

**21.05-3 VISION – STRATEGIC FRAMEWORK****Mt Buller Resort Management Corporate Plan 1998 – Reflecting the Future 1998 - 2001**

The Mt Buller Alpine Resort Management Board Corporate Plan establishes the direction of the Resort and provides a framework for improving the position of Mt Buller over the next three years. The strategic planning vision reflects the corporate direction which is:

*To enhance Mt Buller's position as Australia's Best All Season Alpine Resort by providing the highest level of value, service and standards for visitors, community, investors and business, people and the State of Victoria.*

This will be achieved by:

- Providing an enjoyable place to visit, work and live.
- Encouraging a commercially vibrant resort economy.
- Encouraging the provision of good value and quality services by all service providers.
- Facilitating cooperation between interest groups.
- Managing the environment in a sensitive manner.
- Creating an aesthetically distinctive village environment.
- Promoting Mt Buller to current and potential visitors.

**Key land use themes**

Mt Buller's vision for future land use planning and development is expressed around a number of key themes, which are:

- Environment
- Resort boundaries
- Active recreation
- Passive recreation
- Transport and access
- Service access
- Accommodation
- Commercial
- Year round resort tourism

**Land Use Planning Objectives**

To achieve the Resort goal the following strategic objectives should be satisfied by use and development applications:

- To provide for the use and development of Mt Buller Alpine Resort as a destination for year-round recreation, having regard to environmental, ecological, economic, aesthetic and safety considerations.
- To facilitate the development of the Mt Buller Village as a settlement catering for the needs of permanent residents and visitors year round.
- To promote year round visitation to Mt Buller Alpine Resort.
- To improve snow sport capacities of the Mt Buller skifields.
- To conserve and protect the natural environmental systems within and adjacent to the Mt Buller Alpine Resort.

- To encourage development of an identifiable image and character for the Mt Buller Alpine Resort and Village.
- To ensure that transport within the Mt Buller Alpine Resort meets the demands of existing and future visitation levels.
- To achieve a high level of performance and safety of all development and service infrastructure for all users.
- To ensure that services are provided at a level which is commensurate with the planned future development of the Mt Buller Alpine Resort.

### **Strategic Land Use Framework Plan**

The Resort's key strategic directions for future land use planning and development are illustrated on the Strategic Land Use Framework Plans. The purpose of these plans is to identify locations where specific land use outcomes will be supported and facilitated. It also illustrates potential development opportunities or constraints.

The major strategic directions identified on the Strategic Land Use Framework Plans include:

- Identification of the Public Park and Recreation, Skifield Development and Village precincts throughout the Resort;
- Identification of infrastructure and service areas which support the operation of the Resort;
- Nomination of Corn Hill as a future area for dispersed skifield development;
- Location of existing skifield development and infrastructure;
- Identification of new residential and commercial development opportunities;
- Locations where higher density residential accommodation will be promoted along Breathmaker Lane;
- Nomination of areas within the commercial centre where overshadowing controls will be applied to protect the skifields and public spaces;
- Promotion of old Summit Road as a pedestrian spine;
- Identification of potential sites for a parking station within the Village commercial area;
- Nomination of potential snow play areas;
- Identification of ski trail connections between the Village and the skifields;
- Identification of future development sites along the north side of New Summit Road;
- Promotion of a residential precinct at One Tree Hill.





