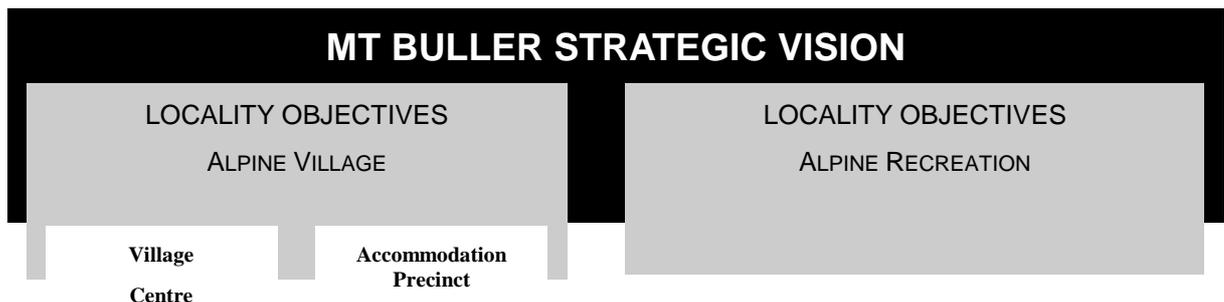


21.05 MT BULLER LOCAL PLANNING POLICY**Introduction**

The Mt Buller Local Planning Policy is the local content that guides and establishes direction for the Mt Buller Alpine Resort. This policy should be considered in conjunction with the Alpine Resorts Strategic Statement and other components of the Alpine Resorts Planning Scheme, namely the State Planning Policy Framework.

The Mt Buller Local Planning Policy identifies the assessment criteria for preferred development by outlining the objectives for areas within the resort.

This policy for Mt Buller Alpine Resort is divided into three sections the diagram below shows the structure of the document. The first section, Mt Buller Strategic Vision, applies to the whole of the resort. The second section, the Locality Objectives, applies the preferred type of development within the areas nominated as Alpine Village and Alpine Recreation. There are specific precinct objectives for areas within the Locality Objectives of the Alpine Village. The third section, Locality Objectives Alpine Recreation provide a framework for development requirements in order to achieve the objectives of the second section.



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

Mt Buller Strategic Vision

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

Mt Buller's location is positioned in easy reach of day visitation from Melbourne. Mount Buller's vision is to become the premier Victorian all seasons alpine resort which combines a full range of quality accommodation, comprehensively developed and maintained skifields, with non-winter facilities convenience and value for money outcomes.

The planning and responsible authorities should take into consideration in assessing development the following objectives to preserve the quality and character of the resort:

- To continue to improve the visual quality of the Resort, particularly during the non snow period.

- To build upon the Resort's image as a social mountain providing a variety of restaurants and entertainment venues.
- To improve the Resort's image as a mountain providing a high standard of summer and winter grooming of alpine and nordic trails.
- To guarantee the quality of the skiing experience through optimisation of snow making, snow farming and slope management.
- To reinforce Mt Buller as a resort destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services.
- Encourage best practice, low impact and environmentally-sensitive management practices for the resort.
- Encourage best practice in urban design that reflects the alpine character of the Resort.

Locality Objectives - Alpine Village

The locality objectives are spatially referenced on the Precinct Plan. Where appropriate, particular locality objectives are relevant to all land within the area marked: Comprehensive Development Zone 1 Alpine Village (CDZ1).

Environment

- To identify the natural physical features and landmarks that contribute to the attraction of Mt Buller and reinforce them in the future development of the Resort.
- To ensure that the future development of Mt Buller takes into account potential social, economic, and environmental impacts on the community in the Mansfield district.
- To minimise any adverse impacts of new development on surrounding development and activities.
- To ensure that resort development recognises environmental and landscape values in the alpine environment to provide sustained appeal for future resort users.
- To design resort development so as to minimise vegetation disturbance.
- To ensure that earthworks within the resort are designed and selected to minimise effects on flora and fauna and water resources.
- To establish and maintain a spirit of co-operation and consultation with State and Local agencies in relation to the management of future development at the Resort.
- To preserve and protect both the natural environment and natural landscape values and 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.
- Ensure through the introduction of appropriate management techniques, that the design and further construction of the 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.

Uses / Precincts

- To institute a system of village zones that recognises the special requirements of a mixed destination and day visitor resort and in particular allows where appropriate for a degree of mixed residential, commercial, entertainment, recreational and services considered desirable in a resort, especially in areas that act in a local area for village activity.
- To develop a system of village precincts that recognises the special requirements of a destination resort, whilst recognising the distinct precincts and roles of the village as outlined in the plan.
- Discourage any further outward expansion of the village.
- Promote consolidation of existing developed areas to create focal points within the village.
- Encourage re-development of the existing range of commercial facilities such as ski school, food services and ski patrol facilities within the Resort.
- Facilitate the establishment of a recognised village centre with diverse recreational and entertainment opportunities.
- 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 maximise use of the scarce supply of relatively flat land available.
- To ensure provision of underground services to the Resort.
- To provide improved day visitor public facilities at Mt Buller.
- To provide roads, public car parks, skier and pedestrian routes and utility services to acceptable urban standards.

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 Buller 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 Buller 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, treatment of batters, landscaping and lighting necessary in all future development to enhance the amenity of the resort, particularly during non-winter visitation.

Transport & Movement

- To provide visitors with safe, convenient, and reliable resort access.
- To provide arrangements for access to Mt Buller that meet the demands of visitation at existing and future levels.

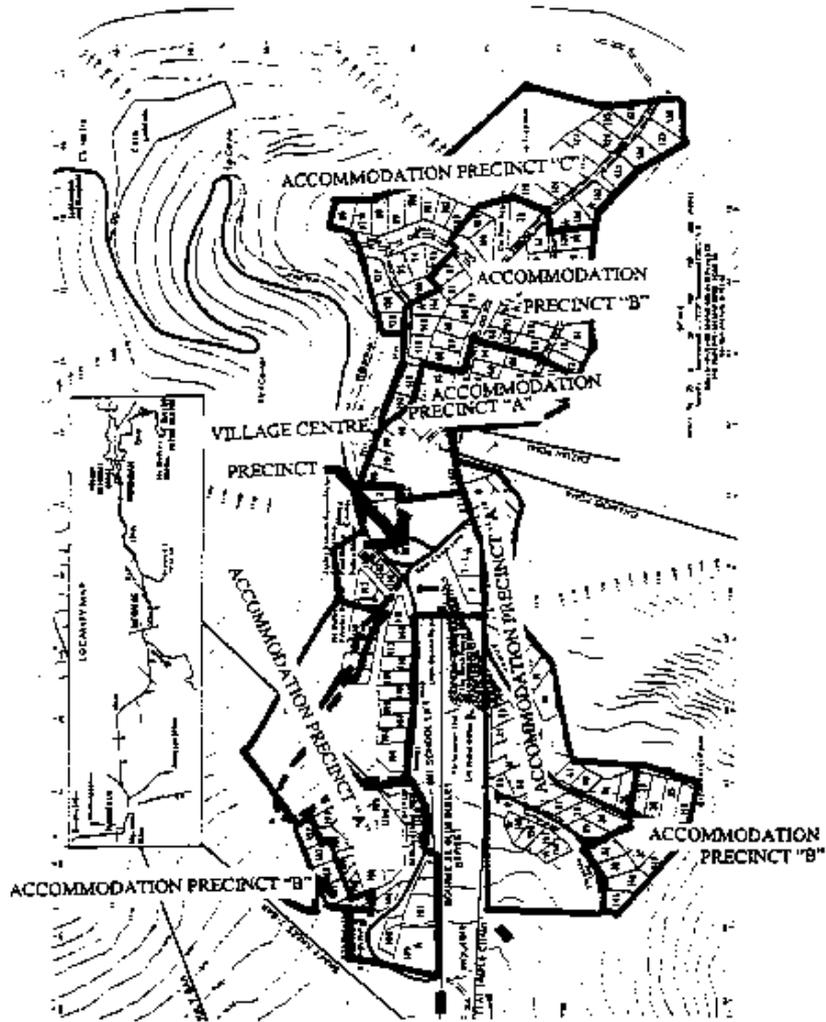
- To provide improved arrangements for access to Mt Buller in the most cost efficient and effective manner.
- To design and develop all resort access improvements so that environmental impacts are minimised.
- To ensure that future resort access arrangements minimise impacts on the existing ski trail system and visitor facilities.
- To rationalise and upgrade the circulation routes for skier, pedestrian, and vehicular traffic throughout the Mt Buller village.
- To ensure that planning for the road network beyond the resort recognises future development and use of the resort.
- 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 public transport services.
- To provide convenient access to and departure from the Resort and skifields to reinforce positive impressions.
- To discourage vehicular access on sub-divisional roads during the declared snow season.
- To encourage the development of sufficient and convenient car parking.

Village Development

- To ensure that over time the Mt Buller village presents an identifiable, memorable, and unique image.
- To ensure that development in the Mt Buller village recognises the landscape, amenity and environmental values of the resort.
- To introduce a design philosophy that reflects the alpine character of the resort and that can be implemented throughout the Mt Buller resort in an on-going manner as part of the development and redevelopment process.
- To provide a village centre for Mt Buller that functions as a heart for the resort.
- To encourage commercial facilities and service development associated with the primary areas of activity in the resort.
- To encourage new development to include public facilities in appropriate locations.
- To encourage development of sites throughout the Mt Buller village to a scale and density that complements and enhances an improved village image.
- To provide an improved availability and range of accommodation in the Mt Buller village
- To develop Mt Buller village as an acceptable living place for permanent residents.
- To protect the amenity of existing development in the Mt Buller village.
- To protect and preserve significant natural features which enhance village character, including trees, drainage lines and rock outcrops.
- To conserve opportunities for high quality views within, from and to the Mt Buller village.
- To provide for the necessary management of snow deposition, in particular related to public safety and snow removal requirements.

- To ensure future development is consistent with currently foreseen requirements for infrastructure improvements.

Precinct Map



Precinct Guidelines

Village Centre Precinct

- Encourage the provision of mixed use intensive development with a range of major visitor facilities, commercial services, entertainment and high density commercial accommodation.
- Enhance the function, visual appearance and pedestrian amenity of the village centre by design improvements based on the Alpine Development Code.
- Promote development that creates a sense of arrival with the primary focus of visitor activity in a resort village atmosphere.
- Encourage the strategic and convenient location of car parking.
- 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 Buller Alpine Resort.

Accommodation Precinct

- Encourage a variety of accommodation of high quality design with year round use that enhances the amenity of the area.
- Encourage future development to achieve a high level of finish and permanence.
- Ensure that access from the accommodation precinct to the village centre is maintained by public transport, pedestrian and skier routes.
- To develop Mt Buller Village as an acceptable living place for permanent residents.
- To encourage the provision of adequate off-street car parking.

Locality Objectives - Alpine Recreation

Environment

- To foster passive recreational activities in balance with the conservation and protection of the natural environment within and adjacent to the Mt Buller 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 the nordic trail system is 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, full 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 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 develop the nordic trail system in such a manner that to complements, 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.

Skifield Development

- To rationalise Mt Buller's skifields so that the optimum use of the mountain's available resources can be achieved in all conditions.
- To develop and groom Mt Buller's skifields to maximise the number of skiers that can be sustained within the limits of the available snow resources, skier safety, and acceptable skier densities on slopes.
- To enhance the use of the mountain's snow resources through the extended development of snow making facilities.