

## **21.03 LAKE MOUNTAIN RESORT STRATEGIC STATEMENT**

31/05/2012  
C21

### **21.03-1 RESORT PROFILE**

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Lake Mountain Alpine Resort is approximately 120 kilometres north-east of Melbourne and is the closest Alpine Resort to Melbourne. The Resort focuses on family snow play and cross country skiing. The Resort attracts over 200,000 visitors annually.

Situated at an altitude of between 1,340 metres and 1,480 metres the Resort is surrounded by the Yarra Ranges National Park which extends from the Lake Mountain area in the north to the tall forests around Warburton and Healesville. There are 37 kilometres of groomed trails and access to over 2,400 hectares of skiable terrain in the National Park. A management agreement is in place between the Lake Mountain Alpine Resort Management Board and Parks Victoria to allow for joint management of these areas.

Lake Mountain is located in the Yarra Valley, one of Victoria's key gourmet produce and wine regions. One of the key strengths of the Resort has been its proximity and relationship to the town of Marysville, 22 kilometres away. Lake Mountain does not have accommodation facilities. However, there is a range of resorts, guest houses, bed and breakfast facilities, caravan parks, hotels and motels in the nearby towns. Marysville and its immediate surroundings provide over 3,000 beds with additional accommodation within easy access from towns such as Healesville and Alexandra.

There is parking for approximately 2,000 vehicles within the Resort as well as dedicated parking facilities for coaches and mini buses.

The out of snow season ski trails within the Resort boundaries are used as walking and bicycle trails. The number of Green Season activities which use the Resort area and the adjoining National Park is increasing. Spring provides an experience to visitors with the blooming of a variety of sub-alpine wildflowers. Lake Mountain has access to some of Victoria's most beautiful and pristine natural environments in the Yarra Ranges National Park and local state forest. These include cool temperate rainforest and nearby waterfalls.

Both the State and Federal Governments have invested into infrastructure at Lake Mountain including the development of a Day Centre and a Visitor's Centre. These facilities provide a restaurant, fast food outlet, a conference facility, administration area, visitor amenities, a ski patrol base and retail outlet.

### **21.03-2 OBJECTIVES – STRATEGIES – IMPLEMENTATION**

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#### **ENVIRONMENTAL AND LANDSCAPE VALUES**

##### **Overview**

Lake Mountain Alpine Resort forms part of a sub-alpine environment surrounded by State and National Parks. The environment is characterised by low winter temperatures, highly erosive soils with low nutrient content, high precipitation falling as rain or snow and fragile ecosystems with rare or endangered flora and fauna.

##### **Key issues**

- Ensuring sustainable use and development within the Resort to capitalise on the natural assets which are a primary focus for visitors.
- The potential for adverse environmental impacts through ongoing recreational use and by disturbance of natural ecosystems during construction.
- Managing the off-site effects of development and activities at the Resort to minimise their impact.

##### **Objective 1**

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

### **Strategies**

- Promote the principle of net gain of native vegetation in relation to further development of land within the Resort, in accordance with the Native Vegetation Management Framework.
- Preserve the areas of high environmental significance such as the heath and bog areas, sub-alpine wetlands and the Northofagus (Myrtle Beech) fauna.

### **Objective 2**

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

### **Strategies**

- Ensure that the present diversity and viability of species and ecological communities is maintained or improved within the Resort.
- Identify areas of the Resort that contain habitat for threatened species and communities.
- Ensure that development and use of these areas does not detrimentally impact upon the threatened species habitat or communities including Lead Beater Possum (*Gymnobelideus leadbeateri*) habitat.

### **Objective 3**

To ensure that development minimises environmental impact through appropriate siting and environmentally sound construction and management techniques.

### **Strategies**

- Monitor environmental impacts associated with Resort development.
- Encourage research into best practice environmental management techniques.

### **Objective 4**

- To ensure that development is respectful of areas of high scenic quality and visual sensitivity.

### **Strategies**

- Ensure that development complements the natural features of the Resort.
- Identify suitable locations within the Resort to provide for commercial, tourism development and support infrastructure having regard to environmental constraints such as flora, fauna and slope.
- Ensure that development recognises the landscape, amenity and environmental values of the Resort.

## **SETTLEMENT**

### **Overview**

The Resort does not provide for on-mountain accommodation. All accommodation is provided off mountain in the Marysville and Alexandra areas. The Resort provides necessary commercial and services facilities to cater for the day visitors.

### **Key issues**

- The need to provide for day visitors.
- Provision of safe and reliable access to the Resort.

### **Objective 1**

To reinforce Lake Mountain as a family Resort destination dedicated to cross country skiing and snow play activities.

### **Strategies**

- Provide a range of recreation and tourist facilities, limited commercial activities and support services.
- Improve the interface between the State Park, National Park and the Resort.
- Provide services to cater for day visitors with accommodation provided off mountain in Marysville and surrounding area.

## **ECONOMIC DEVELOPMENT**

### **Commercial and Service Activities**

#### **Overview**

The Resort has a range of commercial, retail, and service facilities and infrastructure that cater for day visitors.

#### **Key issues**

- Maintaining the provision of commercial and service facilities to cater for day visitors.

### **Objective 1**

To provide an appropriate level of commercial and mixed use development within the Resort.

### **Strategies**

- Encourage limited commercial and mixed use development that is appropriate in scale having regard to the role of the Resort and its proximity to Marysville.
- Ensure that commercial and public services cater for the Resort's visitors.

### **Objective 2**

To ensure that the scale, intensity, bulk and appearance of any development associated with commercial or service activities enhances the character of the Resort and is compatible with surrounding development.

### **Strategies**

- Minimise the impact of commercial development on the environment and adjacent development through the use of appropriate standards which promote innovative design and a high quality finish.
- Encourage the location of service activities and infrastructure on appropriate land as the need for the use or development arises.

## **Tourism and Recreation**

#### **Overview**

The Resort's key attraction is as a cross country ski and snow play destination in winter months. However, year-round use is a consistent theme across all Alpine Resorts in Victoria. The cross country ski trails link with the surrounding National Park and can be used for walking or cycling in the summer months.

### **Key issues**

- Skifield infrastructure needs to address demand and be designed and built in accordance with sound skifield development principles.
- Skifield infrastructure needs to address the environmental capacity of the Resort.
- Facilitation of year-round use of the Resort.

### **Objective 1**

To provide for all year-round recreation, having regard to environmental, ecological, economic, aesthetic and safety considerations.

### **Strategies**

- Recognise the high conservation values of the Lake Mountain area and its value for summer visitor activities.
- Encourage development to provide for a range of all-season recreational activities including conferences and educational related markets.
- Provide additional facilities that will extend the range and quality of experiences for non-skiing visitors, year-round.
- Ensure the monitoring of environmental impacts associated with skifield terrain development.
- Encourage research into management techniques to safeguard environmental quality.
- Develop further cross country skifield terrain in a manner that minimises land disturbance and vegetation clearance by the introduction of appropriate management techniques.
- Provide a balance between summer recreational facilities and a wider range of winter attractions for less active visitors.

### **Objective 2**

To recognise the significant value of the Lake Mountain area for cross country skiing and snowplay activities.

### **Strategies**

- Facilitate and develop cross country trail links.
- Develop the cross country trail system in such a manner to complement the cross country trail system in the adjoining National Park.
- Ensure that any future cross country terrain expansion allows for the construction of shelter huts on trails, service facilities and car parking.
- Design cross country trails in a manner that minimises environmental impacts by recognising the inherent land forms identified through terrain analysis.

### **Objective 3**

To minimise the impact of seasonal variations and maximise the length of the snow season through snow making and management.

### **Strategies**

- Encourage the upgrading of snow making infrastructure.
- Improve the capacity of the skifield area coverage.

## **TRANSPORT**

### **Overview**

Access to and within the Resort is a critical issue during the winter season. The Lake Mountain Road is subject to peak loads at weekends, holidays and following good snow falls. During summer, access and egress are also critical issues during times of bushfire.

### **Key issues**

- Effective management of traffic along the Lake Mountain Road during peak periods.

### **Objective 1**

- To ensure a high level of accessibility to the Resort.

### **Strategies**

- Provide convenient access to and from the Resort and skifields.
- Ensure effective management of traffic on the Lake Mountain Road during peak traffic times.

### **Objective 2**

To ensure that the provision of car parking within the Resort meets visitor needs throughout the year.

### **Strategies**

- Encourage the strategic and convenient location of car parking.
- Provide adequate car parking that is available to all users including disabled persons.

### **Objective 3**

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

### **Strategies**

- Improve mobility and linkages for cross country skiers and snow players within all areas of the Resort.
- Provide pedestrian and skier links to recreational experiences within the adjoining National and State Parks.

## **INFRASTRUCTURE**

### **Overview**

The effective and timely provision of physical infrastructure and services is crucial to the efficient operation of the Resort. At present, the Resort is serviced adequately by roads, reticulated water and sewerage.

### **Key issues**

- The design and construction of infrastructure should be sympathetic to the environmental values of the Resort and minimise impacts upon the surrounding natural systems.
- Improvement of infrastructure to allow year-round use of the Resort.

### **Objective 1**

To ensure physical infrastructure and services are provided to meet the current and future needs of the Resort.

### **Strategies**

- Ensure the provision of underground reticulated services.
- Provide for emergency services.

### **Objective 2**

To ensure all relevant reticulated services are provided to developments within the Resort.

### **Strategies**

- Ensure that development does not detrimentally impact upon the existing infrastructure.
- Ensure development and upgrading of existing facilities is assessed in light of infrastructure and service requirements.
- Ensure development in the Resort Village is connected to reticulated services where possible.
- Consider construction management in relation to services as part of the Site Environmental Management Plan process.

### **Objective 3**

To ensure that service and infrastructure development preserves or enhances the existing natural, built, cultural, visual or environmental values of the Resort.

### **Strategies**

- Design and locate physical infrastructure and services to minimise their environmental and visual impact.
- Encourage the provision of adequate drainage, kerbing, footpaths, road construction, treatment of batters, landscaping and lighting necessary in all future development to enhance the amenity of the Resort, particularly during non-winter visitation.

## **BUILT ENVIRONMENT AND HERITAGE**

### **Overview**

Management of potential finds of Aboriginal heritage material is required under State and Commonwealth legislation.

The Lake Mountain 'Village' area contains two public buildings that sit within the alpine landscape. The two public buildings provide the necessary services to meet the needs of the day visitors to the Resort.

### **Key issues**

- The future siting and design of development should ensure that culturally historic places are preserved.
- Maintaining the Resort atmosphere.

### **Objective 1**

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

#### **Strategies**

- Ensure future development considers the historical links to the Resort area including major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.

### **Objective 2**

To ensure that new development and redevelopment achieves high quality design standards in both private development and the public domain and is respectful of the alpine character in the Resort.

#### **Strategies**

- To promote environmentally sustainable development in the Resort.
- To ensure development is designed to appropriately address bushfire risk.
- Ensure new development has considered the following matters and will:
  - Promote the use of appropriate building materials and finishes to achieve high quality urban design.
  - Not adversely impact on the amenity of adjoining buildings and public spaces.
  - Be sited to ensure that snow shedding is contained within site boundaries and directed away from entry/exit points and pedestrian routes.
  - If practical, retain native vegetation on the site.
  - Minimise visual intrusion when viewed from within the Village and from the surrounding mountains.
  - Demonstrate energy efficient design principles.
  - Not adversely affect the geotechnical conditions on the site.
  - Provide for the free movement of skiers and pedestrians.
  - Be respectful of existing view lines.

### **Objective 3**

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

#### **Strategies**

- Ensure that new development does not conflict with skier and snowplay access and skifield infrastructure.

### **Objective 4**

- To ensure protection of significant vegetation on development sites.

#### **Strategies**

- Encourage development to be designed around significant vegetation situated on sites.

## **NATURAL RESOURCE MANAGEMENT**

### **Overview**

- The Resort is located within the Goulburn Catchment Area.

### **Key issues**

- The provision of service infrastructure should not adversely affect the water quality of the catchment.
- Buildings need to be appropriately set back from waterways.
- Implement sediment control principles during construction to protect water quality.
- The appropriate management of 'Green Season' to protect the quality of the water catchment.

### **Objective 1**

- To protect the environmental quality of the water catchment areas.

### **Strategies**

- Minimise the adverse environmental effects associated with the disposal of effluent and wastes generated by the development and utilisation of the Resort.
- Manage roads, tracks and trails to minimise drainage, erosion and sedimentation.

## **ENVIRONMENTAL RISKS**

### **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.

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, 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 Baw Baw Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or site development plan.

### **Objective 2**

- To respond positively to climate change.

### **Strategies**

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

### **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 Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.
- Implement the Resort Strategic Fire Risk Assessment prepared by the Mt Baw Baw Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the potential for 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.

## **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 skifield areas.
- Applying an Erosion Management Overlay applicable to areas susceptible to landslip or instability hazards.
- Applying a Bushfire Management Overlay to areas susceptible to bushfire.

### **Application of local policies**

- Applying Clause 22.01-1 Development guidelines when assessing development applications.
- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Policy when determining an application for a planning permit or site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts in the consideration of development applications.

#### **Further strategic work**

- Preparing a Skifield Master Plan.
- Developing a Resort wide vegetation plan in accordance with the Native Vegetation Management Framework.
- Implementing the Environmental Management Plan and ensuring the Plan and associated procedures are regularly reviewed and updated.
- Preparing and implementing the Resort Strategic Fire Risk Assessment.
- Monitoring the Resort to determine possible geotechnical hazards.

#### **Other actions**

- Investigating and implementing a cooperative weed and predator control program with Parks Victoria.
- Ensuring 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.
- Developing management requirements in co-operation with the Department of Sustainability and Environment for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.
- Investigating whether the existing trails meet the needs of the Resort or whether extensions to the existing network are required.
- Investigating additional pedestrian linkages within the Resort.
- Reviewing opportunities for provision of a day shelter for bus drivers to the Resort.
- Liaising with VicRoads regarding upgrading, and ongoing management and maintenance of the access road.
- Investigating further public transport/bus options for transport to the Resort with local operators.