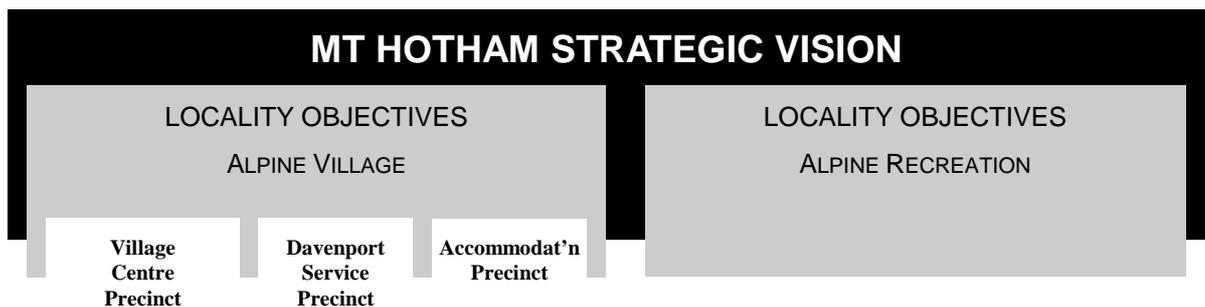


21.06 MT HOTHAM LOCAL PLANNING POLICY**Introduction**

The Mt Hotham Local Planning Policy is the local content that guides and establishes direction for the Mt Hotham 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 Hotham Local Planning Policy identifies the assessment criteria for preferred development by outlining the objectives for areas within the resort.

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

Mt Hotham Strategic Vision

Mt Hotham 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 Hotham offers an unique resort experience with a diverse variety of accommodation types with the village along the ridge line.

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 reinforce Mt Hotham as a resort destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services.

- To minimise conflicts arising from development on sites near and adjacent to Mountain Pygmy Possum (*Burramys Parvus*) habitat.

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 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 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, especially in the areas that act as focal points 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 discourage further development of outlying un-sewered sites east of the Alpine Road.
- To maximise use of the scarce supply of relatively flat land available within the Mt Hotham village area.
- To ensure provision of underground services to the resort.

- To ensure that adequate provision for stormwater and slope drainage is included in any development proposal.
- To protect the level of service, safety and amenity of the Great Alpine Road.

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.

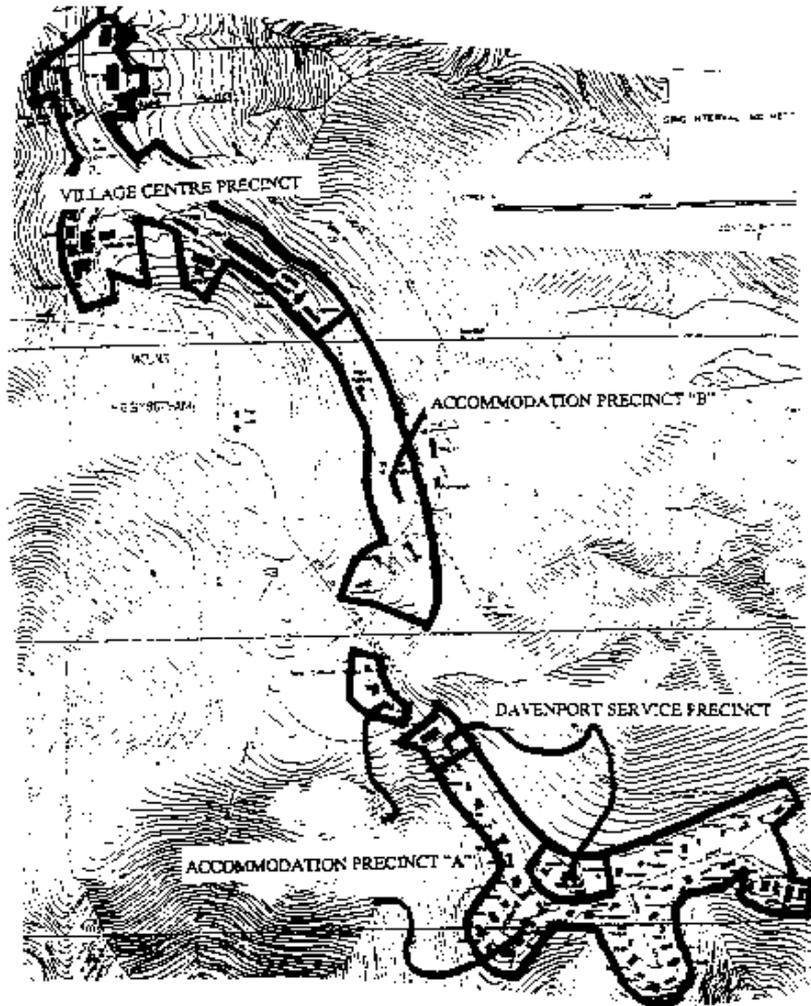
Design

- To provide a variety of accommodation by dwelling type and standard within the Mt Hotham village area.
- 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 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 ski fields.
- To encourage consolidation within the existing village in order to optimise usage of existing resort public transport services and to facilitate and encourage pedestrian movement.
- To provide convenient access to and departure from the Resort and ski fields to reinforce positive impressions.
- To ensure access is maintained to sites on the Alpine Road, and discourage vehicular access on other sub-divisional roads during the declared snow season.

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.
- Reinforce the corral area of the village for most intensive development by concentrating mixed use in the form of accommodation development and entertainment and commercial facilities.
- Encourage the strategic and convenient location of car parking.
- To allow for a limited range of commercial and entertainment uses in the Big D and Jack Frost areas in recognition of their function as a secondary focus for resort activities.
- To maximise the use of the scarce supply of relatively flat land available within the Mt Hotham village area.
- To minimise conflicts arising from development on sites near *Burramys Parvus* habitat in areas adjacent to Mt Higginbotham.
- 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 Hotham Alpine Resort.

Davenport Service Precinct

- Recognise Davenport as a secondary focus for the Mount Hotham Alpine Resort that provides for accommodation, limited skier visitor services, commercial and entertainment facilities.
- Encourage all future development to make provision for services to skiers and persons occupying the adjacent accommodation areas.

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.

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 Hotham 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 Wire Plain / Whisky Flat / Christmas Hills area as the primary focus for trail-based nordic skiing in the resort including the construction of appropriate amenities and commercial facilities at Whisky Flat.
- To continue to facilitate and develop nordic trail links to the Dinner Plain complex.
- To develop the nordic trail system in such a manner that to complements, where possible, the nordic trail system in adjoining National Parks.
- To develop a nordic trail system within the urban area of the resort.
- To minimise facilities and trail development from the Loch car park and beyond in order that the locality be retained for ski tourers seeking a more remote skiing experience.

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.