car parking facilities and appropriate public transport are provided to meet visitor needs.

MOUNT HOTHAM RESORT MASTER PLAN 2016

The *Mount Hotham Resort Master Plan 2016* provides a design vision and framework for the sustainable growth of the Resort for the next 20 years.

Future development within the Mt Hotham Resort area can be described as a 'chain of events' based on the designation of 5 key activity nodes located along the Great Alpine Road, being: Hotham Central, Over Snow Link, Davenport, Wire Plain and Whiskey Flat which are identified on the attached Strategic Framework Plans. The roles of these nodes are as follows:

Hotham Central: 'Alpine Action'

- Hotham Central will accommodate a primary role as the winter commercial, leisure and recreation hub, with a complementary yet secondary role focusing on a range of administrative functions (including ticket sales, community centre, visitor centre, ski hire/ ski school etc).
- With the number of ski lifts and ski runs directly accessing or accessible from Hotham Central, it will continue to constitute the main Mountain access 'leap off point' for skiers.
- Hotham Central will establish itself as a hub offering alternative activities and entertainment for non-skiers within this unique alpine setting.

Over Snow Link: 'Alpine Connection'

- The Over Snow Link will continue its functional role as an area of limited development which separates the formal settlements of Hotham Central and Davenport by a well vegetated transition zone.
- It will also continue its important role of protecting and enhancing natural habitat and bio-links for the Mountain Pygmy-possum (i.e. 'the tunnel of love').

Davenport: 'Alpine Retreat'

- Davenport will constitute an accommodation focused destination within the Mt Hotham Resort, where it will provide a secondary and supporting role to that of Hotham Central during the winter season.
- Davenport will provide for an accommodation focused environment with integrated mixed-use node (both commercial and residential) to provide a range of complimentary services and commercial activities.

Wire Plain: 'Alpine Introduction'

- Wire Plain will provide a dual role, being the base hub for cross country skiing in addition to constituting the main destination for first time day tripper/young families who are new to the snow environment and whose snow experience is not focused on learning to ski.

Whiskey Flat: 'Alpine Training'

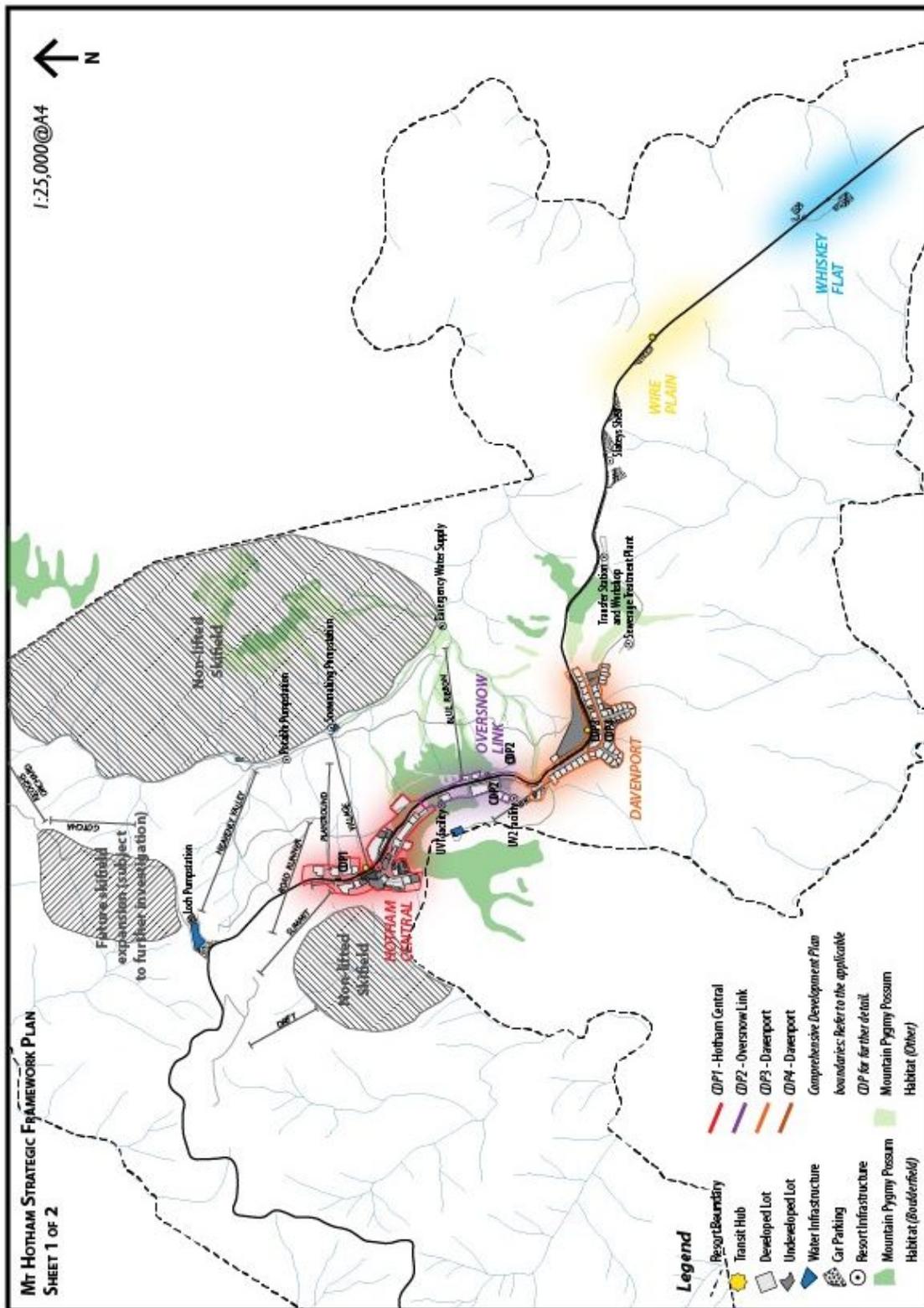
- Whiskey Flat will maintain its winter biathlon focus, in addition to accommodating an expanded summer season role which predominantly focuses on opportunities for altitude training.
- Facilities to support elite training will be developed, including running track and associated amenities (tables, toilets, change rooms, potential gymnasium etc).

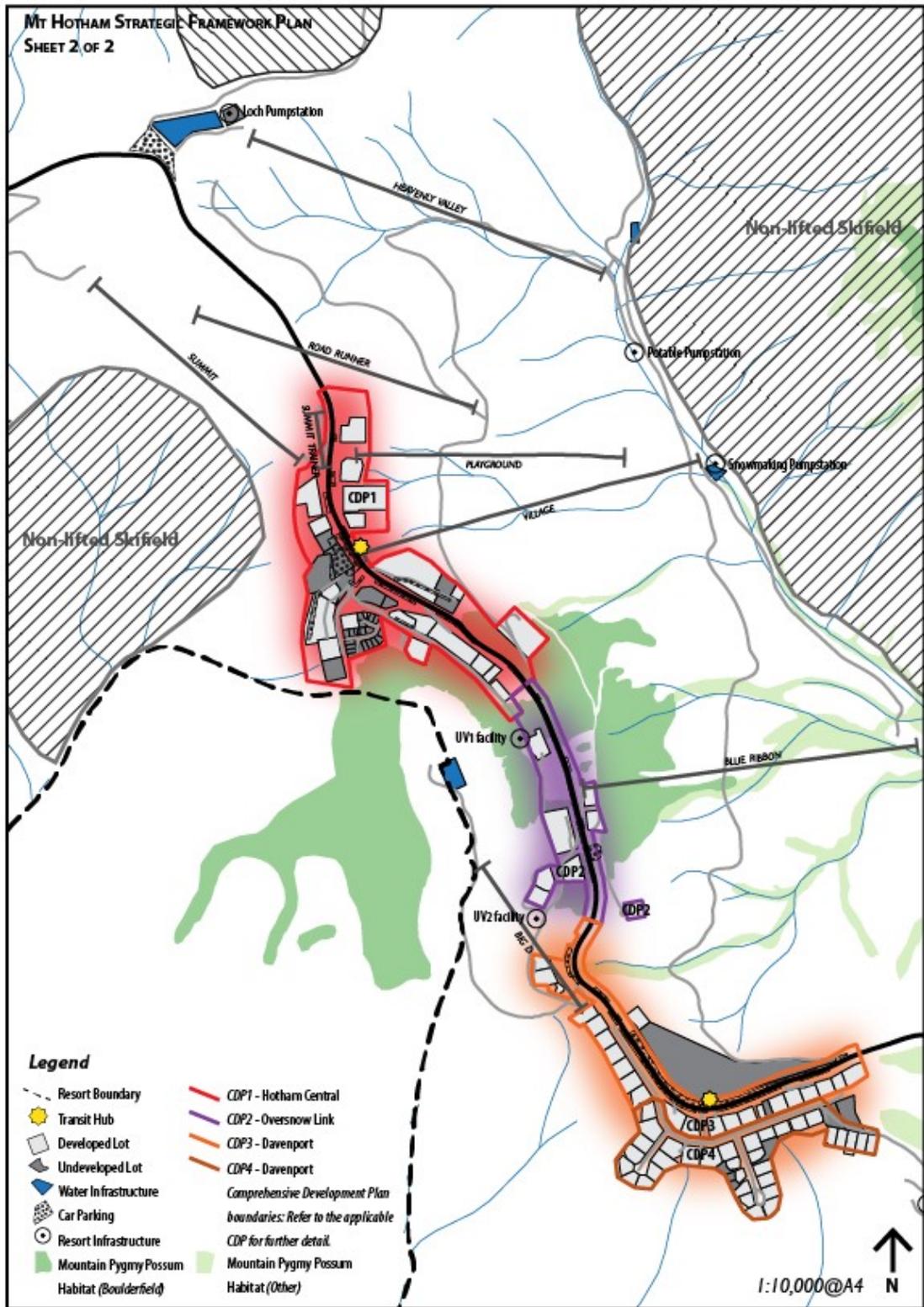
Strategic Land Use Framework Plans

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 by identifying five key precincts, existing infrastructure services, future development and mapped Mountain Pygmy-possum habitat areas. The major strategic directions identified in the Strategic Framework Plans include:

ALPINE RESORTS PLANNING SCHEME

- Identify four 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 precincts 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 and future summer recreation activity areas at Wire Plain and Whiskey Flat to increase year-round use.





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OBJECTIVES – STRATEGIES – IMPLEMENTATION

Environmental and landscape values

The Mount Hotham Alpine Resort contains a number of listed and threatened species and maintains high biodiversity values. In particular, habitat for the Mountain Pygmy-possum (*Burrhamys parvus*) is dispersed throughout the Resort, located outside of the village areas. The existing and potential habitat requires protection from inappropriate development.

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.

OBJECTIVE 1

To preserve and enhance the habitat of threatened species and communities.

Strategies

- Ensure the present diversity and viability of species and ecological communities is maintained or improved.
- Ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.
- Implement the guidelines outlined in *Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burramys parvus) in Victoria* for all proposals that impact on the habitat of the Mountain Pygmy-possum (*Burramys parvus*).

OBJECTIVE 2

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

Strategies

- Ensure that development at Mt Hotham recognises and protects the landscape, amenity, waterway and environmental values of the Resort.
- Ensure development and infrastructure has regard to environmental constraints such as flora, fauna, slope and waterways.
- Ensure that development and use minimises impacts on native vegetation or fauna, through 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.

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Settlement

The existing developed area of the Resort provides accommodation for approximately 5,000 people with the optimal number of beds of approximately 7,500. Additional accommodation is proposed to be developed in and around the established areas of Hotham Central and Davenport. This can be achieved by extending some lease sites, establishing new lease sites and re-developing existing facilities.

OBJECTIVE 1

To consolidate development within the existing precincts of Hotham Central and Davenport.

Strategies

- Promote Hotham Central as the commercial 'heart' of the Resort and the location for higher density development with significant site coverage and height potential.
- Promote Davenport as a secondary area for commercial facilities.

- Manage development in the ‘inter-urban break’ between Hotham Central and Davenport to protect the Mountain Pygmy-possum (*Burramys parvus*) management area.
- Encourage the redevelopment of existing under-utilised sites to optimise the existing development potential within the accommodation areas.

OBJECTIVE 2

To provide for limited camping accommodation at Whiskey Flat and Wire Plain.

Strategies

- Provide for a limited low density camping and associated amenities at Whiskey Flat and Wire Plain pending further environmental assessment.

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Economic development

Providing the right mix of commercial, retail, accommodation, entertainment, community and service facilities is crucial to the ongoing viability of the Resort as a year-round destination.

The main commerce, tourism and recreation opportunities within the Resort are directly related to the ski industry and there is a need for the further development of skier terrain within the Resort. Natural environmental qualities provide an ideal foundation for development of all year-round use of the Resort which is currently constrained by the limited range of commercial and recreational facilities.

OBJECTIVE 1

To provide a range of retail, commercial, tourist, entertainment and service activities in appropriate locations in the Resort.

Strategies

- Provide a village centre at Hotham Central as the major focus for skiers, commercial activity, community facilities and a transport hub.
- Create a secondary activity area for commercial facilities within the Davenport area.
- Encourage development within the commercial areas to enhance year-round opportunities for the village.
- Support the following commercial and retail activities at Hotham Central provided they do 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 ski field areas if it provides a service for snow users, is integral to a development proposal for passive alpine recreation and does not impede ski runs or skier routes.
- Manage development types through price signalling in the Capital Ingoings Policy, which prioritises commercial uses in Hotham Central, and residential development in Davenport.

OBJECTIVE 2

To encourage the use of Mt Hotham Alpine Resort as a year-round destination.

Strategies

- Encourage a broad range of commercial activities and recreational facilities at multi-purpose venues.
- Ensure sufficient ski field terrain, cross-country trails, snow-play areas and associated infrastructure are available.
- Increase the capacity of the ski fields by investigating future ski field expansion areas.
- Further develop a walking/cycling trail system utilising existing cross-country trails, particularly the three huts walk around Golden Point.
- Enhance connection to trails within the Alpine National Park.
- Support proposals that utilise the existing lift system to improve the range of summer 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.

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Transport

Access to and within the Resort is a critical issue during the winter season. The proposed relocation of the Great Alpine Road at Hotham Central and Davenport is designed to improve vehicle access and circulation through the Resort, as well as improving pedestrian/skier safety. Access to the Resort has been fundamentally altered by the construction of the Mt Hotham Airport and a helicopter link to Falls Creek during winter.

OBJECTIVE 1

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

Strategies

- Provide convenient pedestrian and skier access to and within developed areas and the ski fields.
- Provide bridges, overpasses or tunnels, particularly within Hotham Central, to reduce conflict between road users and skiers.
- Limit private vehicle movements in the Resort (other than through traffic) to drop-offs and pick-ups at the designated loading points.
- Prohibit vehicle movement within Davenport during the designated ski season.
- Provide safe access for fire brigade vehicles at all times.
- Maintain an operational oversnow link between and through the Hotham Central and Davenport precincts.
- Create a skier and pedestrian spine along the existing alignment of the Great Alpine Road at Hotham Central and Davenport.
- 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 including 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 to park their vehicles off the mountain.
- 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 Central 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 adequate car parking that is linked with intra-village transport to ensure ease of access and reduce congestion on the Great Alpine Road.

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Infrastructure

The existing development at Mt Hotham is well provided by utility service infrastructure. The Resort Management Board provides gas, water, sewerage and stormwater infrastructure while third parties provide telecommunications and electrical supply. Augmentation will be required to the existing infrastructure to accommodate a significant increase in bed numbers. An expansion of snow making activities will require additional infrastructure provision, particularly in terms of water supply.

There are 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 ensure services meet the peak requirements of the Resort and consider future growth.

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 storage tanks at Little Higginbotham to provide adequate supply for peak time pumping.
- Augment the bulk water supply to provide for Resort growth over time.
- Encourage the use of renewable energy and resource recovery in new developments through exemptions in the Board's Capital Ingoings Policy.
- Ensure the provision of safe access for fire brigade vehicles at all times.
- Ensure the provision of waste collection and processing facilities including transfer station to industry standards.

OBJECTIVE 2

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

Strategies

- Design and locate physical infrastructure and services to minimise their environmental and visual impact.

- Consolidate service facilities within existing infrastructure areas.
- 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.
- Improve water quality to downstream catchments and geotechnical stability by identifying 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

- Maintain and upgrade existing water and hydrant capabilities with the village reticulation system.
- Utilise existing tertiary treatment sewerage discharges to redirect to the Loch Dam during summer for firefighting purposes within the Resort.

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Built environment and heritage

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 Central.

Sites of Aboriginal cultural heritage 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.

OBJECTIVE 1

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

Strategies

- Protect heritage places, buildings, areas and streetscapes.
- Ensure that any additions, alterations and replacement buildings are sympathetic to the heritage place.
- Ensure the future siting and design of development preserves cultural heritage places.
- 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

- Encourage 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.

- Ensure the scale and design of future development in Hotham Central and Davenport is compatible with the current built form and sensitive to the landscape values and topographical characteristics of the individual site.
- 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 ski fields 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 achieves high quality design standards that is respectful of the alpine character.

Strategies

- Promote environmentally sustainable development within the Resort.
- Ensure development:
 - Enhances pedestrian and skier safety and access, providing for free movement.
 - Ensures snow shedding is contained on rooflines and within site boundaries and directed away from entry/exit points and major skier routes.
 - Retains native vegetation on the site, where practical.
 - Demonstrates energy efficient design principles.
 - Does not adversely affect the geotechnical conditions on the site.

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Natural Resource Management

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). The source for the Resort water supply is the upper reaches of Swindlers Creek.

OBJECTIVE 1

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

Strategies

- Protect natural waterways/drainage lines by ensuring buildings are appropriately set back from waterways.
- Protect the water quality of receiving waterways by removing/managing pollution close to its source.
- Manage rainwater to reduce the need or scope for larger infrastructure projects.
- Integrate stormwater treatment into the landscape.
- Ensure the provision of service infrastructure does not adversely affect the water quality of the catchment.

- Implement sediment control principles during construction to protect water quality.
- Ensure cost effective management of drainage infrastructure.

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Environmental Risk

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.

Development within the Resort needs to recognise the influence of the changing 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 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. Building design and siting, and choice of building materials need to have regard to bushfire risk.

OBJECTIVE 1

To ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.

Strategies

- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence.
- Minimise the risk of landslides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslip or instability.
- Encourage applicants to consult with the Mt Hotham Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for a 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 the safety of the Resort through appropriate fire management strategies.
- Require that development demonstrates an acceptable level of risk to fire prior to granting approval.
- Encourage applicants to implement the Community Emergency Risk Assessment and 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 a planning permit or a site development plan.

- Require that development in areas of high bushfire hazard does not increase the fire risk to built assets and human life.
- Effectively balance vegetation conservation and protection from bushfire.

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IMPLEMENTATION

These strategies will be implemented by assessing all planning applications against relevant zone and overlay provisions and local policies as applicable, including:

- Clause 22.01-2 Management of Geotechnical Hazard
- Clause 22.01-3 Urban Design in Alpine Resorts
- Clause 22.06-1 Mt Hotham – Car Parking

Further strategic work

- Investigating potential development of a Native Vegetation Precinct Plan for ‘no net loss’ of native vegetation.
- Mapping floristic communities within the Resort and developing additional policy or overlay controls, if needed, to protect species/communities of significance.
- Undertaking further investigation of the environmental, ecological, economic, aesthetic, servicing and safety considerations for the precincts at Wire Plain and Whiskey Flat and developing a Comprehensive Development Plan outlining the proposed uses and development parameters for this area subject to environmental assessment.
- Preparing an Access Strategy 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.
- Investigate the feasibility of a freight transport hub to service existing development within the Hotham Central precinct.
- 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 ski field terrain and lift infrastructure in ‘P’ Gully.
- Preparing a Comprehensive Development Plan for the existing workshop area for the provision of any new service infrastructure or upgrades to existing infrastructure.
- Preparation of an Offset Strategy for the Resort to meet the requirements of *Permitted clearing of native vegetation – Biodiversity Assessment Guidelines*.

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REFERENCE DOCUMENTS

Mt Hotham Resort Master Plan 2016