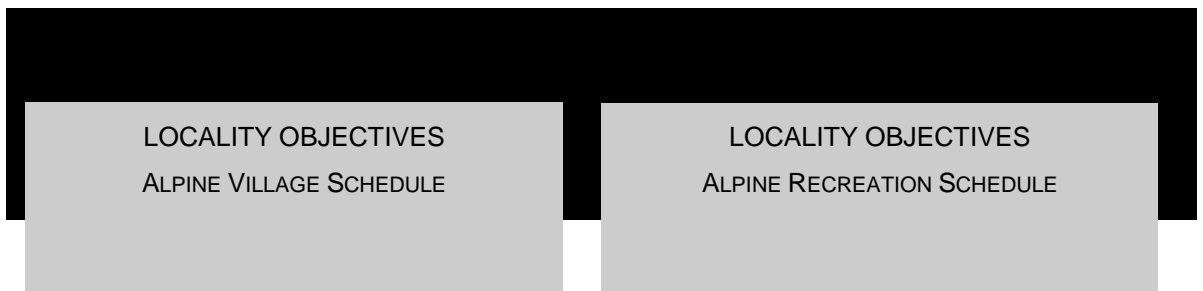


21.03 LAKE MOUNTAIN LOCAL PLANNING POLICY**Introduction**

Lake Mountain 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 Lake Mountain Alpine Resort is divided into three sections the diagram below shows the structure of the document. The first section, Lake Mountain 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 Lake Mountain Creek Strategic Vision and the Locality Objectives for Alpine Village or Alpine Recreation.

Lake Mountain Strategic Vision

Lake Mountain will continue to develop as an alpine resort orientated toward family and educational use and with increased year-round recreation. Opportunity exists for further development which has regard to environmental, ecological, economic, aesthetic and safety considerations.

To ensure that Lake Mountain continues to provide the best standard of Nordic Skiing facilities and trails and snow play activity for the enjoyment of all people.

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 nordic trail system are 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 reinforce Lake Mountain as a family resort destination dedicated to cross-country skiing and snow play activities, by providing a range of recreation and tourist facilities, limited commercial activities and support services.
- To encourage limited commercial development mixed uses that are considered desirable in a regard to the scale of Lake Mountain resort and the proximity of Marysville.
- To provide for the provision of emergency services which cater for the distance of the resort.
- To promote the development of infrastructure and commercial and public services that correspond to the lifestyle and needs of the resort's visitors.
- Encourage the resort as a venue for cross-country ski racing and training.
- 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.

Infrastructure

- To provide a core resort area of a scale which will enable decisions to be made in relation to the provision of infrastructure to enhance the resorts connectivity to the Melbourne area.
- Ensure provision of underground reticulated services 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 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 Lake Mountain Alpine Resort.
- Encourage the provision of adequate drainage, kerbing, footpaths, road construction, treatment of batters, landscaping and lighting necessary 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 resort 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 adequate car parking that is available to disabled persons.
- To provide convenient access to and departure from the resort and ski fields to reinforce positive impressions.
- To recognise that enhanced access to the resort will provide for greater visitor numbers which may require further detailed planning.
- Encourage the strategic and convenient location of car parking.

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 Lake Mountain Alpine Resort and the surrounding National Park.
- To develop further nordic skifield terrain in a manner that minimises land disturbance and vegetation clearance by the introduction of appropriate management techniques.
- To preserve areas of high environmental significance such as the heath and bog areas, sub alpine wetlands and the Northofagus (Myrtle Beech) fauna.
- To recognise the paramount importance of protecting the national park values of the Lake Mountain area.
- To protect the environmental quality of the water catchment areas.

Works

- To ensure, through the introduction of appropriate management techniques, that the design and further development of nordic trail systems is carried out in such a manner that environmental effects are minimised.
- To design nordic trails in a manner that recognise 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 recognise the high conservation values of the Lake Mountain area and its value for summer visitor activities.
- To recognise the very significant value of the Lake Mountain area for cross-country skiing and snowplay activities.
- Ensure that any future nordic terrain expansion allows for the construction of shelter huts on trails, service facilities and car parking.
- Provide additional facilities that will extend the range and quality of experiences for non-skiing visitors, year round.
- Reinforce the notion of nordic trails that can cater for year round use for hiking, bicycling and walking close to the core resort area or for more distant trips.
- Encourage developments to provide for a range of all season recreational activities including conferences and educational related markets.
- To continue to facilitate and develop nordic trail links.
- To develop the nordic trail system in such a manner to complement 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 nordic skiers and snow players within all areas of the resort.