**21.05 MT BULLER RESORT STRATEGIC STATEMENT**

**21.05-1 RESORT PROFILE**

Mt Buller Alpine Resort has a summit elevation of 1,804 metres and area of approximately 2,300 hectares. The Resort is located approximately 250 kilometres (about three and a half hours drive) north-east of Melbourne. Access to the Resort is via the township of Mansfield on the Mt Buller Tourist Road.

The Resort forms part of the upper catchment of the Delatite and Howqua Rivers. The Alpine National Park abuts the Resort boundary to the south-east, south, south-west and west. A common boundary to the north is shared with the Mt Stirling Alpine Resort in the upper Delatite River valley. Crown land on the southern side of the Delatite River at Mirimbah abuts the Resort to the north-west.

It is believed that Aboriginal people utilised the Mt Buller area to exploit the large accumulation of Bogong Moths found during the late spring and summer period. Four tribes were traditionally associated with Mt Buller including Taungurong in the west, Pangerand in the north, Jaitmathang in the east and Kurnai in the south.

The Resort contributes significantly to the economy of the region and the State as a seasonal employment generator in the tourism and service industry. The township of Mansfield is located 48 kilometres from Mt Buller Village and has strong community and economic links with the Resort.

The Resort contributes significantly to the region’s tourism identity as a key year-round destination. The Resort attracts an average of around 242,000 visitors during the snow season on an annual basis.

The Resort is predominantly a downhill ski resort with terrain ranging from relatively open, gently sloping ridge tops to steep valley sides. The Resort has a capacity to accommodate approximately 7,500 overnight visitors plus 10,000 additional snow users per day on Mt Buller under consistently good snow conditions. The Resort currently attracts a maximum of about 8,000 snow users per day during the winter season.

During the non winter months a range of activities are also provided within the Resort. The Village Cinema, Museum, accommodation facilities, and the staging of specific summer events contribute to the Resort’s attractions for year-round tourists and also permanent residents. Trails are also provided for 4WD vehicles, motorcycles, walkers, bicycle and equestrian uses. Picnic facilities are provided within the Village and at Mirimbah Park.

The Resort is an integral part of the unique alpine environment that contains a variety of fauna, flora and alpine communities. Some of these species are listed as threatened in Schedule 2 of the *Flora and Fauna Guarantee Act 1988* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The Village and skifields are within the sub-alpine woodland and treeless sub-alpine mosaic.

There are approximately 200 permanent residents within Mt Buller Village. During the winter season the permanent and long stay population in the Resort rises to about 2,000 residents.

The Village area of Mt Buller is characterised by a distinctive “hour glass” shape, formed by two residential areas at either end of a narrow central commercial area extending from the Village Square up Athletes Walk and along Summit Road. Skifields at the western end and steep topography at the eastern end effectively contain the Village.

**21.05-2 VISION – STRATEGIC FRAMEWORK**

Mt Buller Resort Management Corporate Plan – 2009-12
The Mt Buller and Mt Stirling 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 period 2009 to 2012.

The ‘Vision’ for the Mount Buller and Mount Stirling Resorts is to be:

*The most attractive and popular year-round alpine destination in Victoria and be recognised as a leader in environmental management.*

**Land Use Planning Objectives**

To achieve the Resort corporate ‘Vision’ the following strategic objectives should be satisfied by use and development applications:

**Environmental and Landscape Values**

- To conserve and protect the natural environmental systems and landscape values within and adjacent to the Mt Buller Alpine Resort so as to minimise disturbance to flora and fauna communities and to areas of high scenic quality or visual sensitivity.

**Natural Resource Management**

- To ensure that use and development within the Mt Buller Alpine Resort is undertaken in an ecologically sustainable manner.

**Infrastructure**

- To optimise the snow user capacity of the skifields and ensure provision of appropriate infrastructure to meet current and future needs of the Resort taking into account environmental constraints.
- To ensure that use and development within the Mt Buller Alpine Resort is undertaken in an ecologically sustainable manner.
- To achieve a high level of performance and safety for all development and service infrastructure for all users.
- To ensure that services are planned and coordinated to meet the needs of future development in the Resort.

**Environmental Risks**

- To ensure that bushfire hazard is managed throughout the Resort so as to minimise risk to property and persons.

**Settlement**

- To strengthen the role of Mt Buller Alpine Resort as a year-round destination by providing a range of recreation and tourist facilities, residential accommodation, commercial and community activities and support services and infrastructure.

**Economic Development**

- To ensure that use and development within the Resort promotes year-round visitation.

**Built Environment and Heritage**

- To encourage creation of an identifiable image and “trademark” character for development in the Village and the Resort.

**Transport**

- To enhance skier, pedestrian and vehicular safety, movement and accessibility within the Resort.
To ensure that transport within the Resort meets the demands of existing and future visitation levels.

To ensure that appropriate car parking facilities are provided in the Resort to meet the needs of the permanent and visitor population and commercial operators.

**Strategic Land Use Framework Plan**

The Resort’s key strategic directions for future land use planning and development are illustrated on the three Strategic Land Use Framework Plans – Resort, Skifields and Village. 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 are identified on the Strategic Land Use Framework Plans are:

**Resort**

- Identify Public Park and Recreation, Skifield and Village precincts throughout the Resort.
- Identify the location of major existing skifield development.
- Identify major access roads, car parking areas, infrastructure and service areas outside of the Village and nominated skifield area which support the operation of the Resort.
- Promote Mirimbah as the gateway and access point for the Resort as well as providing recreation facilities and having potential for low cost accommodation.
- Identify Corn Hill as a future area for dispersed skifield development.

**Skifields**

- Identify the existing ski trails, skifield and snow making infrastructure, maintenance and storage areas, and facilities that support the operation of the skifields.
- Identify the existing commercial development in the skifields.
- Maintain the existing and approved areas for staff accommodation associated with the operation of the skifields and commercial venues within the Village.
- Support facilities for passive recreation.
- Identify areas to be investigated for future recreation activities.

**Village**

- Contain development with the Village boundary.
- Identify trail connections between the Village and the skifields.
- Support development of the Village Square as the primary meeting place in the Village where a mix of commercial, community, public open space and skifield services will be encouraged.
- Identify residential and commercial precincts within the Village, including the nomination of areas for new development opportunities.
- Identify areas where Comprehensive Development Plans should be prepared to facilitate future development.
- Direct future residential development into identified areas.
- Develop a Village pedestrian circuit incorporating Athletes Walk, Bourke Street, Black Forest Walk linking the Village Square forming a primary movement pathway.
- Develop a pedestrian link from the Village Square across the bridge to Chamois Close providing a connection to the eastern part of the Village.
- Identify areas for investigation of transport linkage options between the north and south sides of the Village, under Bourke Street.
- Nominate key viewing points within the Village to be given consideration when assessing future use and development applications within the Village and in the skifields.
- Identify existing and future car parking facilities within the Village.
ENVIRONMENTAL AND LANDSCAPE VALUES

Overview

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 Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Key issues

- Ensuring sustainable use and development within the Resort to capitalise on the natural assets which are a primary focus for visitors.
- Potential for adverse environmental impacts to natural ecosystems through ongoing recreational use and construction activity.
- Managing the off-site effects of development and land use within the Resort to minimise their impact.
- Potential habitat for the Mountain Pygmy-possum (*Burramys parvus*) is dispersed throughout the Resort, located outside of the Village areas. The existing and potential habitat requires protection from inappropriate development.

Objective 1

To maintain, preserve and enhance the natural environmental features of the Resort.

Strategies

- Promote the principle of net gain in native vegetation associated with the further development of land within the Resort, in accordance with the Native Vegetation Management Framework.
- Retain native vegetation, including trees, shrubs and ground cover.
- Encourage revegetation of disturbed areas with indigenous species applying the principles of net gain.
- Ensure that all development and use of land is undertaken in a manner that minimises impacts on significant native vegetation, fauna and environmental resources.
- Establish the environmental values existing within the Resort, including the identification of species and communities of conservation significance and the defining of habitat types in consultation with the Department of Sustainability and Environment.

Objective 2

To maintain, preserve and enhance the habitat of threatened species and communities within the Resort.

Strategies

- Ensure that 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.

Objective 3
To ensure that use and development minimises environmental impact through sensitive siting and implementation of sound construction and management techniques.

Strategies

- Ensure that all development and use of land minimises any off-site adverse effects on the environment.
- Monitor environmental impacts associated with Resort development and encourage research into best practice environmental management techniques.
- Develop management requirements for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.
- Minimise the likely environmental impacts 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.
- Ensure development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.

SETTLEMENT

Overview

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.

There is potential for growth in occupied beds and additional daytime visitors. 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. Longer term development must also achieve the Resort’s goals and strategic objectives.

A limited amount of accommodation for staff working on the mountain has been established in the skifields. Outside the skifields, staff accommodation is also provided, servicing staff involved in skifield operations. These accommodation areas are remote from the Village and have been purpose built.

Key issues

- Future increases in Resort accommodation or skifield visitors must be linked to servicing infrastructure capacity.
- 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.
- 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 small but growing permanent population.
- Further development or expansion of the staff accommodation facilities within the skifields, will only be supported if there is a demonstrated need for such staff accommodation to be located close to skifield operations.

Objective 1

To consolidate future development within the Village.

Strategies

- New development will be encouraged within the Village to consolidate settlement.
Redevelopment of existing underutilised 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.

Objective 2
To develop the Village as an attractive living place for the permanent and visitor population.

Strategies
- Outward expansion of the Village will be discouraged 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 the Buller Community Centre (formerly known as the Latrobe University complex), land west of the Buller Community Centre, land in the vicinity of Faulty Towers at the northern extension of Standard Lane and land at One Tree Hill.
- Identify commercial and residential areas within the Village which recognise the special requirements of a mixed destination and day visitor Resort.

Objective 3
To provide a Village Square for the Resort that functions as a commercial and community heart for the Resort.

Strategies
- The Village Square will be further developed through urban design treatments to make it more attractive as a gathering and focal point.

Objective 4
To preserve the interface between development in the Village and Bourke Street ski run.

Strategies
- The visual and physical linkages between the Village Square and Bourke Street ski run will be protected and enhanced.

Objective 5
To encourage a variety of accommodation types and styles throughout the Village to meet the needs of the permanent and visitor population.

Strategies
- 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.

New development providing or intended to provide accommodation outside the Village will not be supported. Any development or staff accommodation including new staff accommodation or extension to existing staff accommodation facilities will only be supported if there is a demonstrated need for it and it is necessary for skifield operations. Such new or extended development should be generally in accordance with any Skifields Management Plan prepared to the satisfaction of the Responsible Authority and the Mt Buller and Mt Stirling Alpine Resort Management Board.

The development of a mix of accommodation will be investigated at One Tree Hill.

The potential for development of low cost accommodation will be investigated at Mirimbah Gate.

Objective 6

To encourage a limited range of other non-residential uses to serve the needs of the community.

Strategies

To facilitate the establishment of educational, religious and community uses.

ECONOMIC DEVELOPMENT

Commercial and Service Activities

Overview

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. The Village has an identifiable centre that has a community and commercial focus for visitors and residents at the Resort.

Key issues

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.

Opportunities exist to build upon and expand the existing commercial facilities and to utilise the Buller Community Centre to cater for a broad range of events, conferences and educational activities at the Resort.

Objective 1

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.

Strategies

Encouraging mixed use development in the commercial area to provide a range of major tourist facilities, commercial and retail uses, visitor services, entertainment and high density residential accommodation.

Promoting the commercial area shown on the Strategic Land Use Framework Plans as the primary focus for commercial, tourism and community activities within the Village.

Promoting the development of the Buller Community Centre to provide a greater range of educational, community and commercial facilities and activities.
Encouraging mixed use development on the Gateway site in accordance with the Comprehensive Development Plan. Integration with the adjoining Buller Community Centre site will be promoted to optimise development potential of the two sites.

Objective 2

To enhance the function, visual appearance and pedestrian amenity within the Village Square.

Strategies

- 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.
- 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.
- 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.

Objective 3

To ensure that commercial development, if located in residential areas, does not unreasonably detract from the amenity of the neighbouring accommodation.

Strategies

- 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 or 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 limited to closure at 12.00 midnight Sunday to Thursday and 1.00am on Friday and Saturday.

Objective 4

To provide commercial facilities within the skifields which cater for the needs of skiers and are sensitive to the alpine environment.

Strategies

- Encourage commercial facilities or retail premises in locations outside of the Village only if there is a demonstrated need that the use will provide a service for snow users or is an integral component of a development proposal for passive alpine recreation.
- Discourage commercial facilities and retail premises in locations outside of the Village if the use will detract from the amenity or operation of the skifields.

Tourism and Recreation

Overview

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 skifields and associated accommodation and entertainment facilities that directly service the ski industry.

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

Key issues

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

Objective 1

To manage the skifields year-round to optimise usage and minimise environmental impacts.

Strategies

- 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.
- Encourage developments that utilise the existing lift system to foster an improved range of recreational activities outside the declared ski season.
- Support development focussed around the Holden Chairlift, Blue Bullet and the Horse Hill Chair.
- Enhance the use of the mountain’s snow resources through the extended development of the snow making system within the capacity of existing mountain water storage and waste water recycling systems.
- Assess any development proposals having regard to environmental, ecological, economic, aesthetic and safety considerations.
- Encourage the establishment of facilities for passive alpine recreation or conduct of activities and special events in the non-ski season within the Skifield Precinct, provided that the use and development is compatible with the primary use of the area for alpine skiing, there is an identified demand and results in minimal adverse environmental impact.
- Ensure that the management of the skifields is undertaken in a manner that minimises disturbance to flora and fauna communities and landscape values, especially listed species such as the Mountain Pygmy-possum (Burramys parvus).
- Encourage commercial activities and events within and around the Village Square to promote year-round activities in the Village.

Objective 2

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.

Strategies
- Encourage consolidation and upgrading (where necessary) of the downhill lifting system within the existing skifields.
- Provide for snow play activities at appropriate locations within the Resort.
- Ensure that development providing amenities and services is appropriate in terms of its function and built form.
- 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.

**Objective 3**

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.

**Strategies**

- Develop the walking/cycling trail system (utilising cross country trails) within the Resort further.
- Enhance connections to Mt Stirling and the surrounding Alpine National Park.
- Encourage use of mountain bike trails and other trails.

**Objective 4**

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**

- Encourage the development and management of skifield terrain and facilities will be encouraged within the skifields as shown on the Strategic Land Use Framework Plans.
- Ensure that the skifields will be used and developed primarily for providing facilities for snow based recreational activities.
- 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.
- Ensure any development within the skifields is in accordance with the Skifields Management Plan that is prepared to the satisfaction of the Responsible Authority and the Mt Buller and Mt Stirling Alpine Resort Management Board.

**Objective 5**

To provide appropriate commercial facilities or retail premises in the skifields.

**Strategies**

- Encourage small scale development so long as there is a demonstrated need for the service, or it is an integral component of a development proposal for passive alpine recreation.
- Ensure that the use will not detract from the amenity or operation of the skifields.
- Discourage development providing accommodation in the skifields for permanent residents or visitors other than skifield operation staff.

**TRANSPORT**

**Overview**

Access is a critical issue for the operation of the Resort during the winter snow season. It is also a critical issue in the summer season during times of bushfire. 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.

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.

Key issues

 The need to accommodate existing and planned visitor levels to the Resort during peak conditions.
 The need to continually improve the transport and access system through infrastructure works and management arrangements.
 Effective management of traffic on the Mt Buller Tourist Road during peak snow season.
 The need to balance the provision of car parking on development sites against the need to preserve and enhance the amenity, safety of pedestrians and skiers, and the environment.

Objective 1

To develop a transport system that ensures a high level of accessibility to the Resort.

Strategies

 Determine transport requirements based on the needs of visitors in peak/non peak times and transport types and frequency.

Objective 2

To provide an efficient and safe public transport system during the declared ski season to meet the needs of visitors.

Strategies

 Promote the Village Square as a public transport hub, providing bus parking and access facilities for transport vehicles.

Objective 3

To ensure safe and efficient movement of vehicles, pedestrians and skiers throughout the Resort, particularly within the Village.

Strategies

 Improve non-vehicular movement within the Village Square and along Athletes Walk and Black Forest Walk.
 Update the transport and access system for the Resort to accommodate a planned visitor level of 17,500 people per day accessing the mountain.
 Develop Athletes Walk as the major pedestrian spine linking to Bourke Street ski run and Black Forest Walk, creating a loop back to the Village Square.
- Upgrade Athletes Walk with landscape treatments to provide a high quality movement spine for pedestrians.
- Protect and enhance Black Forest Walk 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.
- Protect and enhance the pedestrian link from Delatite Lane to Tip Corner.

**Objective 4**

To provide public and private car parking to meet the needs of existing and planned visitation levels to the Resort.

**Strategies**

- Encourage appropriately located onsite parking for new developments.
- Provide facilities for public car parking 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.
- Ensure that the Skating Rink Bus Park continues to provide facilities for bus parking as an integral part of the transport access system.
- Permit car parking 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.

**Objective 5**

To provide vehicular, pedestrian and skier links from Mt Buller Alpine Resort to the Mt Stirling Alpine Resort and the surrounding Alpine National Park to optimise year-round recreational experiences.

**Strategies**

- Investigate the link road north of Corn Hill to service Mt Buller and Mt Stirling areas year-round.

**Objective 6**

To provide appropriate access and facilities for emergency services.

**Strategies**

- Ensure that accessways are designed, developed and maintained so as to facilitate safe access by all emergency service vehicles.

**INFRASTRUCTURE**

**Overview**

The existing developed areas within the Resort are well provided for in terms of physical infrastructure and services. The Resort can sustain maximum capacity for two to three days, however several days are required post a visitation peak for the water and sewerage systems to recover.

The infrastructure has adequate capacity, subject to minor modification, to meet the additional demands resulting from planned future expansion of the Resort.
Key issues

- Increased snow making will require augmentation of the water supply.
- 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.
- The location and design of unobtrusive water storage areas is required.
- Responsible management of water is required to satisfy the needs and expectations of residents and visitors to Mt Buller as well as protecting water resources within the Delatite and Howqua catchments.
- Provision needs to be made for ongoing maintenance, repair and upgrading of facilities to be undertaken in a manner that is consistent with the Resort’s Environmental Management Plan.

Objective 1

To ensure service infrastructure is provided to meet the current and future requirements of the Resort year-round.

Strategies

- Implement provision of service infrastructure to meet the planned growth of the Resort.
- Encourage the provision of additional water supply and storage facilities for snow making purposes within the Resort.
- Require all development in the Village to be connected to reticulated services.

Objective 2

To ensure that services are provided in a cost effective manner using innovative technology to support best practice management of resources.

Strategies

- Implement the construction of the underground reticulated electricity supply system throughout the Village.
- Provide for service activities or infrastructure throughout the Resort on appropriate land as the need for the use or development arises.

Objective 3

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.

Strategies

- Ensure that physical infrastructure and services are appropriately designed and located to minimise their environmental and visual impact.

Objective 4

To minimise the impact of stormwater and other discharges on the water quality of the Howqua and Delatite Rivers.

Strategies

- Encourage development to meet minimum setback and buffer distances from the Delatite River.
Require buildings in proximity to the Delatite River to have a minimum setback of 100 metres.

Require septic tanks to have a minimum of 100 metres setback from the top of the river bank or high water mark.

Require a minimum 30 metres width of undisturbed vegetation to be provided along the waterway.

ENVIRONMENTAL RISK

Overview

Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean water levels and movement to minimise the risk associated with ground stability within the Resort.

In light of the risks of climate change, non-renewable energy consumption and greenhouse gas emissions are of increasing concern. The alpine climate and relatively poor energy efficiency of a number of the Resort’s buildings also contribute towards a higher per capita energy use.

Use and development within the Resort needs to recognise the influence of these climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels in Victoria within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. The design and siting of buildings and the choice of building materials need to have regard to the bushfire risk.

Key issues

- Recognising the geotechnical issues associated with development within the Resort.
- Acknowledging the impacts of climate change.
- Managing the risk of bushfire.

Objective 1

To take proper account of geotechnical stability considerations.

Strategies

- Ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence and minimise the risk of land slides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslip or instability prior to granting approval for development.
- Encourage applicants to consult with the Mt Buller and Mt Stirling Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.

Objective 2

To respond positively to climate change.

Strategies
- Facilitate the reduction in non-renewable energy consumption.
- Encourage the design, construction, and operation of buildings to incorporate energy efficiency measures.

**Objective 3**

To ensure the safety of the Resort from bushfire.

**Strategies**

- Manage safety from bushfire through appropriate fire management strategies.
- Ensure that developments demonstrate an acceptable level of risk to fire prior to granting approval for development or use.
- Encourage applicants to consult with the relevant fire authority and the Mt Buller and Mt Stirling Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.
- Implement the Fire Protection Plan prepared by the Mt Buller and Mt Stirling Alpine Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the fire hazard to built assets and human life.
- Effectively balance vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

**NATURAL RESOURCE MANAGEMENT**

**Overview**

The Resort is located within the Upper Goulburn Catchment. A Special Water Supply Catchment Area is located downstream of the Resort.

**Key issues**

- The need to ensure that the provision of service infrastructure does not adversely affect the water quality of the catchment.
- Protection of water quality as the Resort is located within the upper catchments of the Delatite and Howqua Rivers and a Special Water Supply Catchment Area is located downstream of the Resort.
- The appropriate management of ‘Green Season’ to protect the quality of the water catchment.

**Objective 1**

To protect the quality and integrity of natural water systems and aquatic ecosystems.

**Strategies**

- Ensure that buildings are appropriately setback from waterways.
- Ensure that sediment control principles are implemented during construction to protect water quality.
- Protect water quality of receiving waterways by removing and managing pollution close to its source.

**BUILT ENVIRONMENT AND HERITAGE**

**Overview**
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 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. Attention needs to be paid to high quality, innovative design.

Key issues

- The future siting and design of development should ensure that culturally historic places are preserved.
- 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.
- There is a 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.

Objective 1

To protect and improve identified and potential places, site and objects of Aboriginal and European cultural, historical and architectural significance.

Strategies

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

Objective 2

To develop an identifiable individual Resort character, year-round, for the Resort.

Strategies

- Residential development will be supported if it can be demonstrated that it assists in creating and enhancing the identifiable individual Resort character for the Village.
- Establish development requirements for setback, bulk, height, siting and appearance of development that facilitates an appropriate residential character.
- 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 a 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 geotechnical conditions on the site.

Objective 3

To enhance the Resort through high quality design standards in public and private development.

Strategies

▪ 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.
▪ Maintain and enhance existing views from the public vantage points in the Resort.

Objective 4

To ensure protection of significant vegetation on development sites.

Strategies

▪ Identify areas of significant vegetation within the Village.
▪ Minimise the amounts of significant vegetation to be cleared for any development proposal.

Objective 5

To ensure that use and development protects the amenity of existing residential development on adjoining sites.

Strategies

▪ Encourage the provision of commercial and other non-residential activities in residential areas if it can be demonstrated that the use will not result in any adverse impacts on residents.
▪ Limit the impact of residential development on the environment and adjacent development through the use of appropriate design standards and construction management techniques.

Objective 6

To ensure new development enhances pedestrian and skier safety and access.

Strategies

▪ Ensure new development does not conflict with the skier access and ski field infrastructure at key entry points.

IMPLEMENTATION

These strategies will be implemented by:
Application of zones and overlays

- Applying Schedule 1 to the Comprehensive Development Zone to areas considered appropriate for Resort development (i.e. commercial, residential, tourist, services and infrastructure).
- Applying Schedule 2 to the Comprehensive Development Zone to areas considered suitable for passive and active recreation.
- Applying the Public Park and Recreation Zone to all public land surrounding the Village and skifields.
- Applying an Environmental Significance Overlay to known areas of habitat of the Mountain Pygmy-possum (*Burramys parvus*).
- Applying a Design and Development Overlay throughout the Village to establish development requirements for the setback, site coverage, overshadowing, materials and finishes to facilitate appropriate residential character.
- Applying a Design and Development Overlay to the skifield area to establish development requirements for height, materials and finishes.
- Applying an Erosion Management Overlay to areas susceptible landslip or instability hazards.
- Applying a Bushfire Management Overlay to areas susceptible to bushfire.

Application of local policies

- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Planning Policy to provide guidance in determining an application for planning permit or site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts when assessing development applications.
- Applying Clause 22.05-1 Mt Buller Local Planning Policy – Car Parking 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.
- Applying Clause 22.05-2 Mt Buller Local Planning Policy – Aboriginal Heritage to any use, development, vegetation removal or rezoning applications.

Policy guidelines

- Applying the Strategic Land Use Framework Plans which defines the boundary of the Village and highlight the commercial and residential areas.
- Ensuring that all proposals that may impact 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*.

Further strategic work

- Undertaking flora and fauna investigations in the Resort with the aim of defining existing resources and identifying species or habitats of significance.
- Developing 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.
- Preparing Comprehensive Development Plans 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.
- Extending the Gateway Site Comprehensive Development Plan to provide for an integrated development with the Buller Community Centre.
Investigating opportunities to prepare a Comprehensive Development Plan for Mirimbah Gate to establish future accommodation, educational, recreation and nature based commercial opportunities and access arrangements for Mt Buller and Mt Stirling. It should 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.

Preparing a Skifield Management Plan to the satisfaction of the responsible authority and the Resort Management Board. The Skifield Management Plan must set out the manner in which the skifield area will be used, developed and managed. 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.

Preparing a Strategic Management Plan for the Resort that provides 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.

Preparing a strategy to investigate the upgrade of the Mt Buller to Mt Stirling road link, via Corn Hill, to improve access between the two Resorts taking into account environmental, ecological, economic, aesthetic and safety considerations.

Investigating long term opportunities for improved access and circulation in the Village and throughout the Resort.

Developing environmental management practices to ensure that provision of infrastructure and the operation of the Resort achieves improved catchment management practices, water quality and waste management.

Preparing a land development program 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.

Investigating the development potential of land to the north of Delatite Lane for future residential development as identified on the Strategic Land Use Framework Plan for the Village.

Preparing and implementing the Resort Strategic Fire Risk Assessment.

Implementing the Mt Buller Environmental Management Plan and ensuring that the plan and its associated procedures are regularly reviewed and updated through a public process and providing for follow up monitoring of environmental impacts associated with Resort development.

Other actions

Establishing the extent of weed invasion within the Resort and implementing appropriate weed control programs.

Developing and implementing cooperative predator control programs.

Investigating providing an easily accessible walking and ski touring trail between Mt Buller and Mt Stirling.

Developing interpretive facilities and appropriate signage to promote ecotourism and raise awareness of the environmental values and natural assets of the Resort and surrounding Alpine National Park.

Investigating the long term option of using Corn Hill for dispersed alpine skiing, snow boarding or snow play. Any development proposals for Corn Hill must be assessed taking into account environmental, ecological, economic, aesthetic and safety considerations.

Constructing a network of pedestrian walkways and footpaths 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 Alpine Resort Management Board will identify opportunities for extension of the pedestrian network into the eastern end of the Village.

- Continuing to limit and manage access to the Resort and movement of vehicles within the Village during the declared snow season.
- Facilitating 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.
- Augmenting the waste water treatment facilities and bulk water supply (as necessary) to meet existing and future requirements of the Resort.

**REFERENCE DOCUMENTS**

- Mt Buller Village Design Guidelines 2005, Mt Buller and Mt Stirling Alpine Resort Management Board
- Transport Strategy, October 2004, Mt Buller and Mt Stirling Alpine Resort Management Board