

## 21 STRATEGIC STATEMENTS

### 21.01 ALPINE RESORTS STRATEGIC STATEMENT

#### Introduction

The Alpine Resorts Strategic Statement is a local policy to give strategic direction to the Alpine Resorts and it applies across all of the designated Victorian Alpine Resorts. For the purposes of the Victorian Planning Provisions this policy is similar to a Municipal Strategic Statement, however the resorts are not part of any municipal district and as such a Municipal Strategic Statement is not required.

The Alpine Resorts Strategic Statement should be read in conjunction with the State Planning Policy Framework and the other local planning policies. This document establishes objectives for the resorts, by which applications for development must meet and further.

#### Policy Context

The State Government of Victoria instituted a policy to reform the Alpine Resorts.

In September 1996 an agreement between the Minister for Conservation and Land Management and the Minister for Planning and Local Government initiated a reform program that resulted the transfer of planning and responsible authority status from the Alpine Resorts Commission to the Minister for Planning and Local Government.

The reform agenda included the development of new alpine planning controls, in the format of the Victorian Planning Provisions, to provide certainty, facilitate appropriate development, ensure appropriate environmental management and to reduce the need for planning approvals. Consultants were engaged to prepare for the mountain communities Comprehensive Development Plans and Alpine Resort Environmental Management Plans.

This Alpine Resorts Planning Scheme is the product of the first stage of the reform program.

The reform agenda is consistent with the National Competition Policy. The implication of the National Competition Policy will facilitate each resort acting in independent competition to reach their best potential.

#### Social Context

There is diversity of social considerations within the alpine resorts. These include access levels, employment opportunities and residency.

Access to the resorts can be interpreted in numerous ways: their geographic distance from the main skier market of Melbourne, the quality of physical access and the economic access to the resorts. Those three interpretations of access interplay to make the provide recreation opportunities to different groups.

The resorts provide significant seasonal employment opportunities specifically in the construction, hospitality and tourism industries. The hospitality and tourism industry is recognised as one of the fastest growing industries in Victoria and Australia.

The size of the permanent residential populations on the resorts vary across each resorts. Falls Creek has an established population of approximately 121 people. Mt Buller and Mt Hotham have a small permanent residential base of 50 and 20 persons respectively. At Mt Hotham the proportion resides Alpine community at Dinner Plain, outside of the resort. Mt Baw Baw has a some residential population, whilst there is no residential population at Lake Mountain.

The ‘off mountain’ communities for all of the resorts play an important role. Whilst outside of the resorts, these communities impact on the social fabric of the resorts and vice versa, by providing employment, economic, accommodation and residential opportunities.

The resorts also have different cultural histories that include Aboriginal habitation and spirituality, logging, grazing and mining.

### **Economic Context**

The Victorian Alpine Resorts make a significant contribution to the Victorian economy. The snow market is an increasingly high yield sector and enjoys average daily spending above any other sector of Victoria’s regional tourist industry. Significantly, the investment in the Victorian Alpine Resorts represents one of the highest investments in tourism in Victoria.

The contribution to the Victorian economy is achieved through investment and employment in infrastructure, property, construction and hospitality. The Alpine Resorts also contribute to raising and leading skill and education levels in environmental protection, construction techniques and hospitality services.

### **Environmental Context**

The Alpine Resorts are nestled in significant and fragile natural environments. Within the resorts, and surrounding parks, are communities of special and endangered flora and fauna species. These are either important in a regional, state or national context.

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#### **FALLS CREEK ALPINE RESORT**

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Mountain Daisy (*Brachyscome tenuiscapa*)  
 Wire-head Sedge (*Carex cephalotes*);  
 Dwarf Sedge (*Carex paupera*);  
 Rough Eyebright (*Euphrasia scabra*);  
 Alpine Bog Community;  
 Alpine Snowpatch Community;  
*Caltha introloba* Herbland Community; and  
 Fen (Bog Pool) Community.

Mountain Pygmy-possum (*Burramys parvus*);  
 Stonefly (*Riekoperla intermedia*); and  
 Stonefly (*Thaumatoperla alpina*)

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#### **LAKE MOUNTAIN ALPINE RESORT**

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Leadbeater’s Possum (*Gymnobelideus leadbeateri*);

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Smoky Mouse (*Pseudomys fumeus*); and  
Barred (or Brown) Galaxias (*Galaxias olius* var. *fuscus*).

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#### **MT BAW BAW ALPINE RESORT**

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Alpine Bog Community  
Caltha introloba Herbland Community  
Baw Baw Frog (*Philoria frosti*);  
Leadbeater's Possum (*Gymnobelideus leadbeateri*) and  
Broad-toothed Rat (*Mastacomys fuscus*).

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#### **MT BULLER ALPINE RESORT**

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Caddisfly (*Archaeophylax canarus*);  
Mountain Pygmy-possum (*Burrmys parvus*);  
Alpine Bog Stink (*Pseudemoia cryodroma*);  
Stonefly (*Riekoperla isosceles*); and  
Alpine Stonefly (*Thaumatoperla flaveola*).

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#### **MT HOTHAM ALPINE RESORT**

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Mountain Daisy (*Brachyscome tenuiscapa*);  
Wire-head Sedge (*Carex cephalotes*);  
Dwarf Sedge (*Carex paupera*);  
Silky Daisy (*Celmisia sericophylla*);  
Rock Tussock-grass (*Poa saxicola*);  
Fairy Bluebell (*Wahlenbergia densifolia*);  
Eicher's Buttercup (*Ranunculus eichleranus*);  
Alpine Bog Community;  
Alpine Snowpatch Community;  
Caltha introloba Herbland Community; and  
Fen (Bog Pool) Community  
Mountain Pygmy-possum (*Burrmys parvus*);  
Alpine She-oak Skink (*Cyclodomorphus praealtus*); and  
Broad-toothed Rat (*Mastacomys fuscus*).

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Other environmental considerations include water courses, catchment and quality issues; salinity and land degradation.

### **Existing Land Uses**

A variety of land uses take place in the Alpine Resorts.

Falls Creek, Mt Buller and Mt Hotham are the three major resorts that have intensive alpine village and alpine recreation development. Mt Baw Baw has a small village with an appropriately matched intensive recreation development. Lake Mountain is a departure and arrival point for nordic skiing and a destination point for snow play.

The uses within the resorts consist of:

- Commercial Operations: hotels, shops, cafes and food premises, hire places and retail shops.
- Accommodation: flats, apartments, hotels and lodges and other special uses.

- Recreations: used for nordic and alpine skiing and appropriate related infrastructure, such as trailheads, skifield facilities, lifting systems, and groomed trails and runs.

### **Policy Statement**

The Alpine Resorts can be developed to provide a quality tourist and recreation destination in all seasons. There should be consistency and certainty for development, the use of best practice whilst ensuring environmental management of the natural resources.

### **Alpine Strategic Objectives**

All planning applications should attempt to satisfy the following objectives:

- To provide for the proper establishment, development and use of the resort for intensive, year-round recreation including the development of alpine and nordic skifields, having regard to environmental, ecological, economic, aesthetic and safety considerations.
- To reinforce the alpine resorts as a destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services.
- To ensure that use and development within the alpine resorts is carried out to benefit the present and future resort users whilst maintaining a high quality environment.
- To conserve and protect the natural environmental systems within and adjacent to the alpine resort areas so as to minimise disturbance to flora and fauna communities and to areas of high scenic quality or visual sensitivity.
- Encourage best practice, low impact and environmentally-sensitive management practices for the resorts.
- Encourage best practice in urban design that reflects the alpine character of the resorts.
- To provide for the necessary management of snow deposition, in particular related to public safety and snow removal requirements.
- Enhance skier, pedestrian and vehicle activity at desirable levels related to the accessibility and capacity of skifields, services, commercial activity and development of trailheads and appropriate transportation for nordic skiing.
- To minimise conflicts arising from development on sites near and adjacent to habitat or communities of flora and fauna which may be adversely affected by development.
- To take account of the requirements of the Victorian Archaeological and Aboriginal Relics Preservation Act 1972, the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984 and the views of local Aboriginal communities in providing for the conservation and enhancement of places, sites and objects of Aboriginal cultural heritage value.