

Amendment C17

Name	Company / Organisation	Summary of Issues / Concerns (AGAINST)
Dr Adam Wilson	Relinque - Osteopathic Health Centre	Block existing views
Ron Bassett	Technology Venture Corporation Pty Ltd	Emergency Vehicle Path appears to cross the sublease boundary of Lot 202.
Keith Boxer		Excessive bed numbers; snow access for skiers to ski 'to and from' or close to their accommodation; Car Parking
Keith Boxer		Lack of consultation with Mt Hotham stakeholders & community; inappropriate & excessive development under existing Planning Scheme; reduced rainfall should trigger a review of bed numbers in the resort; accommodation for additional staff not considered; conversion of 'public ski field' into real estate; proposed development does not meet the 'Purposes' proposed in the Planning Scheme; lack of open space; snow shed; wind effect; visual impact of buildings and realigned road; car parking; no guarantee that what is proposed is what will be built; flight figures overstated; current employment figures understated; proposed installation date of the 3 new ski lifts; resort visitation figures misleading; excludes the impact of other resort development; visitation increase forecast is not based on actual trends; resort visitor spending is driven by increased costs; Mont Tremblant comparison misleading; new accommodation will not increase summer visitation.
Paula Tomsett	Mount Hotham Chamber of Commerce	Objective generally supported and if achieved, the Mt Hotham Resort, and as a consequence Resort visitors will benefit. However, MHCC has the following concerns: excessive bed numbers; snow access for skiers to ski 'to and from' or close to their accommodation; car parking; significant change of use from ski field to high value real estate; use of accommodation 'all year round' unsustainable; potential financial impacts on other businesses.
A & R Leibetseder		Objective supported but concerns are: no road access to Zirky's; the now easy skier access and good space for skier traffic is going to be severely limited making it difficult and less safe; small distance between buildings reduces outlook and privacy.
Peter Martin	Zirky's Apartments Pty Limited	Objective supported but concerns are: no road access to Zirky's; the now easy skier access and good space for skier traffic is going to be severely limited making it difficult and less safe; small distance between buildings reduces outlook and privacy.
Alida Jane Burke	Jane Burke Bush Restoration (Botanist)	Height limits; building finishes; design requirements; design of Hotham Alpine Village, road realignment and parking provision is supported in principle; Bale development should be limited to the footprint of the old machinery shed and have a restricted height of 3 storeys; vegetation loss should be avoided or minimised; Skier crossover exit will add to skier traffic near the White Crystal extension; Bale development will add to the extent of disturbed and degraded vegetation; net gain targets impossible to satisfy; clearing of habitat with a Vulnerable Conservation Status of over .5 is not permitted unless environmental, social and economic values are considered strategically important from a statewide perspective; restoration of original boundary between CDZ1 and ESO1 along Higgi Drive in order to provide maximum buffer range to Pygmy Possum Habitat; no discussion relating to the loss or impact to available skiing space for winter recreation nor any proposal for additional ski lifts.
Sarah Nicholas		Road realignment would remove a safety hazard through the village and would open terrain to allow development of a village centre; C17 completely disregards these sentiments expressed in Amendment C6; maps provided to describe the C17 proposal do not identify any large outdoor plaza; height restriction lifted; site coverage increase; prevailing weather conditions from the NW not considered; proposed development will create a wind tunnel; removal of prime car parking space; removal of beginner lesson terrain; loss of intermediate skiing terrain; impact view to and from resort; C17 should be rejected and a comprehensive consultation process be undertaken.

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Peter Mack		Existing Planning Scheme does not facilitate construction of the proposed Bale development; Bale would be large, obtrusive and highly visible structure which would adversely affect access to prime intermediate skiing terrain; no reason for Bale not to conform to existing planning requirements; proposal seeks an exemption for personal (corporate) gain and shortsightedness; bed numbers; proposal does not provide to being part of the Village centre but is in fact in a highly exposed area; proposal seems more intent on maximising developed real estate than improving the amenity; inadequate building controls - the amendment would allow high rise development that would despoil views both from and to Mt Hotham; inadequate public consultation.
Lindsay Perry		The current CDP is deficient.
Jess Abrahams	White Crystal Apartments	Proposed development out of character with the existing low key resort; inappropriate development to create tunnels and high rise structures amidst an intimate mountain top village; increased pressure on the threatened Alpine Pygmy Possum as demonstrated at Mt Buller - impacts from Global Warming and existing development are great enough threat to this species; Alpine Road and nearby car park are currently public crown land – under the development, this land will effectively become private lease hold.
Leanne Guy		Bale will be a major intrusion onto the 'Sun run'; loss of valuable intermediate and beginner ski terrain and loss of valuable training and racing space; the proposed building is above tree line and there is no guarantee once the amendment is passed, what the final size of the building will be; access to Zirky's and White Crystal will be severely compromised; the area proposed for development is a key area for moths which are a major food source for many animals and birds during summer; buildings proposed for the north side of White Crystal will further impinge on an already narrow ski access area known as the 'Basin'.
Trevor Chick	TJ Chick Builders Pty Ltd	Lack of consultation with affected stakeholders; the development prohibits skier movement, necessitates the removal of the double chair lift, reduces available skier terrain which will severely compromise the only race-training venue at Mt Hotham; the central precinct development prohibits skier movement from the Summit and Sun Run areas, prohibits skier congregations and utilisation of facilities, eliminates snow play areas, creates conflict with over snow vehicles, and replaces it with another compressed urban streetscape; access to Zirky's and White Crystal; no allowance given to snow shed from the existing buildings in the narrow 'arcade' like passage way between Zirky's and White Crystal; open heated walkways goes against recent Victorian Government Campaigns; building requirements under the Building Code of Australia concerning energy ratings; height levels - approval of amendment would allow developers to proceed without any further input from adjoining stakeholders who may be adversely affected; the proposed development would create a wind tunnel due to its narrow format; little consideration given to skier and pedestrian movement in a snow environment – more regard should be given to skier / pedestrian traffic areas.
Peter & Heather Zirknitzer		Generally supports proposal however has the following concerns: Summit and beginner skier traffic – the redevelopment would all but eliminate this area congesting any remaining beginner lesson areas and forcing all skier traffic in both directions through a 12m wide tunnel; access to current facilities; Building 1 is positioned in an area most frequently used for learners and skier traffic wanting to access Sun Run, Zirky's, White Crystal and Hotham Central; space between the building and Bale's circular drive seems narrow; no identifiable village centre or space; elevation of the proposed buildings, new under road parking and Skier Bridge is very difficult to ascertain and visualize from the present plans; difficult to see how the proposed Skier Bridge over Higgi Drive to the Basin will operate; width and pitch need to be considered carefully in relation to the capabilities of may skiers.
Andrew Mander-Jones	IHP Alpine Club	Lack of public consultation; short time frame between advertisements of the amendment and closing of missions; aspects of the scheme will detract from the amenity, visual impact and smooth functioning of the resort.
Georgi Abrahams	White Crystal Apartments	The proposed rezoning of land and realignment of the Great Alpine Road is an extreme overdevelopment of the site; proposal fails to improve public infrastructure; fails to consider other property stakeholders and the downgrading of amenities; creates environmental pressure on the fragile Pygmy Possum colony and on the delicate alpine flora.

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Mike Shaw		Rezoning of Crown Land – the purpose of the rezoning is to provide a significant block of land on which the development can build an extensive property development for resale to the public; the developers stand to make a considerable financial gain from the re-assignment of this property; the proposed developments are not fixed and can be changed or altered once the rezoning is approved; the developer could sell their interest after rezoning without any obligation; RMB puts an unspecified onus on the ski field leaseholder for certain improvements – there is no linkage between the availability of additional accommodation from the rezoning process and development of new skier facilities; car parking is a major issue – general public parking needs, day trippers during winter and summer, new car parks likely to be for occupants of the new apartments only, number of spaces provided too low, 50% of vehicles using Alpine parking areas are 4WD therefore the planned parking provision should be reviewed on the basis that larger parking bays would be required, commensurate free public parking required elsewhere to offset lost spaces, the plan will severely restrict the access of skiers especially at the base of the summit run, an area already congested; a revaluation of converted land should be obtained and set against public facilities and improvements that the developer will place in the resort for all public to use free.
Peter Sandow	Hotham Ski Association Inc	Insufficient time provided between advertising and close of submission dates to truly assess proposed amendment; documentation contains inconsistent figures in relation to the provision of car parking and the provision of accommodation and how this satisfies planning scheme requirements; if the amendment is approved, the CDP contains no provision for consultation or advertising of any subsequent development, this will leave a myriad of infrastructure and building issues unanswered in relation to building massing, aesthetics, practicalities of snow dump impact and wind tunnel effects and the intrusion into the existing skyline on a visually sensitive area.
Nick Fletcher		Land in question (currently public crown land) will effectively become private lease hold; development will be built right in front of home; will be completely built out from the road in both directions by 70metres; distance from my front window to the new development is only 12metres and over 4 storeys high; plans show no consideration for current usage and infrastructure.
Graeme & Leona Edwards		Development is located in a totally natural areas with threatened flora and fauna; Stage 7 is not shown on any aerial of 3-D views of the proposed development – if shown it would show how destructive this development is to the natural, undisturbed environment that now exists; Stage 7 is located in an area referred to as reaching ‘steep surface slopes ranging from 15 to 30 degrees’ – risk of landslide; Stage 7 is a massive extension at 4 stories high plus roof – this will completely block out line of sight, destroy views and will create an eyesore in a natural and precious environment.
Kevin Ritchie	DSE – North East Region	Proposed re-alignment of the Great Alpine Road is acceptable provided construction impacts are managed within the identified road footprint in order to prevent erosion, sedimentation and loss of native vegetation beyond the identified construction footprint; a more detailed site environmental management plan addressing disposal of surplus spoil needs to be prepared; Drainage – additional stormwater to be managed to prevent erosion, sedimentation and native vegetation loss in drainage lines; footprint of drainage infrastructure not provided; details of extend and quality of native vegetation to be removed to allow for installation of infrastructure not provided; existing erosion issues downstream of village; Flora & Fauna – impact of Skier Bridge and routes not fully addressed; removal of native vegetation and impact on Pygmy Possum habitat of major concern; impact of two skier routes closest to southern side of Higgi Drive is greatest concern due to adverse impacts of oversnow vehicle use on skier routes and need for stairs within habitat for skier access; Servicing Infrastructure – details of how servicing will be installed and maintained need to be prepared with particular regard to the Pygmy Possum; installation of additional water tanks on Mt Higginbotham is likely to require removal of native vegetation – the type and extend of native vegetation removal has not yet been assessed.
Scott Langford	Taki Ski Club	Concerned about the operation of the existing Mt Hotham CDP and the complete absence of any right of stakeholders and the community at Mt Hotham to make any comment or submission an any proposed new developments in the area; support Mr. Boxer’s call for a transparent and public review of entire scheme.
Jenny Barnett	Victorian National Parks Association Inc	The development involves the clearing of native vegetation from land which is highly sensitive and an area of significant conservation – it would involve removal of rare, vulnerable and endangered plant species; clearing of native vegetation is not allowed under Native Vegetation Framework unless exceptional circumstances apply; more vegetation will be lost

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		<p>than is stated due to degradation of vegetation adjacent to the new proposed development that inevitably occurs over time as a result of foot and ski traffic, weed invasion, changed drainage etc; a restaurant this size with decking is not justified at this highly exposed site – development should be limited to the minimum needed for snowmaking, ski-patrol and toilets on already disturbed ground; more than 25% cover of native plants – therefore would require offsets; no information on how the road or major buildings will be constructed including the magnitude of footings, extent of likely disturbance, whether blasting or pile driving will be involved or where spoil will be rid of; no indication on how existing infrastructure will cope with increased usage; EMP fails to identify the extent that indirect damage will be limited including the distances that sedimentation will occur downstream; impacts on Mountain Pygmy Possum; proposal is not justified given the impending impact of climate change; loss of car parking for existing users; both proposed Mt Loch buildings and the new Hotham buildings such as Bale will impact on views from the Australian Alpine Walking Track and National Park; Bale is massive in size at 11 storeys high at the northern end; commercial aspects of this development appear to dominate at the expense of public facilities on land that is largely public owned.</p>
Julian Feller		<p>The realignment of the Great Alpine Road would impact on skier traffic; skier access between the Summit run and the village is limited to an underpass of 10metres – with two way traffic involving skiers of all abilities as well as motorised vehicles, makes this site potentially a hazard and a high risk for accidents; access to accommodation and commercial premises will become more difficult as a result of the road realignment and would cause more vehicular traffic within the precinct threatening safety and create a noise problem.</p>
Greg Bourne	WWF – Australia	<p>The proposal threatens the endangered Mountain Pygmy Possum which is dependent upon the habitat adjacent to Mt Hotham - habitat between Mt Higginbotham and Mt Loch is identified as the highest conservation priority for the species; construction of the Great Alpine Road and development of the Mt Hotham Alpine Resort/Village will vastly reduced and degraded much of the Pygmy Possum habitat; there is no evidence that sedimentation from sewerage and gas will be avoided or minimised; water tank within 30metres of Burramys breeding habitat; disturbances as a result of vibrations that could result from construction works.</p>
Durelle Esnouf		<p>Lack of consultation with Mt Hotham stakeholders & community; inappropriate & excessive development under existing Planning Scheme; reduced rainfall should trigger a review of bed numbers in the resort; accommodation for additional staff not considered; conversion of 'public ski field' into real estate; proposed development does not meet the 'Purposes' proposed in the Planning Scheme; lack of open space; snow shed; wind effect; visual impact of buildings and realigned road; car parking; no guarantee that what is proposed is what will be built; flight figures overstated; current employment figures understated; proposed installation date of the 3 new ski lifts; resort visitation figures misleading; excludes the impact of other resort development; visitation increase forecast is not based on actual trends; resort visitor spending is driven by increased costs; Mont Tremblant comparison misleading; new accommodation will not increase summer visitation.</p>
	Hotplate Drive Apartments Pty Ltd	<p>Seek clarification as to whether the use of land adjoining out Lot 10 Hotplate Drive will require formal planning or will the Amendment C17 provide for blanket development approval? If Amendment C17 provides blanket approval, we wish to object to the amendment in relation to any use of the land adjoining our Lot 10 and the Great Alpine Road and the proposed development sites indicated by C17 until this matter is clarified.</p>
Geoff Pollard	Austen Alpine Club Inc	<p>A full review of the Planning Scheme should be considered; excessive bed numbers; affordability; advantages to development as it will ease pressure on other environmentally sensitive areas such as Davenport.</p>

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Tracey Squire		Redevelopment of Mt Hotham is critical to its long term success and sustainability; will make a significant economic and social contribution to the State and surrounding regional communities; improved recreational opportunities; capital investment in infrastructure; increased domestic visitation; opportunity for an Australian Ski Resort to compete at International standard.
Andrew Williams	VicRoads	Extensively consulted and involved during the preparation of the planning scheme amendment and generally supports it; to ensure future buildings and associated geotechnical investigations and utility service installations are undertaken in the knowledge of this infrastructure, it is requested that consideration be given to including details in the text forming part of the CDP or any other appropriate part of the planning scheme.
Jim Atteridge	Mount Hotham Resort Management Board	In support of proposed amendment; the planning scheme provisions it seeks to amend are the present planning provisions for Mt Hotham contained in the Alpine Resorts Planning Scheme by the gazettal of Amendment C6 on 11 July 06; RMB implemented Amendment C6 by carrying out research into the feasibility of the Scheme's strategic intent for a new pedestrianised Village at Hotham Central; RMB called for expressions of interest – The Ray Group were the first private sector offer to achieve planning intent for Hotham in 3 decades; alterations are matters of comparative detail, although new development sites are created at Bale, it does not seek to alter C6's degree of development at Hotham; assessment of C17 should be on the basis of the extent to which it amends the gazetted C6 rather than a re-examination of matters already in the Scheme.
	Hotplate Drive Apartments Pty Ltd	Supports amendment however would like formal clarification as to the proposed use, size and sectional elevations of any proposed works abutting Lot 10 Hotplate Drive.