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OBJECTIVES – STRATEGIES – IMPLEMENTATION

Environment

Natural Environment

The Resort is in a sensitive alpine environment that has significant conservation, scenic, tourism and recreational values. The sub-alpine environment as a whole is a valuable resource forming an important part of the Australian landscape. Protection of the environment aids the maintenance of biodiversity and provides important habitat for flora and fauna within the Resort. The Mountain Pygmy-possum (*Burramys parvus*) is listed as a threatened species in the *Flora and Fauna Guarantee Act 1988* (Schedule 2) and the *Environment Protection and Biodiversity Conservation Act 1999*. Potential habitat for the Mountain Pygmy-possum is dispersed throughout the Resort, located outside of the Village areas. The existing and potential habitat requires protection from inappropriate development.

The physical characteristics of the natural environment provide the Village and ski fields with a unique alpine character and an attractive landscape setting, which combined with its accessibility, makes it a popular visitor destination.

Future development within the Resort should seek to capitalise on the natural assets of Mt Buller, which are a primary attraction for visitors. Sustainable use and management of both the natural and man-made components of the environment is crucial to the future viability of the Resort.

The potential for adverse environmental impact on the Resort exists in the ongoing traffic and use of the ski fields and woodland areas, and by the disturbance of natural ecosystems during construction of buildings, infrastructure and services. There is a need to minimise, and where possible prevent, such environmental impacts through appropriate management practices. It is also important to ensure that off-site effects of development and activities at the Resort are minimised.

Objectives

- To maintain, preserve and enhance the natural environmental features of the Resort.
- To ensure the present diversity of species and ecological communities and their viability is maintained or improved within the Resort and within the adjoining Alpine National Park.
- To maintain, preserve and enhance the habitat of threatened species and communities within the Resort.
 - To retain native vegetation, including trees, shrubs and ground cover, and to encourage revegetation of disturbed areas with indigenous species applying the principles of net gain.
- To ensure development minimises environmental impact through sensitive siting and implementation of sound construction and management techniques.
- To protect the quality and integrity of natural water systems and aquatic ecosystems.
- To monitor environmental impacts associated with resort development and encourage research into best practice environmental management techniques.
- To ensure development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.

Strategies

The strategies for achieving the objectives are:

- Establish the environmental values existing within the Resort, including the identification of species and communities of conservation significance and definition of habitat types in consultation with the Department of Sustainability and Environment.
- Develop management requirements for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.
- Identify suitable locations within the Resort to provide for appropriate commercial, residential, tourism and support infrastructure.
- Promote the principle of net gain of native vegetation for development of land within the Resort, in accordance with the Native Vegetation Framework.
- Ensure that all development and use of land is undertaken in a manner that minimises impacts on significant native vegetation or fauna or environmental resources.
- Ensure the guiding principles of environmental management within the Resort are documented for all Resort stakeholders. Educate all construction personnel regarding the environmental values of the Resort and gain commitment to best practice environmental management techniques.
- Ensure that all development and use of land minimises any off-site adverse effects on the environment.
- Ensure that design, construction and maintenance of development takes proper account of geotechnical stability considerations.
- Encourage applicants to consult with the Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or site development plan.

Implementation

The strategies will be implemented by the following actions:

- Areas considered appropriate for development in the Village are included within the Comprehensive Development Zone Schedule 1.
- Areas considered appropriate for passive and active recreation in the ski field areas are included within the Comprehensive Development Zone Schedule 2.
- Public land surrounding the Village and skifields is included in the Public Park and Recreation Zone. Development in this zone will be encouraged if it is consistent with the purpose of the zone and maintains the environmental integrity of the area.
- An Environmental Significance Overlay applies to known areas of habitat of the *Burramys parvus* within the skifield areas of the Resort.
- An Erosion Management Overlay applies to all land in the Resort.
- A Local Planning Policy applies to provide guidance in determining an application for planning permit or site development plan made under the Erosion Management Overlay.
- Assessment of likely environmental impacts is required to be undertaken for all proposed development within the Comprehensive Development Zone as part of the preparation of an application for permit. Potential off-site effects of development and land use including noise will be considered in the assessment of applications.

- Implement the Mt Buller Environmental Management Plan and ensure that the plan and its associated procedures are regularly reviewed and updated through a public process and provide for follow up monitoring of environmental impacts associated with resort development.
- Ensure all site development plans and planning permit applications include a Site Environmental Management Plan and that they are appropriately implemented.
- Undertake flora and fauna investigations in the Resort with the aim of defining existing resources and identifying species or habitats of significance. The need for implementation of appropriate overlay controls will be assessed as part of these investigations.
- Develop a revegetation plan for the Resort that provides opportunities for native vegetation offsets to be provided for development to promote the principles of net gain in accordance with the Native Vegetation Framework.
- Ensure that all proposals that may impacts upon the habitat of the Mountain Pygmy-possum (*Burramys parvus*) comply with the guidelines outlined in the *Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burramys parvus) in Victoria*, or any updated version.
- Establish the extent of weed invasion within the Resort and implement appropriate weed control programs.
- Develop and implement cooperative predator control programs.

Heritage

Mt Buller's heritage elements contribute to the character and evolving development of the Resort. These include the natural features of the Resort which are recognised on the Register of the National Estate and pre-settlement archaeological sites.

The heritage elements provide a reference point for residents and visitors to appreciate the natural attributes and social and cultural history of the Resort in its regional setting.

Objectives

- To protect and enhance identified places, sites and objects of natural conservation and landscape significance.
- To protect and enhance identified places, sites and objects of European cultural, historical and architectural significance.
- To protect and enhance identified significant Aboriginal places, sites and objects.

Strategies

The strategies for achieving the objectives are:

- Identify, document and protect the Resort's heritage elements both natural and pre and post-settlement.
- Require the appraisal of impacts on heritage interest when determining planning permits for use or development in places of cultural or historical significance.

Implementation

The strategies will be implemented by the following action:

- A Local Policy will apply to areas identified in the Village as being of potential archaeological significance. In such instances the policy will apply to any redevelopment of a site.

Settlement

Village Development

The Resort is at a mature stage of its development, and significant public and private sector investment and initiatives have been implemented throughout the Resort over the last ten years. The challenge for the future is to strengthen the Resort's year round appeal, vitality and viability. Careful planning is necessary to achieve growth within the Village that is both economically and environmentally sustainable.

There is potential for growth in occupied beds and additional daytime visitors. Future increases in resort accommodation or ski field visitors must be linked to servicing infrastructure capacity. The majority of additional accommodation will be provided by extending some lease sites, establishing new lease sites and redevelopment of existing facilities. Opportunities for longer term development within the Resort will be considered if it can be demonstrated that the potential growth will be environmentally and economically sustainable, and achieve the Resort goal and strategic objectives.

There is a need to provide opportunities for a wide range of tourist and recreation facilities, residential accommodation, commercial activities, community facilities and services to cater for visitors as well as the smaller but growing permanent population.

The alpine environment provides a unique natural landscape setting for the Resort. Enhancement of the character and appeal of the Village is critical to the success of the Resort in realising the goal of becoming a year round visitor destination.

The built form and physical appearance of development within the Resort plays a vital role in the creation of an identifiable individual resort character for Mt Buller, and attention needs to be paid to high quality, innovative design. Development should seek to enhance the alpine character of the Village by ensuring that it sits comfortably on the natural topography, is generally constructed level with or below the top of the existing tree canopy, uses natural alpine colours and materials, and emphasises energy efficient design.

Associated with the physical elements of the Resort is the need to ensure that priority is given to free and safe movement of pedestrians and skiers throughout the Village, and that potential conflict with vehicles is minimised.

Objectives

- To retain the integrity of the existing Village and consolidate future development within the Village.
- To develop the Village as an attractive living place for the permanent and visitor population.
- To develop an identifiable individual resort character for the Resort and enhance it through high quality design standards in public and private development throughout the Resort.
- To identify commercial and residential areas within the Village which recognise the special requirements of a mixed destination and day visitor resort.
- To provide a Village Square for the Resort that functions as a commercial and community heart for the Resort.

- To preserve the interface between development in the Village and Bourke Street ski run.
- To ensure that new development and redevelopment achieves high quality design standards and responds to the landscape, amenity and environmental values of the Resort.
- To provide clear direction with regard to design elements for future development within the Resort.
- To promote environmentally sustainable development within the Resort.
- To ensure protection of significant vegetation on development sites.
- To protect the amenity of existing development within the Village.
- To encourage energy efficient building design throughout the Village.
- To ensure new development enhances pedestrian and skier safety and access.
- To maintain and enhance existing views from the public vantage points in the Resort.

Strategies

The strategies for achieving the objectives are:

- Further outward expansion of the Village will not be supported in the next 10 years except for Comprehensive Development Plan areas identified on the Strategic Land Use Framework Plan for the Village such as the Gateway site including Latrobe University, land west of Latrobe University, land in the vicinity of Faulty Towers at the northern extension of Standard Lane, and land at One Tree Hill.
- The development potential of land to the north of Delatite Lane will be investigated for future residential development as identified on the Strategic Land Use Framework Plan for the Village.
- New development will be encouraged within the Village to consolidate settlement.
- Redevelopment of existing under utilised sites will be encouraged to optimise the development potential within the Village.
- The release of new sites for development in the Village will take into consideration the following factors:
 - future patterns of visitation, usage and demand for commercial, lodge and private accommodation;
 - the existing development potential throughout the Village and rate of development being planned and achieved on sites;
 - the strategic planning directions for the future development of the Village, particularly in proximity to the Village Square;
 - environmental parameters identified for particular sites;
 - potential environmental impacts associated with future development.
- The Village Square will be further developed through urban design treatments to make it more attractive as a gathering and focal point.
- The visual and physical linkages between the Village Square and Bourke Street ski run will be protected and enhanced.
- Athletes Walk will be developed as the major pedestrian spine linking to Bourke Street ski run and Black Forest Walk, creating a loop back to the Village Square.
- Development requirements and design guidelines will apply which will establish the basis for creation of an identifiable individual resort character for the Resort.
- Ensure development has considered the following and will:

- Sit comfortably within the alpine landscape, by stepping with natural grades and harmonises with the character of the surrounding landscape.
- Retain existing native vegetation and natural features.
- Be of a scale and density that complements and positively contributes to the identifiable individual resort character of the Village.
- Result in built form that is well articulated.
- Minimise visual intrusion and nestle within the Snow Gum canopy, and in residential areas be constructed level with or below the top of the existing tree canopy.
- Be constructed of materials and colours that conjure up associations with the surrounding alpine environment and are selected with the intention of lasting for generations.
- Retain snow shedding within site boundaries and directed away from entry/exit points and major access ways for pedestrians and skiers.
- Demonstrate energy efficient design principles.
- Provide for the free movement of skiers and pedestrians, enhancing connections to public spaces and the skifields.
- Be respectful of existing view lines from key public vantage points.
- Not adversely affect the geo-technical conditions on the site.

Implementation

The strategies will be implemented by the following actions:

- The Strategic Land Use Framework Plans define the boundary of the Village and highlights the commercial and residential areas.
- Comprehensive Development Plans will be prepared for key development sites shown on the Strategic Land Use Framework Plans for the Village which will set out the land use and development parameters for future development proposals.
- A land development program will be prepared which will stage the release of key development sites for private sector investment. Existing vacant development sites and areas nominated for future development on the Strategic Land Use Framework Plans will be released to meet market demand for new development opportunities, and subject to monitored development rates on existing sites.
- A Design and Development Overlay applies across the Village to set parameters for development in the Resort. Village Design Guidelines will be prepared that will express the built form vision and set out design principles that will assist to create an identifiable individual resort character for the Village.
- An Urban Design Impact Statement will be required to be submitted with permit applications detailing how a development responds to the site, its context and the Mt Buller Alpine Resort Village Design Guidelines.

Residential Development

The Resort provides a unique living environment for a small permanent population and a seasonal visitor population. The accommodation requirements of the different groups at Mt Buller need to be catered for through a variety of types and standards of residential accommodation.

Residential accommodation for visitors is provided throughout both the commercial and residential areas of the Village. In the last two decades, the Resort has experienced a significant change in building stock, shifting from being comprised of predominantly small private lodges and clubs, to being characterised by larger commercial lodges and apartment buildings while maintaining a base of traditional clubs. There is an identified need for provision of residential accommodation for permanent residents within the Village. One Tree Hill has been identified as an area having opportunities for development of dwellings

and residential buildings that could provide accommodation for permanent residents. There is potential to provide low cost accommodation at Mirimbah Gate, to cater for the needs of Resort staff in an area that can be serviced by the public transport facilities. This will be investigated by the Resort Management Board and if appropriate suitable sites will be identified and released.

A limited amount of accommodation for staff working on the mountain has been established in the ski fields at Tyrol Lodge, the Snowflake Factory, Spurs Restaurant, and Kofflers. Outside the ski fields, staff accommodation is also provided at Horse Hill workshop area and Tip Corner, servicing staff involved in ski field operations (as defined in Clause 2.1 of Schedule 3 to the Design and Development Overlay). These accommodation areas are remote from the Village and have been purpose built. Further development or expansion of these facilities, will not be supported unless there is a demonstrated need for such staff accommodation to be located close to the ski field operations.

Objectives

- To encourage a variety of accommodation types and styles throughout the Village to meet the needs of the permanent and visitor population.
- To facilitate the establishment of educational, religious, community and a limited range of other non-residential uses to serve the needs of the community.
- To ensure that development makes a positive contribution to the identifiable individual resort character being created for the Village all year round.
- To ensure that development protects the amenity of existing residential development on adjoining sites.
- To ensure future development achieves a high level of finish and permanence to enhance the amenity of the Village.

Strategies

The strategies for achieving the objectives are:

- A range of residential accommodation types, at varying densities, will be encouraged in the residential areas of the Village to cater for the needs of the permanent and visitor population.
- In the commercial areas of the Village, emphasis will be on the provision of commercial accommodation for short-term visitors.
- Residential development will be supported if it can be demonstrated that it assists to create and enhance the identifiable individual resort character for the Village.
- New development providing or intended to provide accommodation outside the Village will not be supported. Any development or staff accommodation including new accommodation or extension to existing accommodation facilities will only be supported if there is a demonstrated need for it and it is necessary for ski field operations. Such new or extended development should be generally in accordance with any Ski fields Management Plan.
- The potential for development of low cost accommodation will be investigated at Mirimbah Gate.
- In the residential areas, the provision of commercial and other non-residential activities will be supported if it can be demonstrated that the use will not result in any adverse impacts on residents.

- The impact of residential development on the environment and adjacent development will be limited through the use of appropriate design standards and construction management techniques.
- A Skifields Management Plan is to be prepared by the ski lifts operator or lessee to the satisfaction of the Responsible Authority and the Resort Management Board. The Skifields Management Plan must set out the manner in which the skifields area will be used, developed and managed from the date of commencement of this part of the Scheme. The plan will detail current and future requirements for skifield operations including snow making, ski terrain management, staff accommodation (if any) and make provision for passive recreation within the skifields for the non-winter seasons. If appropriate, a Local Policy or Comprehensive Development Plan will be prepared to implement the Skifields Management Plan.

Implementation

The strategies will be implemented by the following actions:

- Comprehensive Development Plans will be prepared to facilitate development of the key sites with potential for future residential development. These include One Tree Hill, Standard Lane, the Gateway Site and land to the west of Latrobe University in the Village as shown on the Strategic Land Use Framework Plans.
- The development potential of land to the north of Delatite Lane will be investigated.
- The development of a mix of accommodation will be encouraged at One Tree Hill.
- A Comprehensive Development Plan will be prepared for the Mirimbah Gate area that will include consideration of areas for accommodation. If appropriate land for low cost accommodation is identified, the Resort Management Board may release it for that purpose.
- A Design and Development Overlay applies across the Village to set parameters for development in the Resort. Design Guidelines will express the built form vision and set out design principles that will assist to create an identifiable individual resort character for the Village.
- An Urban Design Impact Statement will be required to be submitted with permit applications detailing how the development creates and enhances the identifiable individual resort character for Mt Buller and is consistent with the Mt Buller Alpine Resort Village Design Guidelines.
- Any development within the skifields should be in accordance with the Skifields Management Plan to the satisfaction of the Responsible Authority and the Resort Management Board.

Commercial and Service Activities

The Resort has a range of commercial, retail, entertainment, community and service facilities and infrastructure that cater for the needs of visitors and permanent residents. Providing the right mix of facilities and services is crucial to the ongoing viability of the Resort as a year round destination. Opportunities exist to build upon and expand existing commercial and educational facilities such as the Latrobe University complex to cater for a broader range of events, conferences and educational activities at the Resort. One way this can be achieved is through the integration of future development of the University with the adjoining Gateway site for which a Comprehensive Development Plan has been prepared.

The Village has an identifiable centre that has a community and commercial focus for visitors and residents at the Resort. This centre is generally surrounded by a commercial precinct which has potential for future development. There is a need to consolidate and

strengthen the Village Square, and encourage development within the commercial areas to enhance year round opportunities for the Village.

Objectives

- To provide a range of retail, commercial, tourist, entertainment and service activities in appropriate locations in the Village catering for the needs of the visitors and permanent residents.
- To enhance the function, visual appearance and pedestrian amenity within the Village Square.
- To promote development in the Village Square that creates a sense of arrival and enhances its role as the primary focus of visitor activity in the Resort.
- To protect and enhance the visual and physical linkages between the Village Square and Bourke Street ski run.
- To ensure that the scale, intensity, bulk and appearance of any development makes a positive contribution to the identifiable individual resort character of the Village and is compatible with existing development.
- To ensure that commercial development, if located in residential areas, does not unreasonably detract from the amenity of the neighbouring accommodation.

Strategies

The strategies for achieving the objectives are:

- The commercial area shown on the Strategic Land Use Framework Plans will be promoted as the primary focus for commercial, tourism and community activities within the Village.
- Mixed use development will be encouraged in the commercial area to provide a range of major tourist facilities, commercial and retail uses, visitor services, entertainment and high density residential accommodation.
- The Village Square is the preferred location for an identifiable hub or centre of activity for the Village. Development in this area should provide linkages with the surrounding commercial area and to the skifields as well as accommodating a primary area for pedestrian and skier congregation.
- Development along the western edge of the Village Square at the interface with Bourke Street ski run must protect and enhance visual and physical linkages between the two areas.
- The primary day visitor arrival and congregation area will be provided within the Village Square. Outside the Village the arrival point for day visitors accessing the ski slopes will be at Horse Hill and the Skating Rink Bus Park.
- Development of the Latrobe University complex will be promoted to provide a greater range of educational, community and commercial facilities and activities.
- Mixed use development will be encouraged on the Gateway site in accordance with the Comprehensive Development Plan. Integration with the adjoining Latrobe University site will be promoted to optimise development potential of the two sites.
- Commercial facilities or retail premises will only be supported in locations outside of the Village if it can be demonstrated that the use will provide a desirable service for snow users or it is an integral component of a development proposal for passive alpine recreation and the use will not detract from the amenity or operation of the skifields.

- Support the following commercial or retail activities in the residential areas provided that the use does not result in any adverse impact on the amenity of residential areas:
 - Commercial Shop with a leasable floor space of up to 80 square metres.
 - Nightclub, Cabaret, Restricted Place of Assembly, Retail Premises with a leasable floor area of up to 120 square metres and provided in association with a Residential Building with not less than 30 beds.
 - Hours of operation for a Nightclub or Cabaret shall be limited to closure at 12.00 midnight Sunday to Thursday and 1.00am on Friday and Saturday.
- Service activities or infrastructure will be accommodated throughout the Resort on appropriate land as the need for the use or development arises.

Implementation

The strategies will be implemented by the following actions:

- Comprehensive Development Plans will be prepared to facilitate development of the key sites in the Village with potential for future mixed use or commercial development.
- The Gateway Site Comprehensive Development Plan will be extended to provide for an integrated development with the Latrobe University complex.
- A range of commercial activities and community based events will be encouraged within and around the Village Square to promote year round activities in the Village.
- A Design and Development Overlay will apply throughout the Village that establishes requirements for development in the commercial area. The overlay includes an overshadowing control throughout the commercial area to protect the amenity of key pedestrian areas in the Village Square, Athletes Walk and Summit Road.

Tourism and Recreation

The natural environmental qualities together with existing tourist and recreation infrastructure and accessibility of the Resort provide an ideal basis for expansion of the year round use of the Resort.

The primary attraction of the Resort as a tourist destination during winter months is the extensive ski fields and associated accommodation and entertainment facilities that directly service the ski industry.

The Resort's ski fields are a finite resource, which require extensive management and maintenance all year round. Depending on capacity of servicing infrastructure, the capacity of the existing ski fields can be improved and expanded to provide for a variety of experiences for snow based recreational activities. Development of the ski field terrain has significant environmental implications which must be balanced against the goal of achieving intensive year round recreation in the Resort.

The use of the Resort throughout the winter seasons should capitalise upon its natural assets and the infrastructure in the Village and ski fields. These natural and built features provide opportunities for a broad range of passive recreational pursuits, tourist, educational and entertainment activities within an alpine setting.

Objectives

- To encourage the use and development of the Resort as a year round destination capitalising on the natural beauty, environmental qualities and infrastructure of the Resort.

- To achieve the optimum use and development of the skifields by ensuring that sufficient skifield terrain, cross country trails, snow play areas and associated infrastructure are available to meet the current and future needs of the Resort.
- To manage the skifields year round to optimise usage and minimise environmental impacts.
- To provide for the development of a range of tourism and recreation opportunities and facilities that are compatible with the alpine environment of the Resort.
- To ensure that development in the skifields is appropriate to its intended use and does not adversely impact upon the environmental and landscape values of the Resort.

Strategies

The strategies to achieve the objective are:

- The development and management of skifield terrain and facilities will be encouraged within the skifields as shown on the Strategic Land Use Framework Plans.
- The skifields will be used and developed primarily for providing facilities for snow based recreational activities.
- The use of the mountain's snow resources will be enhanced through the extended development of the snow making system within the capacity of existing mountain water storage and waste water recycling systems.
- Consolidation and upgrading (where necessary) of the downhill lifting system will be encouraged within the existing skifields.
- Ensure that the environmental and visual impact of potential future lift stations and associated infrastructure in the skifields is minimised by careful siting and design.
- Provide for snow play activities at appropriate locations within the Resort and ensure that development providing amenities and services is appropriate in terms of its function and built form.
- Support commercial facilities or retail premises in the skifields if it is small scale development and it can be demonstrated that the use will provide a desirable service for snow users, or it is an integral component of a development proposal for passive alpine recreation and the use will not detract from the amenity or operation of the skifields.
- Development providing accommodation for permanent residents or visitors other than skifield operation staff will not be supported in the skifields. Residential accommodation in the skifields is subject to the strategies described in the Residential Development part of this clause.
- Any development proposals must be assessed having regard to environmental, ecological, economic, aesthetic and safety considerations.
- The establishment of facilities for passive alpine recreation or conduct of activities and special events in the non-ski season will be encouraged within the Skifield Precinct, provided that the use and development is compatible with the primary use of the area for alpine skiing and results in minimal adverse environmental impact.
- Developments that utilise the existing lift system to foster an improved range of recreational activities outside the declared ski season, particularly those focussed around the Blue Bullet 1 and 2 and the Horse Hill Chair will be supported.
- Develop the walking/cycling trail system (utilising cross country trails) within the Resort further and enhance connections to Mt Stirling and the surrounding Alpine National Park.

- Provide opportunities for the location of services and infrastructure directly related to the operation of the Resort and the skifields in appropriate locations along the Mt Buller Access Road.
- Investigate opportunities for accommodation, educational, recreational and commercial activities and access arrangements at Mirimbah to ensure that future development optimises the potential of this area as an access point for Mt Buller and Mt Stirling. Any development proposals will be assessed taking into consideration environmental, ecological, economic, aesthetic and safety considerations.
- The use of Corn Hill for dispersed alpine skiing, snow boarding or snow play will continue to be a long term option for Mt Buller. Any development proposals for Corn Hill must be assessed taking into account environmental, ecological, economic, aesthetic and safety considerations.
- Ensure that the management of the skifields is undertaken in a manner that minimises disturbance to flora and fauna communities and landscape values.

Implementation

The strategies will be implemented by the following actions:

- The skifields are included within the Alpine Recreation Schedule 2 to the Comprehensive Development Zone and surrounding land is included within the Public Park and Recreation Zone.
- A Design and Development Overlay is applied to the skifields to ensure that development is appropriate to its intended use and that its impact upon the environmental and landscape values of the Resort is considered in applications.
- A Skifields Management Plan is to be prepared to the satisfaction of the responsible authority and the Resort Management Board. The Skifields Management Plan must set out the manner in which the skifields area will be used, developed and managed from the date of commencement of this part of the Scheme. The plan will detail current and future requirements for skifield operations including snow making, ski terrain management, staff accommodation (if any) and make provision for passive recreation within the skifields for the non-winter seasons. If appropriate, a Local Policy or Comprehensive Development Plan will be prepared to implement the Skifields Management Plan.
- The Resort Management Board will prepare a Strategic Management Plan for the Resort. The Strategic Management Plan will provide long term planning and direction for the promotion, management, investment, use and development of the Resort all year round. The plan will be prepared in consultation with the skifield lessee in respect of the operation and development of the skifields, as well as other key stakeholders. Further amendments to the planning scheme will be initiated to implement the Strategic Management Plan.
- A Comprehensive Development Plan will be prepared for Mirimbah Gate to establish future accommodation, educational, recreation and nature based commercial opportunities and access arrangements for Mt Buller and Mt Stirling.
- The Resort Management Board will investigate the opportunity of providing an easily accessible walking and ski touring trail between Mt Buller and Mt Stirling.
- Development of interpretive facilities and appropriate signage will be undertaken to promote ecotourism and raise awareness of the environmental values and natural assets of the Resort and surrounding Alpine National Park.

Transport and Access

Access is a critical issue for the operation of the Resort during the winter snow season. The Resort is presently subject to high levels of visitor entry and departure during the weekend periods. In addition to these peak periods, high visitation often occurs following good snowfalls. At these times of high demand, weather conditions often necessitate that the access system operates at below its maximum capacity. To accommodate existing and planned visitor levels to the Resort during peak conditions, it will be necessary to continually improve the transport and access system through infrastructure works and management arrangements.

Car parking is an important factor in the operation of the Resort and its ability to cater for day and overnight visitors. There is a need to ensure that adequate provision is made for visitor car parking facilities within the Resort to facilitate easy access to the skifields and the Village.

In the non-winter months, a limited amount of public parking is available within the Village at locations servicing residential and commercial facilities. The provision of additional public car parking will continue to be limited, being offset by private car parking on individual lease sites and public car parking available on the roadside and car parks in proximity to the Village.

Over the past five years, there has been an increased demand for provision of car parking on development sites within the Village to service accommodation. Car parking will continue to be permitted within the Village, however its provision must be balanced against the need to preserve and enhance the amenity, safety of pedestrians and skiers, and the environment.

Objectives

- To develop a transport system that ensures a high level of accessibility to the Resort.
- To provide an efficient and safe public transport system during the declared ski season to meet the needs of visitors.
- To ensure safe and efficient movement of vehicles, pedestrians and skiers throughout the Resort, particularly within the Village.
- To improve non-vehicular movement within the Village Square and along Athletes Walk and Black Forest Walk.
- To provide public and private car parking to meet the needs of existing and planned visitation levels to the Resort.
- To provide vehicular, pedestrian and skier links to the Mt Stirling Alpine Resort and the surrounding Alpine National Park to optimise year round recreational experiences.
- To provide appropriate access and facilities for emergency services.

Strategies

- The transport and access system for the Resort will be progressively augmented to accommodate a planned visitor level of 15,000 people per day accessing the mountain.
- Long term opportunities for improved access and circulation will be investigated in the Village and throughout the Resort.
- Access to the Resort and movement of vehicles within the Village will continue to be limited and managed by the Resort Management Board during the declared snow season.

- The Village Square will be promoted as a public transport hub, providing bus parking and access facilities for transport vehicles.
- Facilities for public car parking will be provided at appropriate locations within the Village and along the Mt Buller Tourist Road to cater for the needs of visitors during summer and winter seasons. The management of parking will be on the basis of length of stay. The car parking areas are shown on the Strategic Framework Plans for the Resort. Any new or extension of existing car parks must be assessed taking into account environmental, ecological, economic, aesthetic and safety considerations.
- The Skating Rink Bus Park will continue to provide facilities for bus parking as an integral part of the transport access system.
- Car parking may be permitted in association with private development on lease sites, where this does not add to the overall extent of impermeable surfaces and clearing of native vegetation.
- A pedestrian network will be identified and developed throughout the Village, building on the primary access loop created by the Village Square, Athletes Walk linking across Helicopter Flat to Black Forest Walk. A network will be extended to the eastern end of the Village, starting from the pedestrian bridge at Cow Camp Plaza that currently provides a link to Chamois Close.
- Athletes Walk will continue to be upgraded with landscape treatments to provide a high quality movement spine for pedestrians.
- Black Forest Walk will be protected and enhanced as a pedestrian and skier movement corridor, linking the Village Square to Bourke Street ski run, Ski School at Helicopter Flat and development at the south western end of the Village.
- During the declared snow season the key pedestrian links provide skier access.
- The pedestrian link from Delatite Lane to Tip Corner will be protected and enhanced.
- The link road north of Corn Hill will be appropriately developed to service Mt Buller and Mt Stirling areas all year round.

Implementation

- A Transport Strategy will be prepared by the Resort Management Board which clearly sets out the infrastructure and management arrangements necessary for the operation of the existing and planned transport and access system to and within the Resort.
- A network of pedestrian walkways and footpaths will be constructed throughout the Village along Village roads and as isolated walkways to enhance pedestrian and skier movement. This will build upon the primary loop system created by the Village Square and Athletes Walk linking across Bourke Street to the Black Forest Walk as shown on the Strategic Framework Plans for the Village. The Resort Management Board will identify opportunities for extension of the pedestrian network into the eastern end of the Village.
- The provision of a multi level undercover car parking facility will be accommodated in the Gateway Site Comprehensive Development Plan, including the incorporation of development on the Latrobe University site.
- A strategy will be developed to investigate the upgrade of the Mt Buller to Mt Stirling road link, via Corn Hill, to improve access between the two Resorts. Any assessment must take into account environmental, ecological, economic, aesthetic and safety considerations
- A Local Policy will apply to the provision of car parking associated with private development on lease sites in the Village for the provision of public and private car parking.

Infrastructure

The existing developed areas within the Resort are well provided for in terms of physical infrastructure and services. The infrastructure has adequate capacity, subject to minor modification, to meet the additional demands resulting from planned future expansion of the Resort. Increased snow making will require augmentation of the water supply. The Resort is investigating the possibilities of using treated waste water from the Village for snow making.

The Resort Management Board has prepared an Environmental Management Plan for the Resort which sets out a range of objective and targets for management of water quality, waste air quality, energy efficiency, fire and asset management. The implementation of the Plan involves a range of infrastructure and management programs that will be undertaken by the Board, other government agencies and the community.

The design and construction of new infrastructure must be sympathetic to the environmental values of the Resort and minimise impacts on the surrounding natural systems. Provision needs to be made for ongoing maintenance, repair and upgrading of facilities to be undertaken in a manner that is consistent with the Environmental Management Plan.

Objectives

- To ensure service infrastructure is provided to meet the current and future requirements of the Resort all year round.
- To ensure that services are provided in a cost effective manner using innovative technology to support best practice management of resources.
- To ensure that service and infrastructure is provided in a manner that minimises impacts on existing natural, built, cultural and environmental values of the Resort.
- To minimise the impact of stormwater and other discharges on the water quality of the Howqua and Delatite Rivers.

Strategies

The strategies for achieving the objectives are:

- Provision of service infrastructure will be implemented to meet the planned growth of the Resort.
- Physical infrastructure and services will be appropriately designed and located to minimise their environmental and visual impact.
- The provision of additional water supply and storage facilities for snow making purposes will be encouraged within the Resort.
- Encourage development to meet minimum setback and buffer distances from the Delatite River.
- Environmental management practices will be developed to ensure that provision of infrastructure and the operation of the Resort achieves improved catchment management practices, water quality and waste management.

Implementation

The strategies will be implemented by the following actions:

- The waste water treatment facilities will be augmented (as necessary) to meet existing and future requirements of the Resort.
- Augment the bulk water supply to provide for the Resort growth over time.
- Facilitate the reuse of waste water for snow making in cooperation with the Resort Management Board, Environment Protection Authority, Department of Human Services, Department of Sustainability and Environment and the ski lift operator/lessee.
- All development in the Village will be required to be connected to reticulated services.
- The construction of the underground reticulated electricity supply system will continue to be progressively implemented throughout the Village.
- Buildings in proximity to the Delatite River should have a minimum setback of 100 metres. Septic tanks should have a minimum of 100 m setback from the top of the river bank or high water mark. A minimum 30 m width of undisturbed vegetation is to be provided along the waterway.
- Implement the Mt Buller Environmental Management Plan through appropriate management programs and procedures developed by the Resort Management Board.