

DRAFT



Mt Buller
Master Plan

Community Consultation

Mt Buller
24 March - 11 July 2010

✱ Core Brief

Mt Buller
12 July 2010

✱ Vision
✱ Policy Objectives
✱ Numerics
✱ Opportunities & Constraints

Melbourne
14 - 16 July 2010

✱ Charette (3days)

Melbourne
6 August 2010

✱ Key Directions Workshop (1day)

Mt Buller/Melbourne
12/14 September

✱ Community Presentations

30 October

Master Plan Finalised

Community Consultation

* Core Brief



Community Consultation

* Core Brief

Arrival Issues

- * Mirimbah Gate congestion
- * Exposed bus drop-off
- * Congestion
- * Insufficient and labour intensive parking
- * Poor visitor amenity
- * Poor sense of arrival
- * Pedestrian / skier / vehicle conflicts
- * Little connection to snow
- * Lack of intuitive circulation
- * Poor linkages and flow

Village Issues

- * Poor sense of place
- * Dispersed summer activity
- * Congested transport interchange
- * Lack of legibility
- * Poor visitor amenity
- * Lack of weather protection
- * Poor visual connection to mountain areas
- * Insufficient snow play areas
- * Difficult pedestrian connections
- * Bourke St bottle neck
- * Insufficient Beginner Ski area

Masterplan Vision

More than a mountain.

Mt Buller is a welcoming and accessible Australian alpine village. It's unique environment, history and it's sense of community create great mountain adventures and experiences all year round.

Charette Outcomes

* Policy Objectives

Mountain

- * Take Mt Buller to the next level
- * Outline 20 year expectations
- * Reinforce identity and character
- * Identify real outcomes
- * Develop a clear implementation strategy

Access

- * Upgrade arrival experience
- * Streamline Village access flow
- * Improve sense of arrival
- * Resolve pedestrian conflicts

Activity

- * Manage snow use interface
- * Improve Mountain/Village relationship
- * Establish iconic snowplay experience and facilities
- * Widen year-round attractions

Facilities

- * Improve guest facilities

Mountain Arrival



Mirimbah

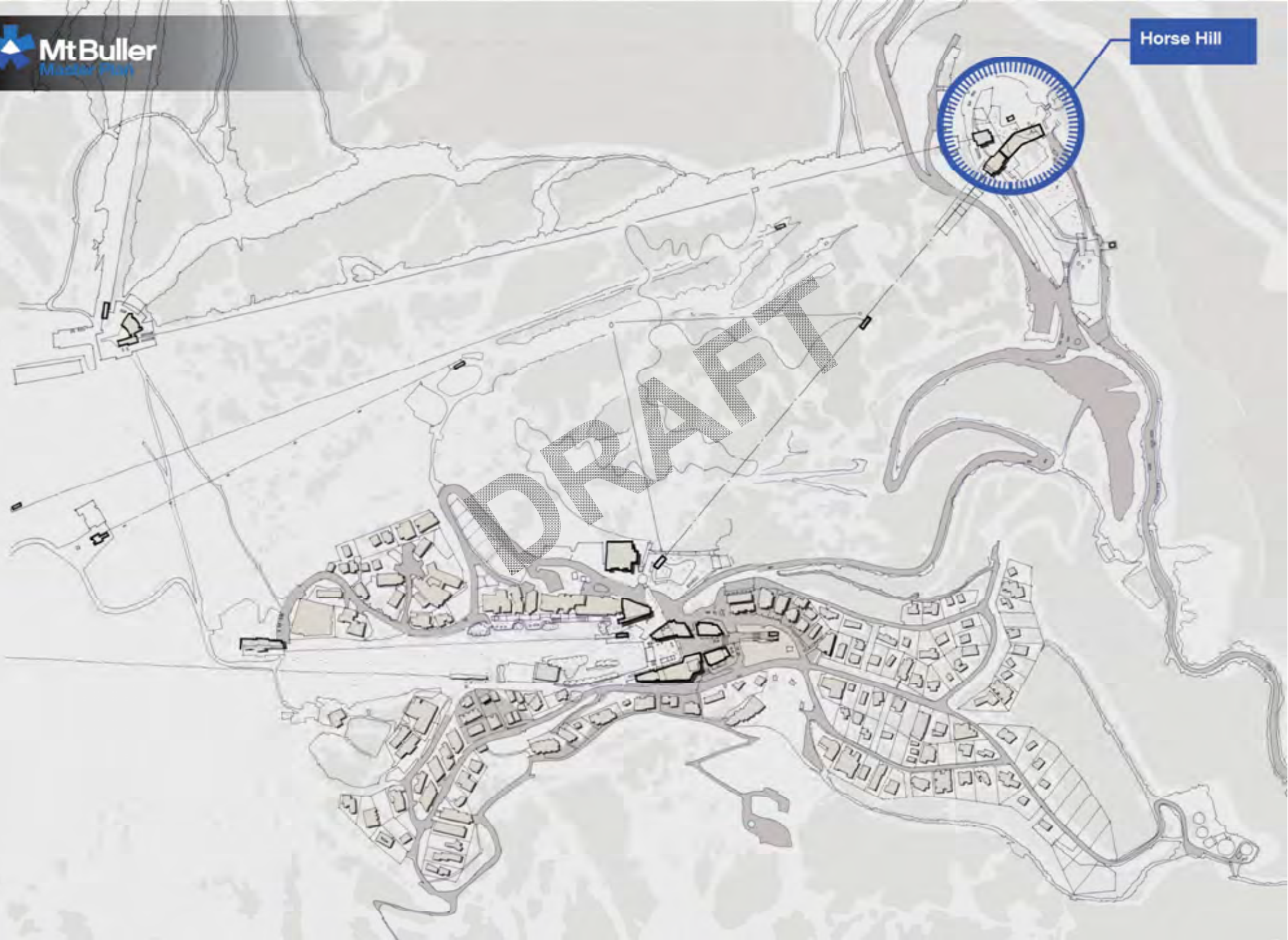


Issues

- ✱ Long queuing at Entry Gate
- ✱ Poor sense of arrival
- ✱ Under utilised assets
- ✱ Lack of connectivity
- ✱ Lack of orientation

Opportunities

- ✱ New Entry Building
- ✱ RFID drive-through ticketing
- ✱ Visitor orientation
- ✱ Park activation
- ✱ A stop on the journey
- ✱ Base station for camping, bike and hiking trails

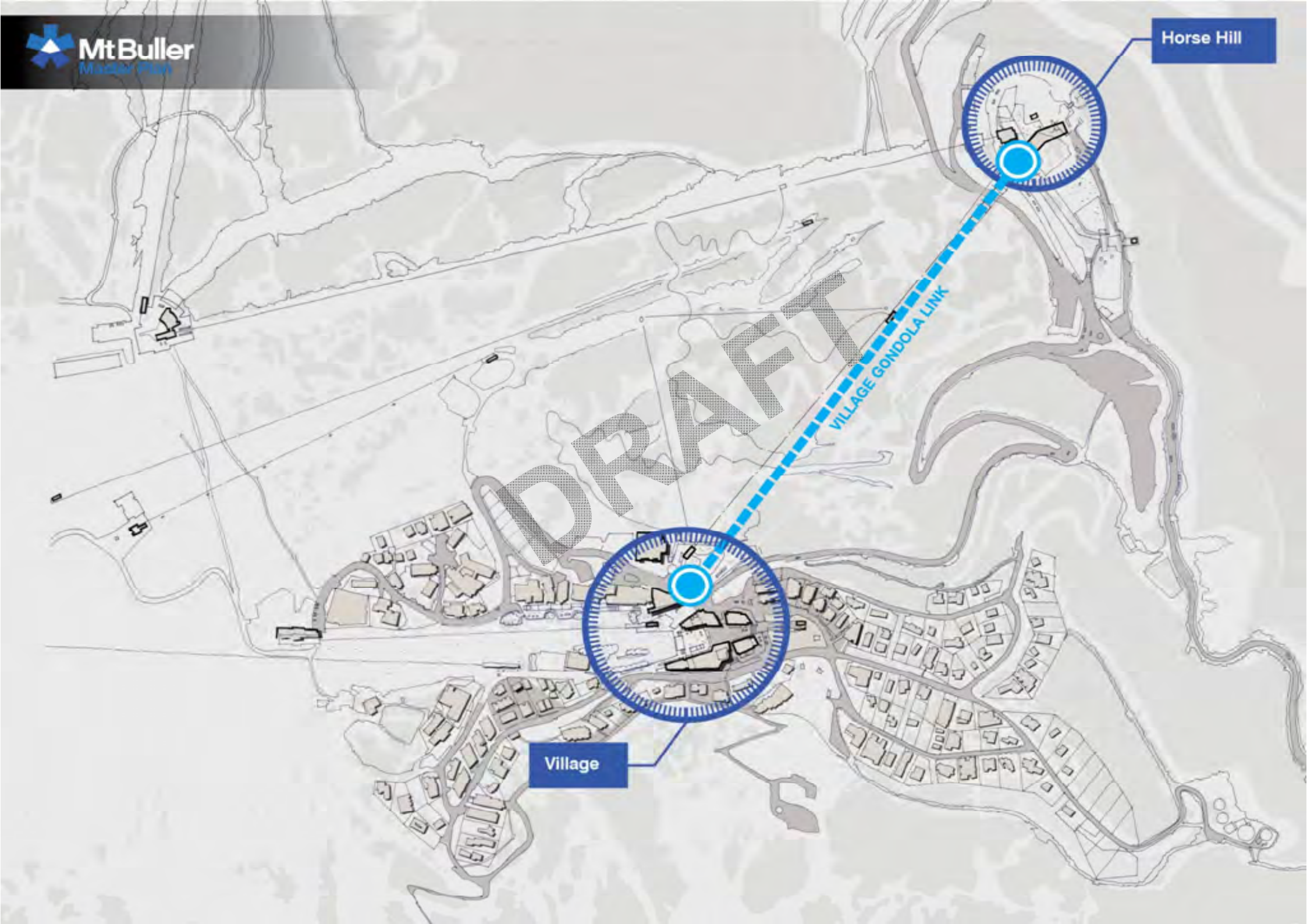


Horse Hill

VILLAGE GONDOLA LINK

Village

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Alternate
Mountain
Access

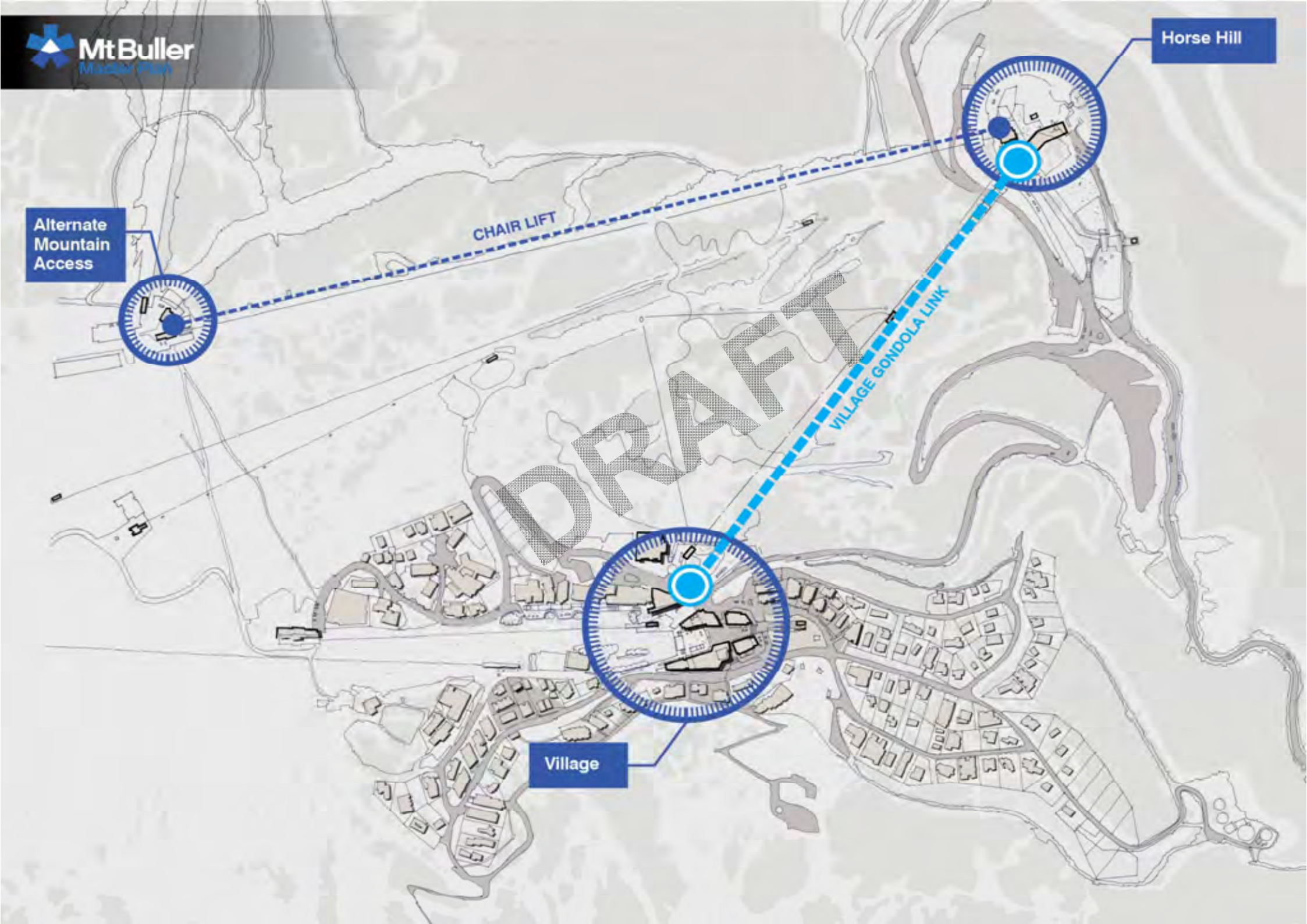
CHAIR LIFT

Horse Hill

VILLAGE GONDOLA LINK

Village

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Alternate
Mountain
Access

CHAIR LIFT

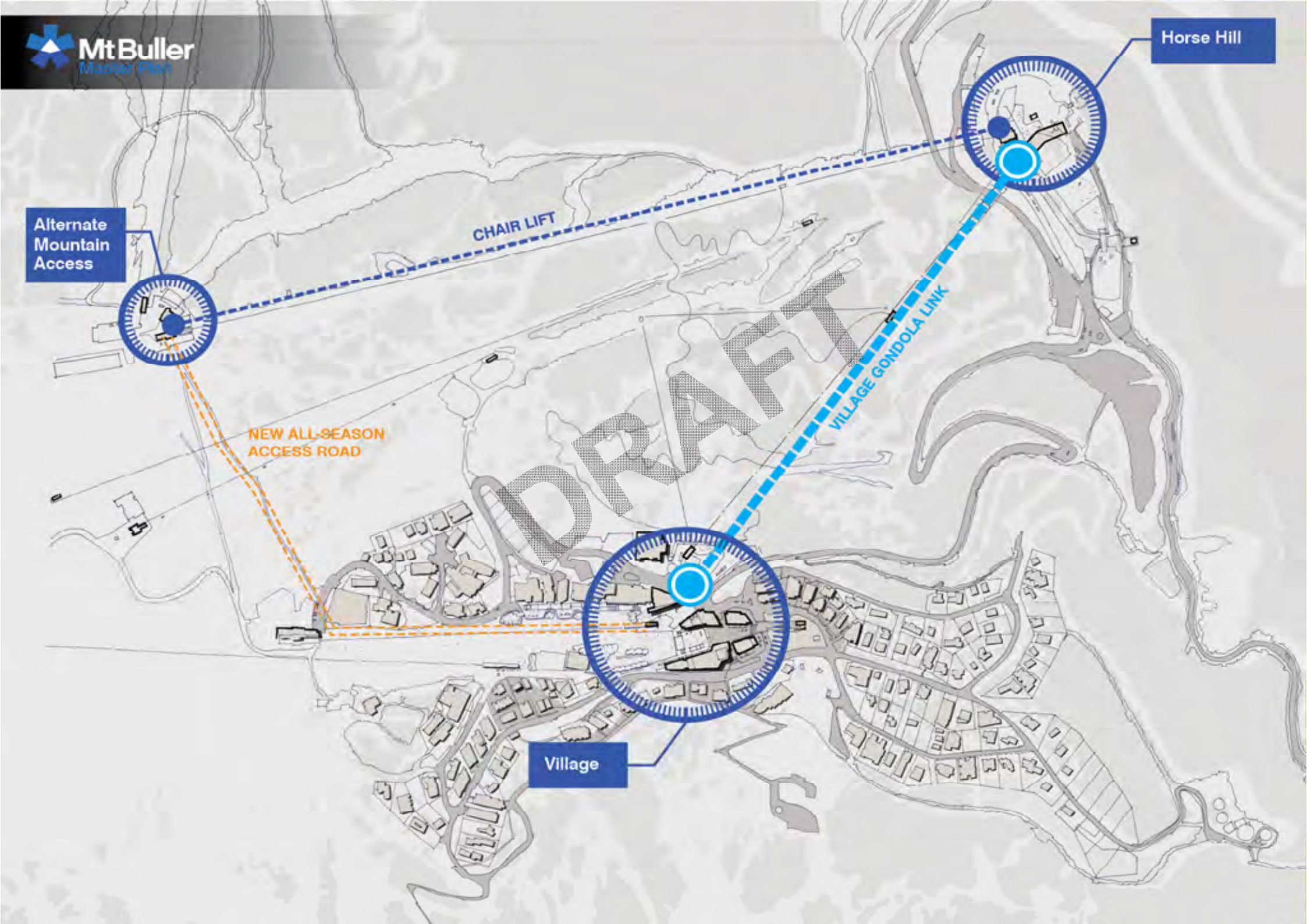
NEW ALL-SEASON
ACCESS ROAD

VILLAGE GONDOLA LINK

Horse Hill

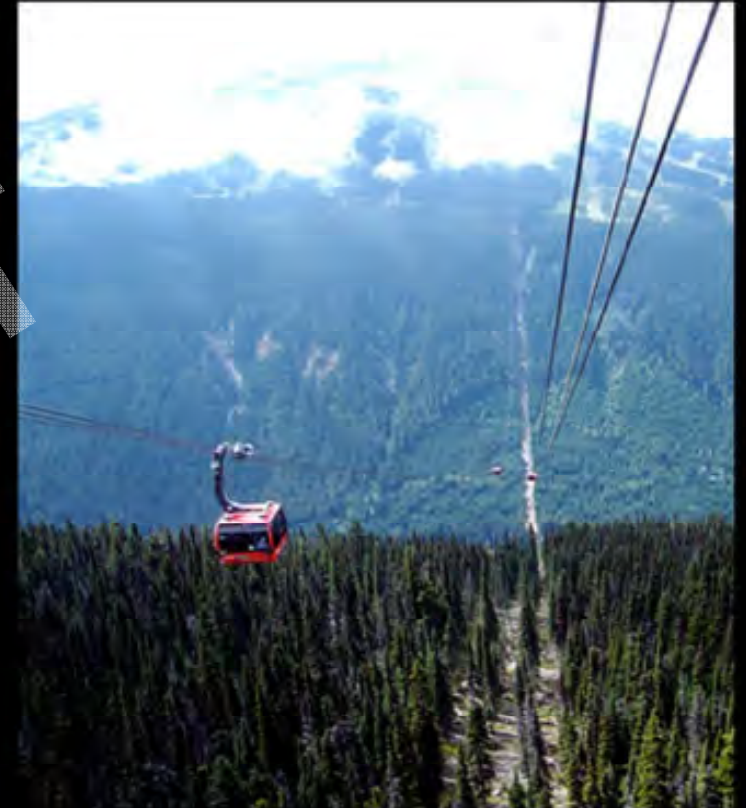
Village

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Gondola Link

* Horse Hill to Village



Mountain Integration

Village

Village Gondola

Horse Hill Gateway

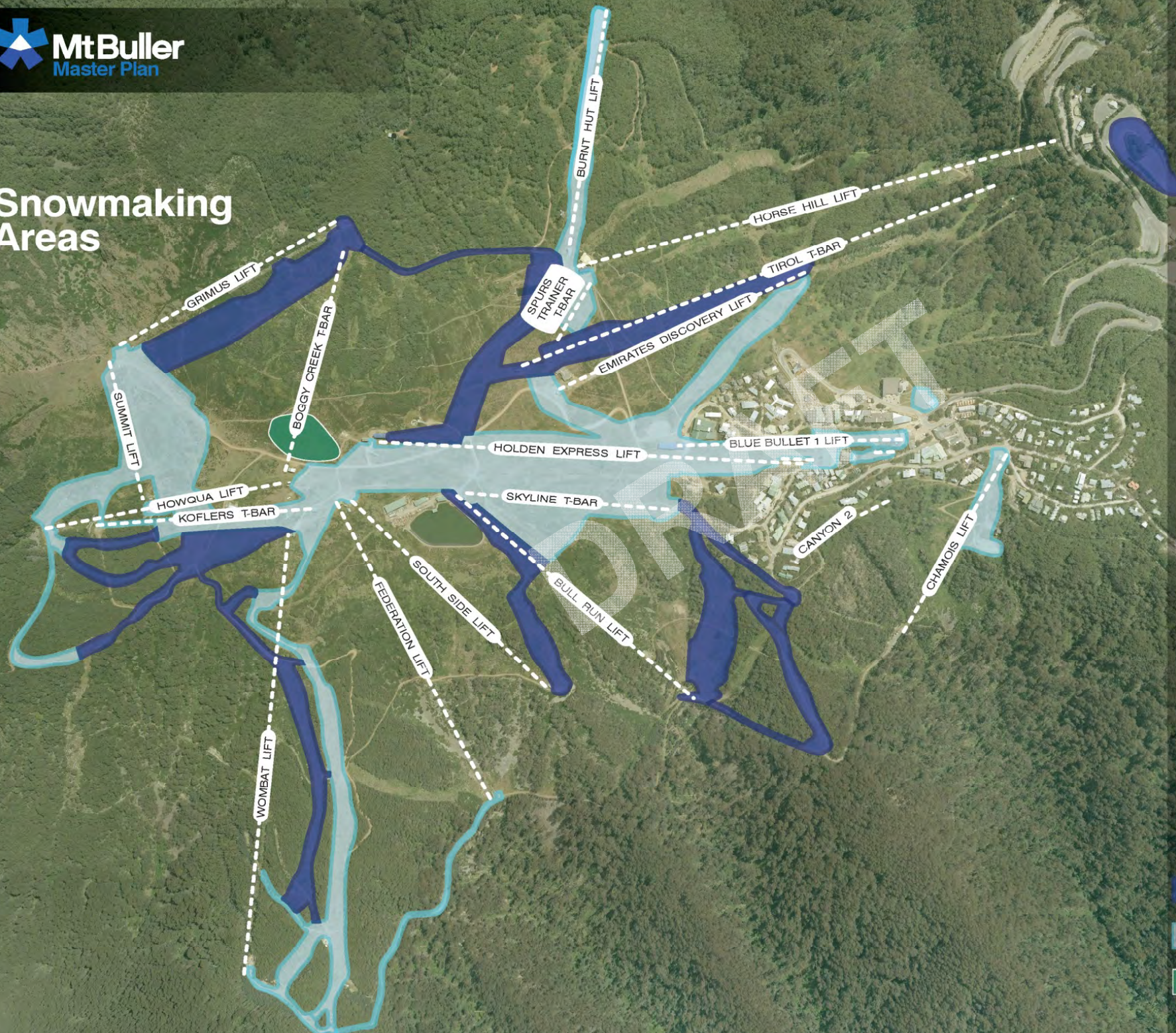
Increase water storage

Alternate Mountain Access

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Snowmaking Areas

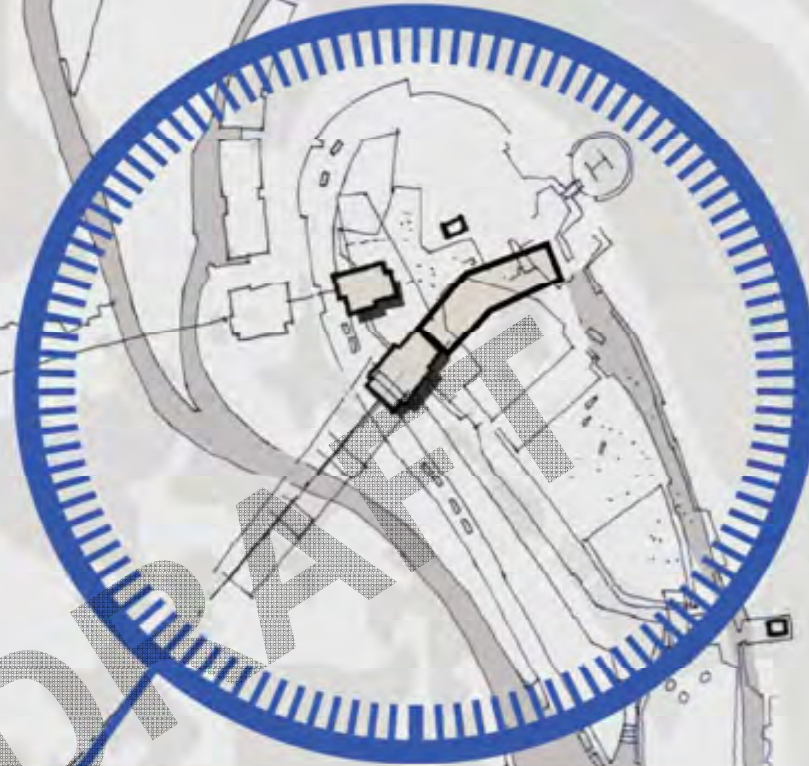


- EXISTING LIFTS
- PROPOSED SNOWMAKING AREAS
- EXISTING SNOWMAKING AREAS
- NEW SNOWMAKING DAM (LOCATION TBC)

Lift Works



Horse Hill



Horse Hill

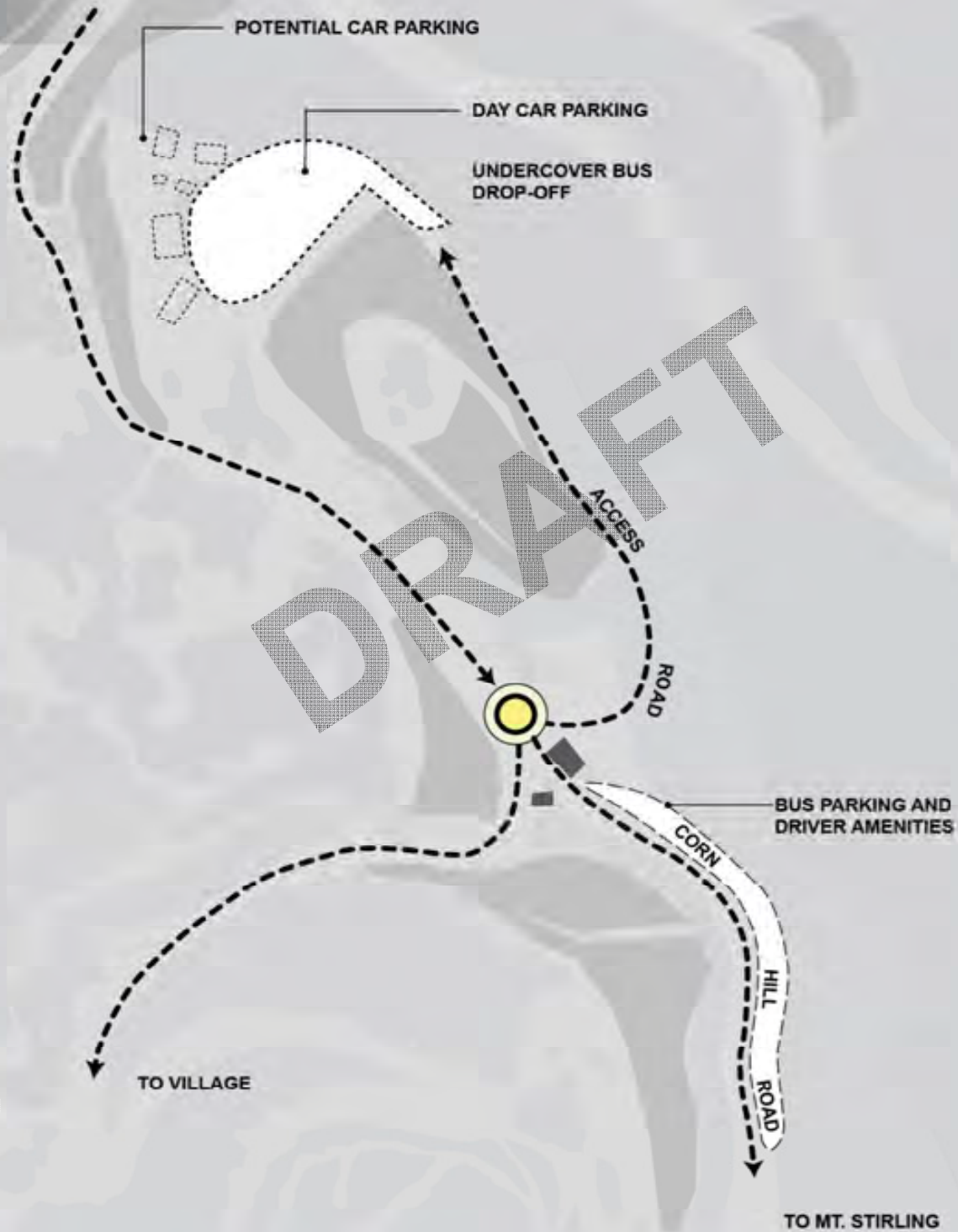


- ★ Entry statement at Horse Hill
- ★ Facilities Building
- ★ Snow Play Zone
- ★ Gondola Link to Village Centre
- ★ Bus drop-off zone at Facilities Building
- ★ Reconfigured precinct parking
- ★ Walking and bike address to Mt Stirling
- ★ Summer sports base camp

- ★ Lift Horse Hill chair to podium level
- ★ Potential Mixed Use Development Site at Skating Rink
- ★ New parking at workshop sites

Horse Hill

Car Parking



Horse Hill

Snow Activities



- VEHICULAR ACCESS
- ... CAR PARKING
- SNOW SCAPE

Horse Hill

Links to Village



Horse Hill

Landscaped Entry



Horse Hill Gateway



Horse Hill Gateway

Snow Play Precinct



Visitor Facilities Building

Day Car Parking

Bus Drop Off



Horse Hill Gateway

Village Access Gondola

Village Centre

Snow Play Precinct

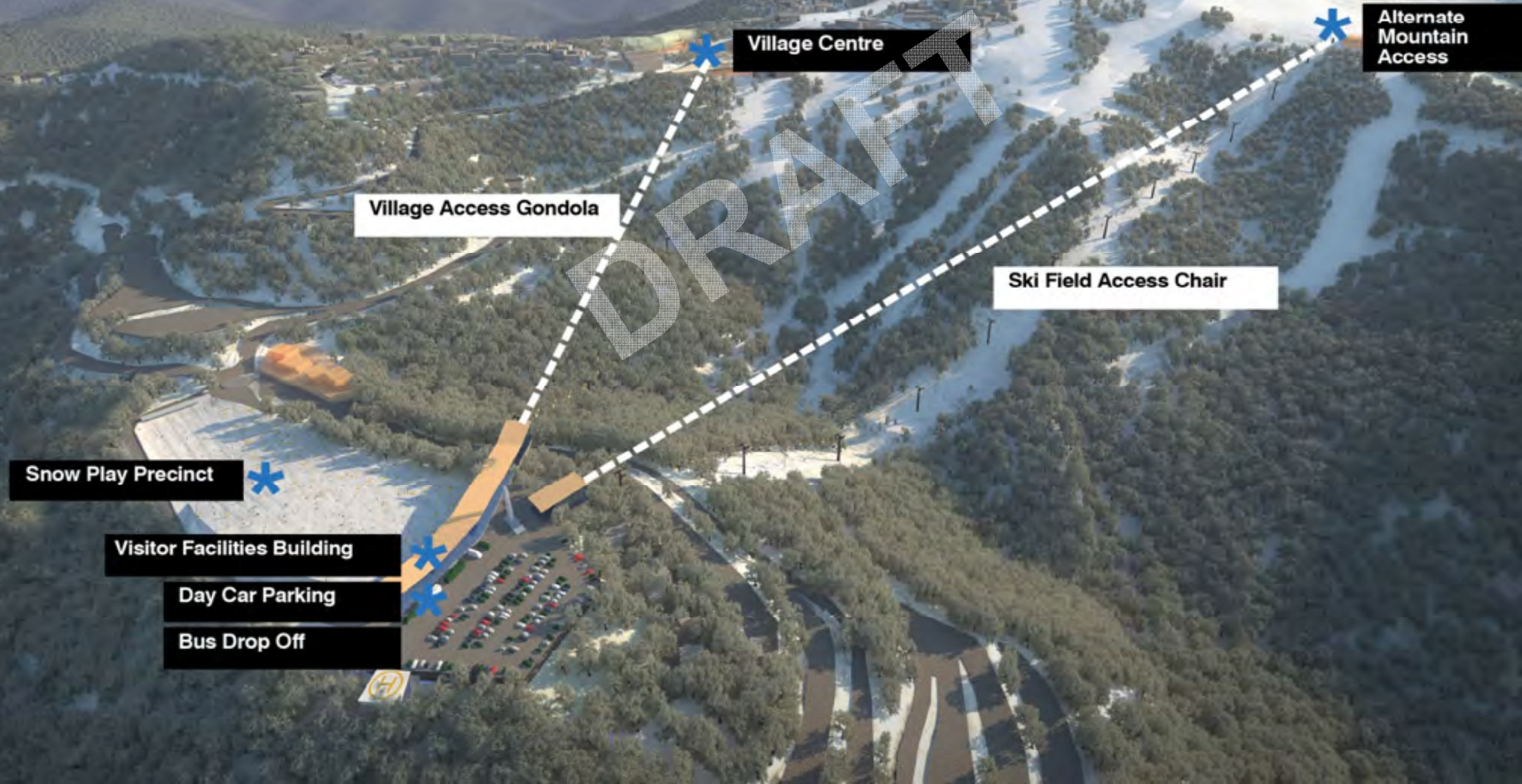
Visitor Facilities Building

Day Car Parking

Bus Drop Off

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Horse Hill Gateway



Horse Hill Gateway



Horse Hill Gateway

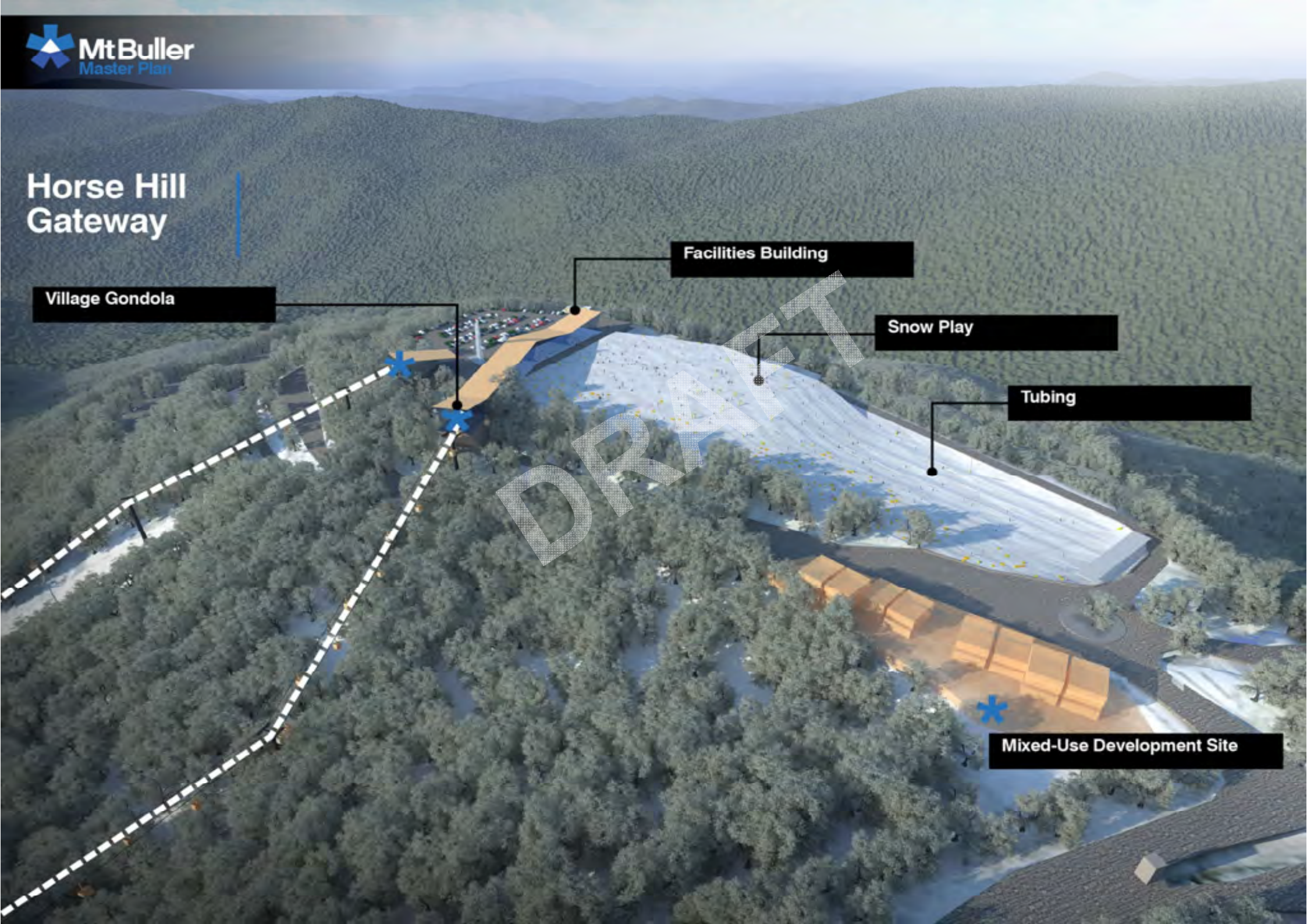
Village Gondola

Facilities Building

Snow Play

Tubing

Mixed-Use Development Site

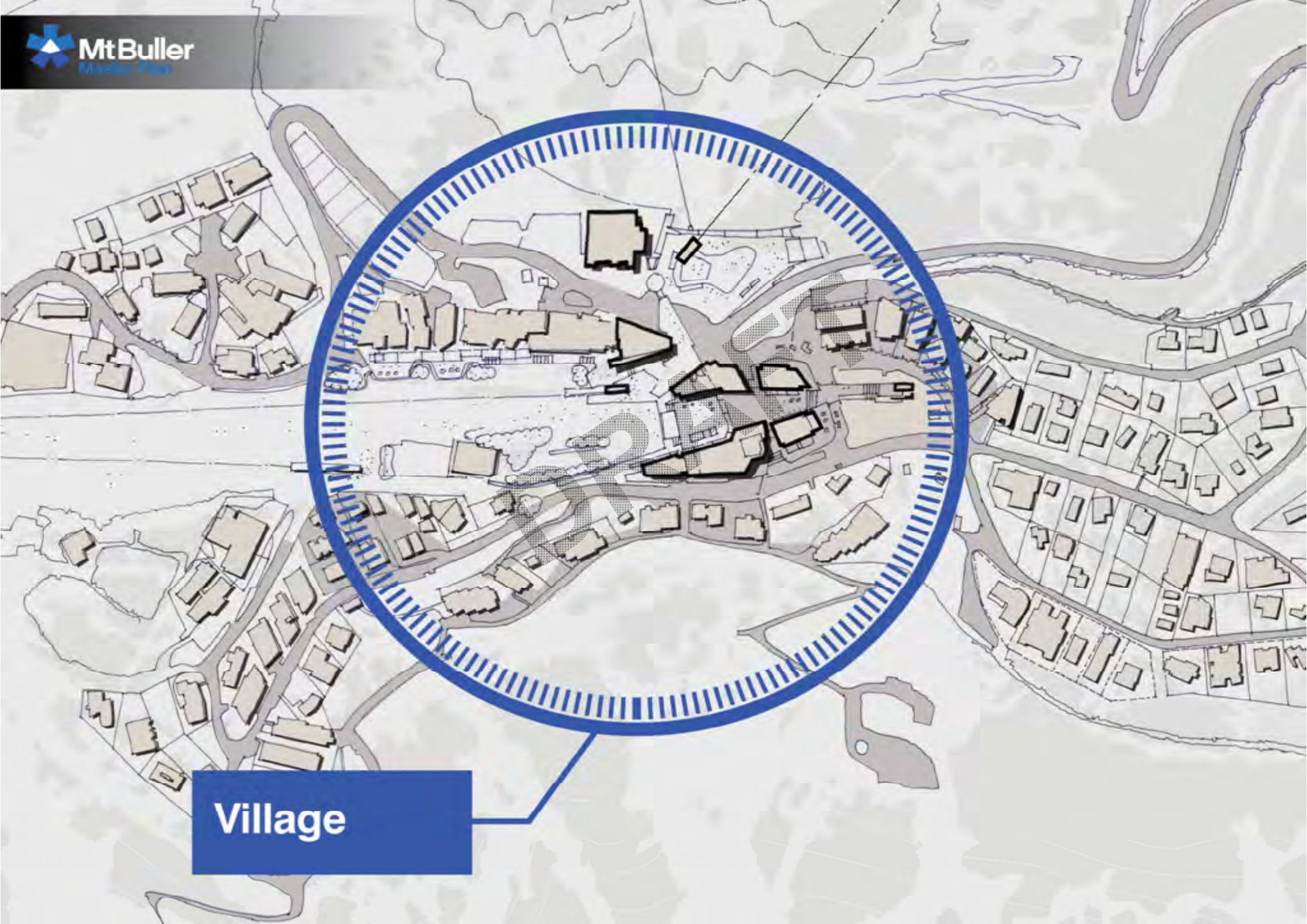


Horse Hill Gateway

Day Car Parking

Facilities Building





Village

Village



- ★ Develop Village Square
- ★ Multi-level linked colonnade and balcony
- ★ Weather protection from north
- ★ Gondola Link to Horse Hill
- ★ Bus terminal at Transport Hub
- ★ Village car parking (400 cars)
- ★ Restaurant and retail focus
- ★ Active events platform

- ★ Axial link to church and ski fields
- ★ Improved ski linkages
- ★ Village / Mountain interface at bottom of Blue Bullet
- ★ Kooroora and YHA site redevelopment
- ★ Summer Sports Hub
- ★ Improve year-round visitor information services

Village

Weather Responsive



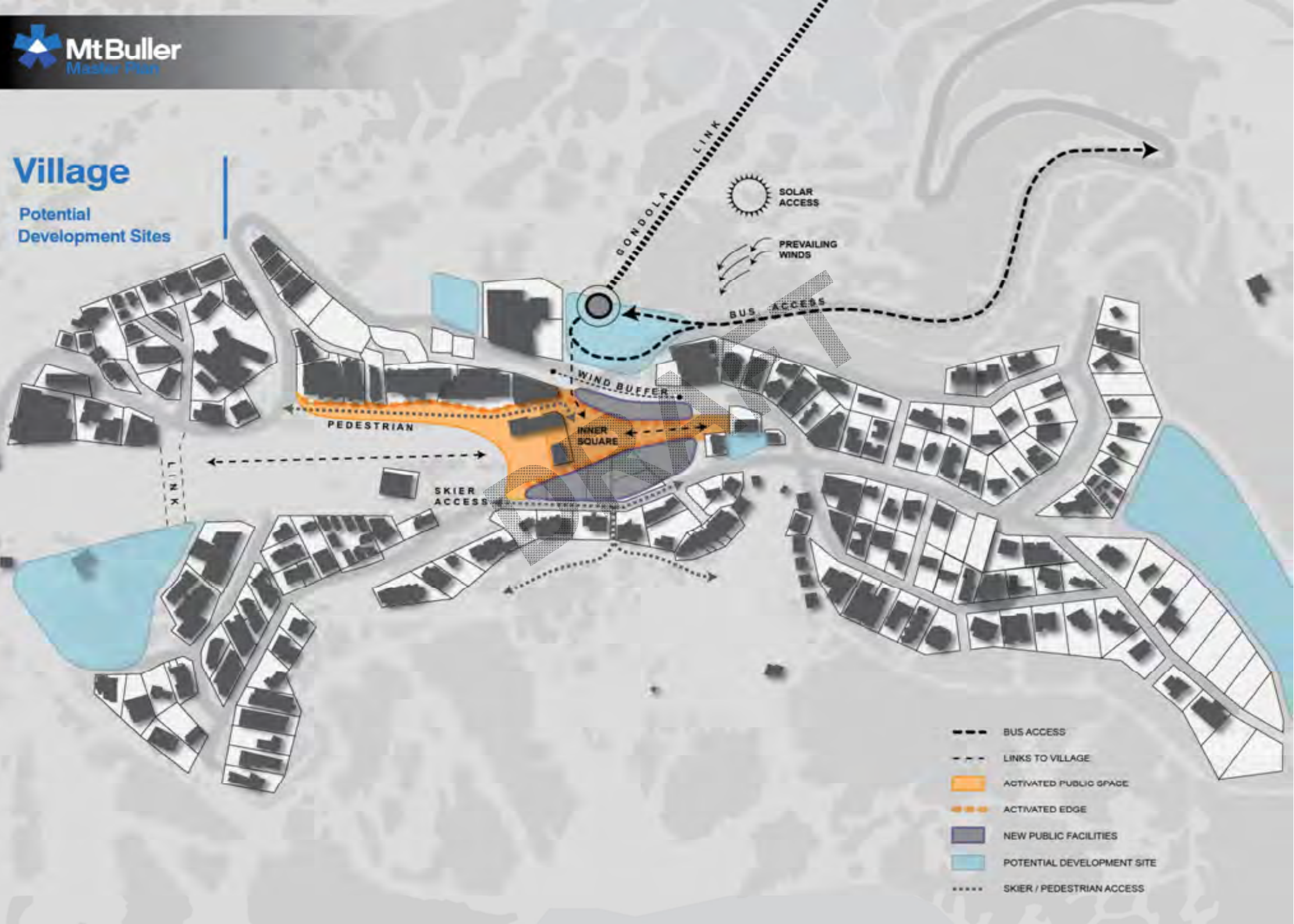
Village

New Public Facilities



Village

Potential
Development Sites



- BUS ACCESS
- - - LINKS TO VILLAGE
- ACTIVATED PUBLIC SPACE
- ACTIVATED EDGE
- NEW PUBLIC FACILITIES
- POTENTIAL DEVELOPMENT SITE
- SKIER / PEDESTRIAN ACCESS


Village Section



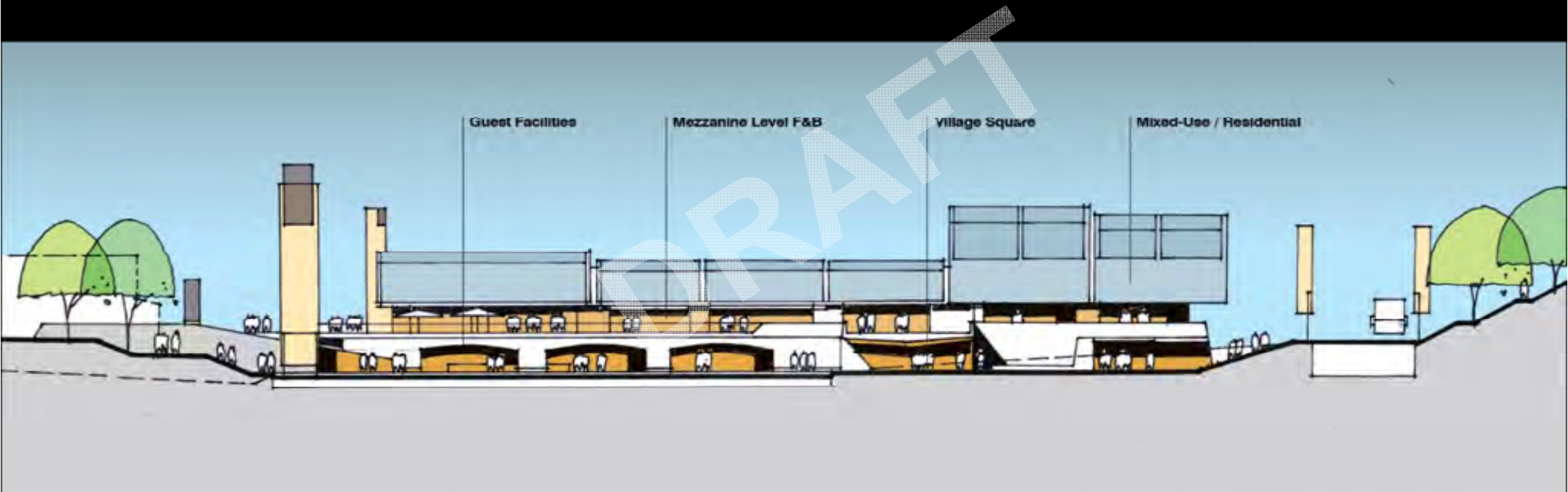
**Village
Centre**

Gondola Station

Guest Facilities

 **Skier Link**

Village Section



Village Gondola

Gondola Station

Under Cover Playground and
Link to Gym Spaces

Theatre Foyer

ARMB Reception

Visitor Interpretive & Heritage Centre

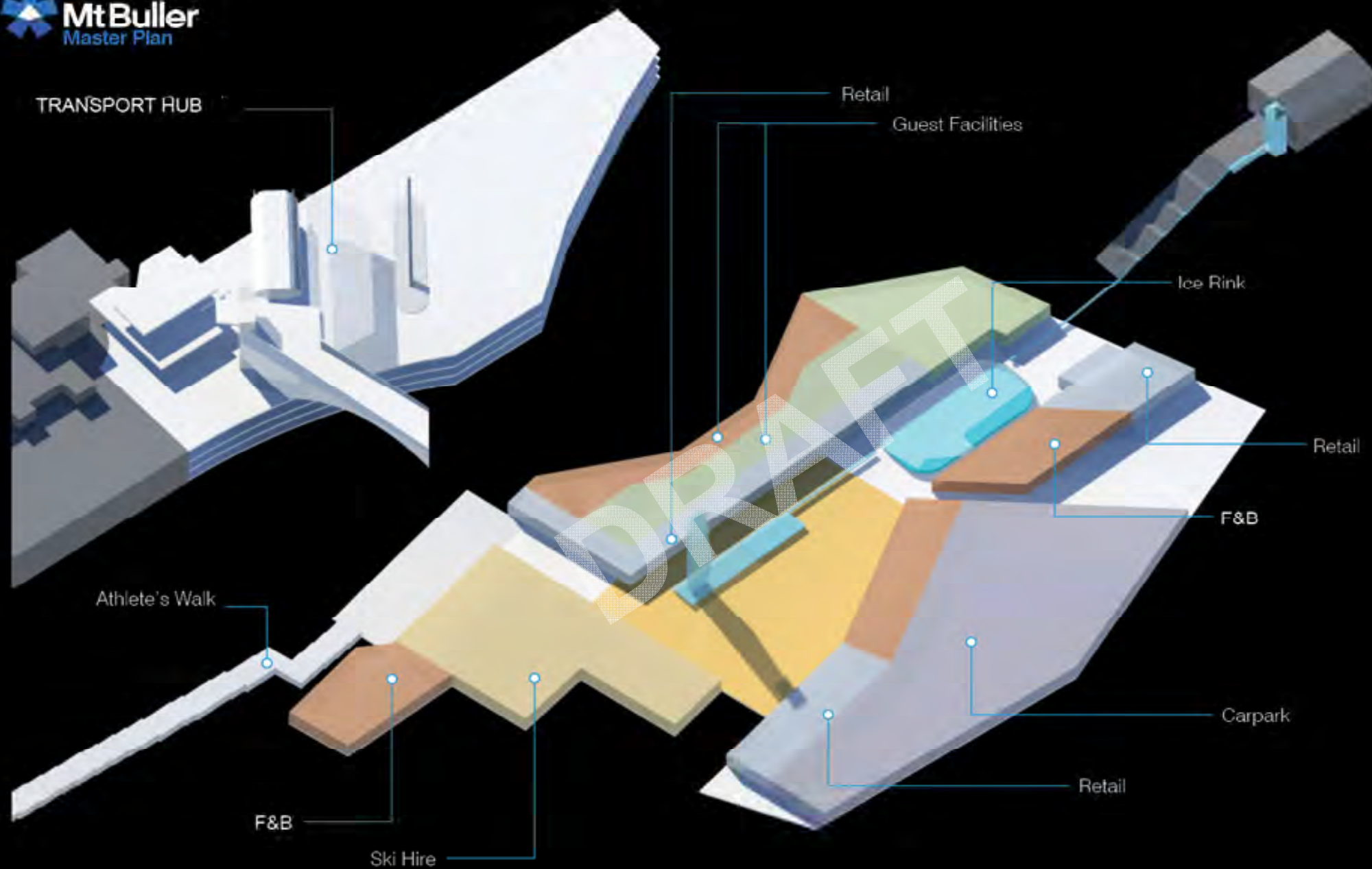
Summer Events Platform

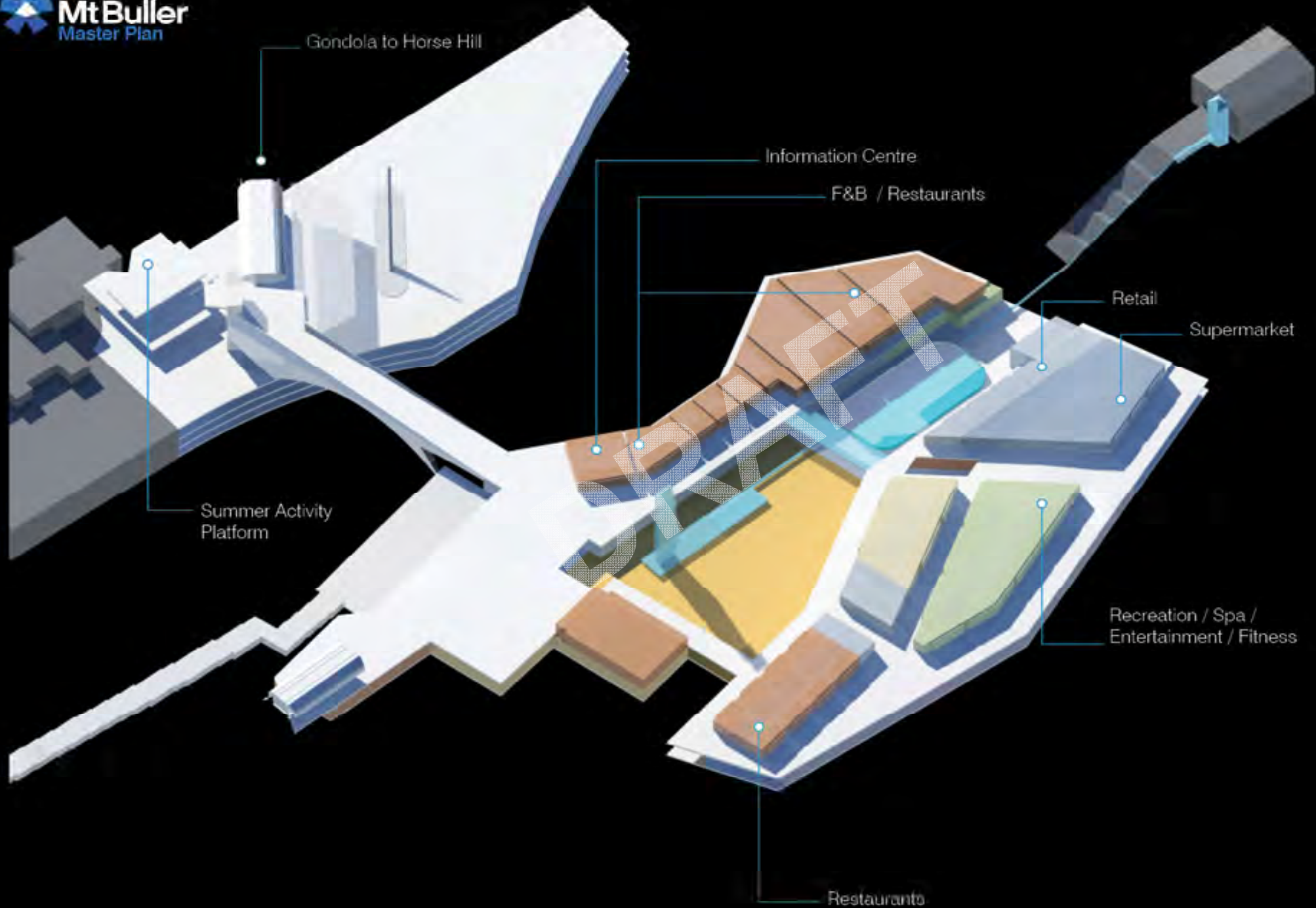
Undercover Bus Arrival Centre

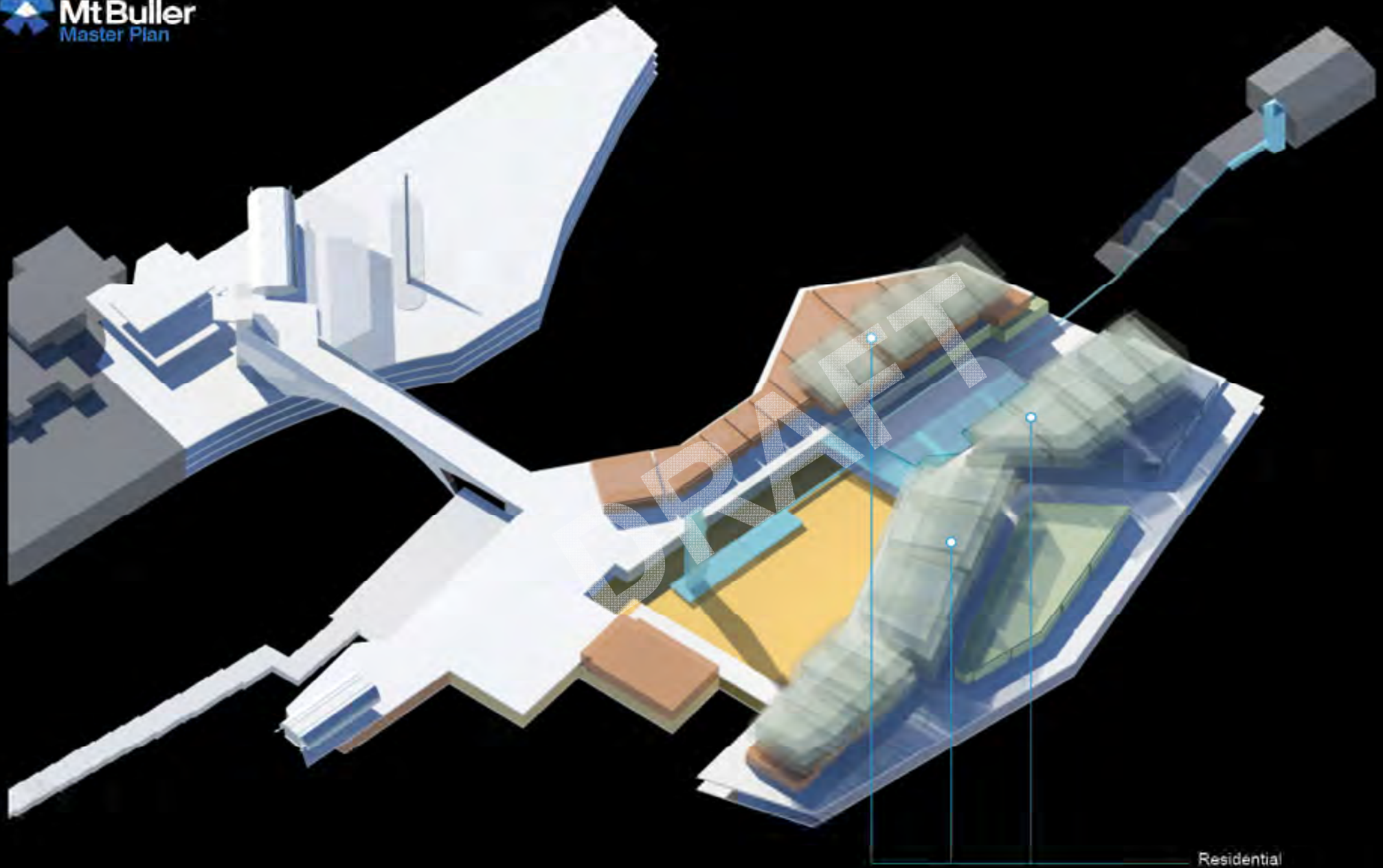
Parking for 400 Cars

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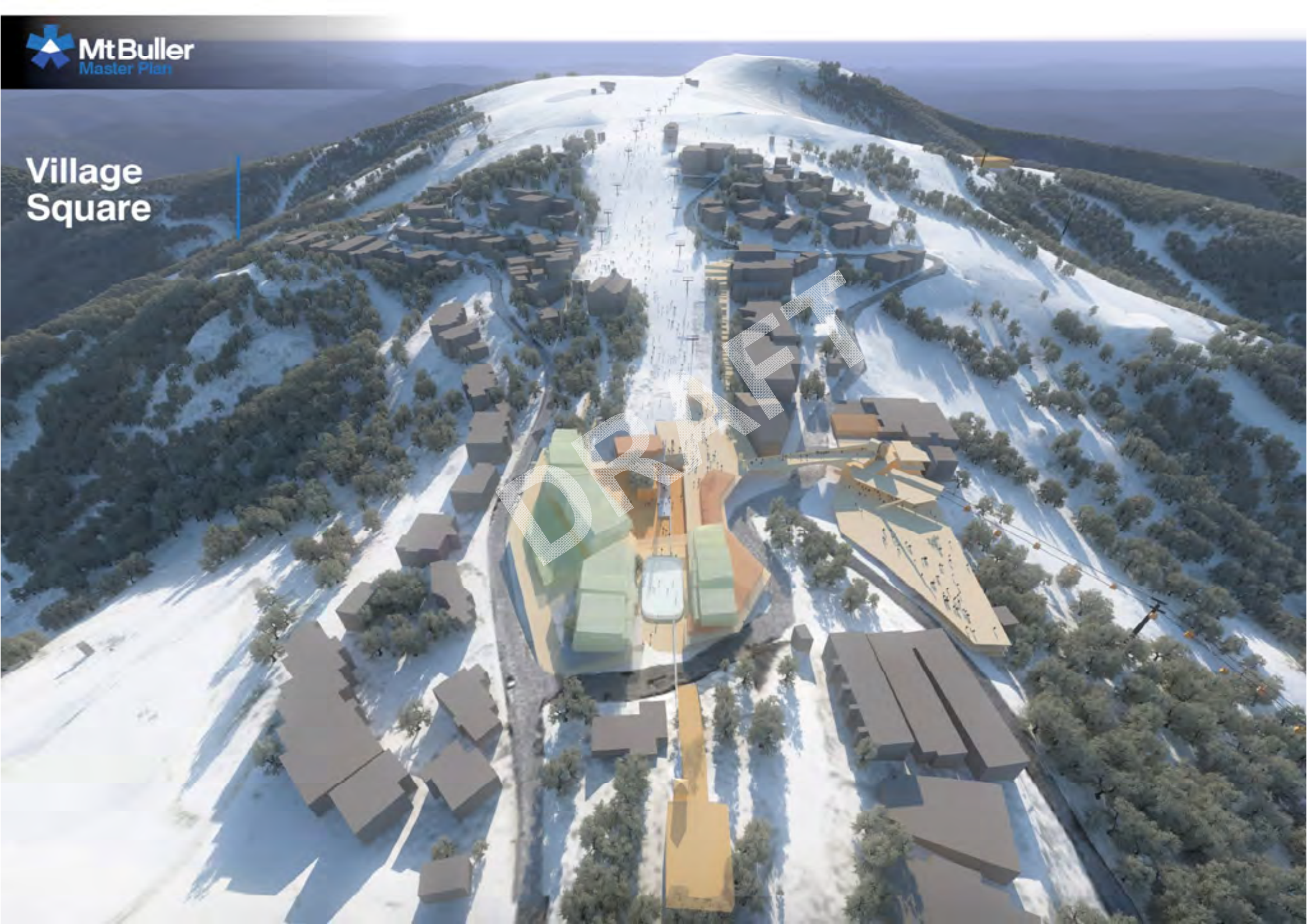






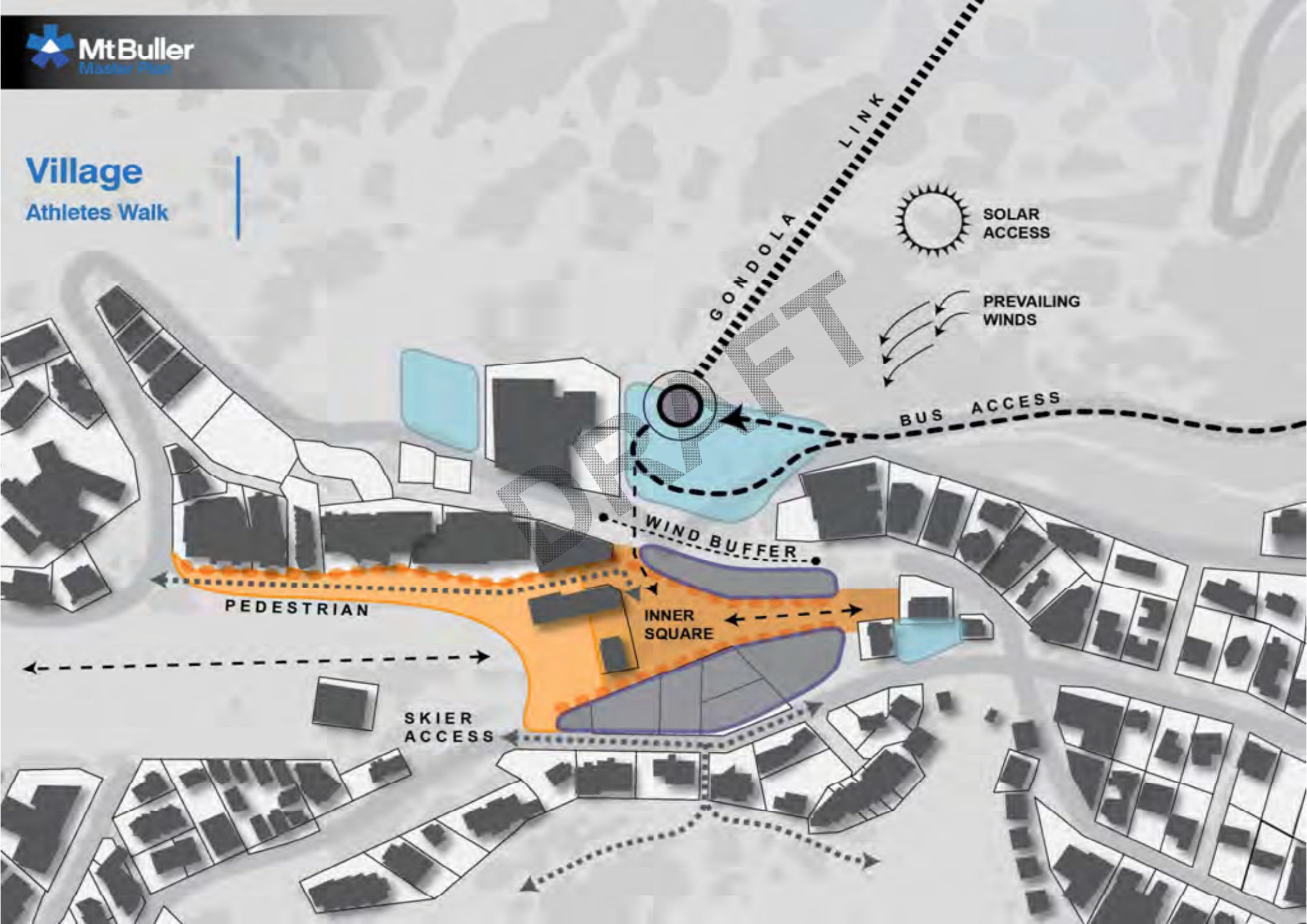
Residential

Village Square



Village

Athletes Walk



Athletes Walk

Terraced Pedestrian Walkway

Expanded Ski Fields

Relocated Blue Bullet

Buller Community Centre

- Foyer
- Interpretive & Heritage Centre



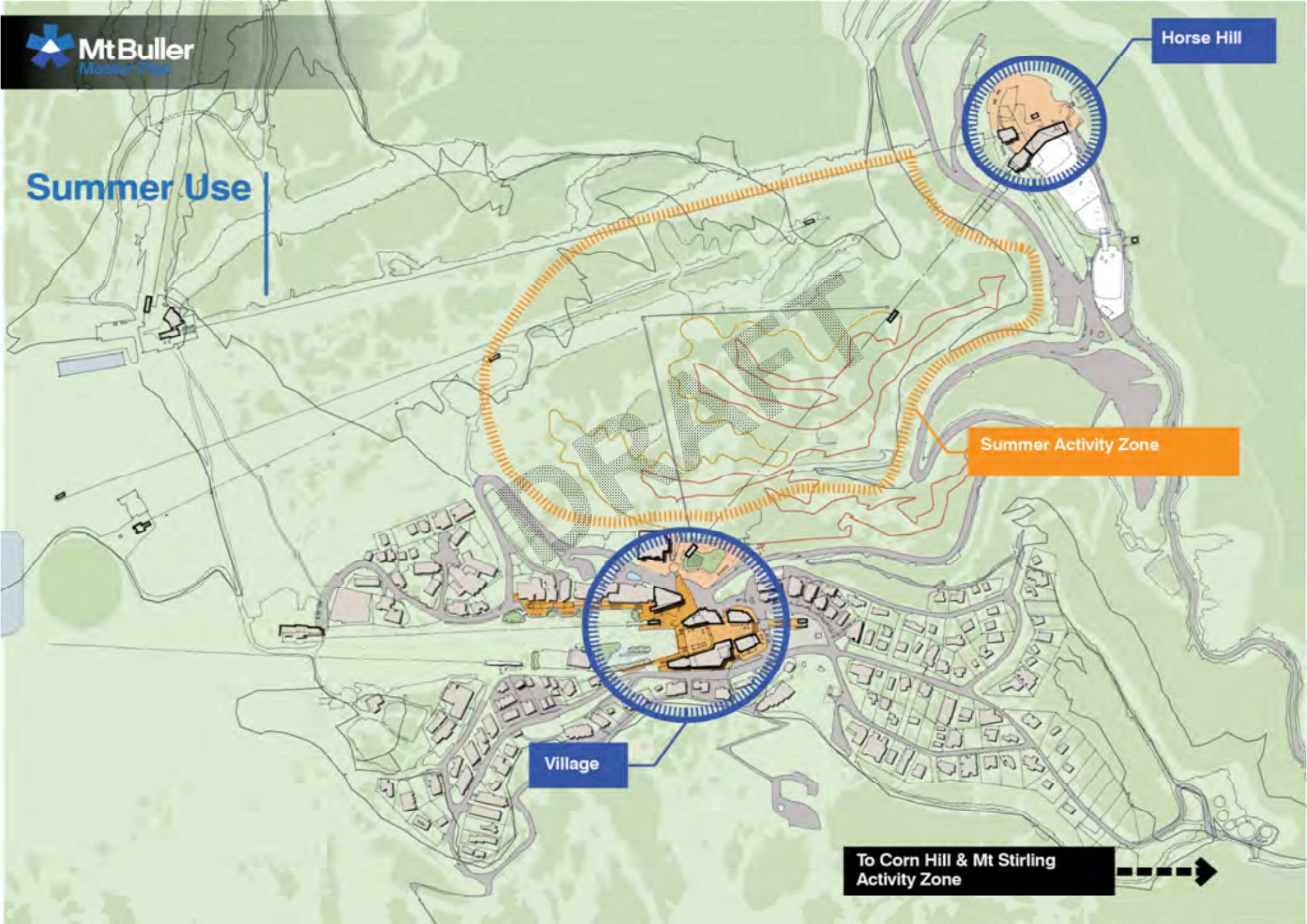
Summer Use

Horse Hill

Summer Activity Zone

Village

To Corn Hill & Mt Stirling
Activity Zone



Summer Activities



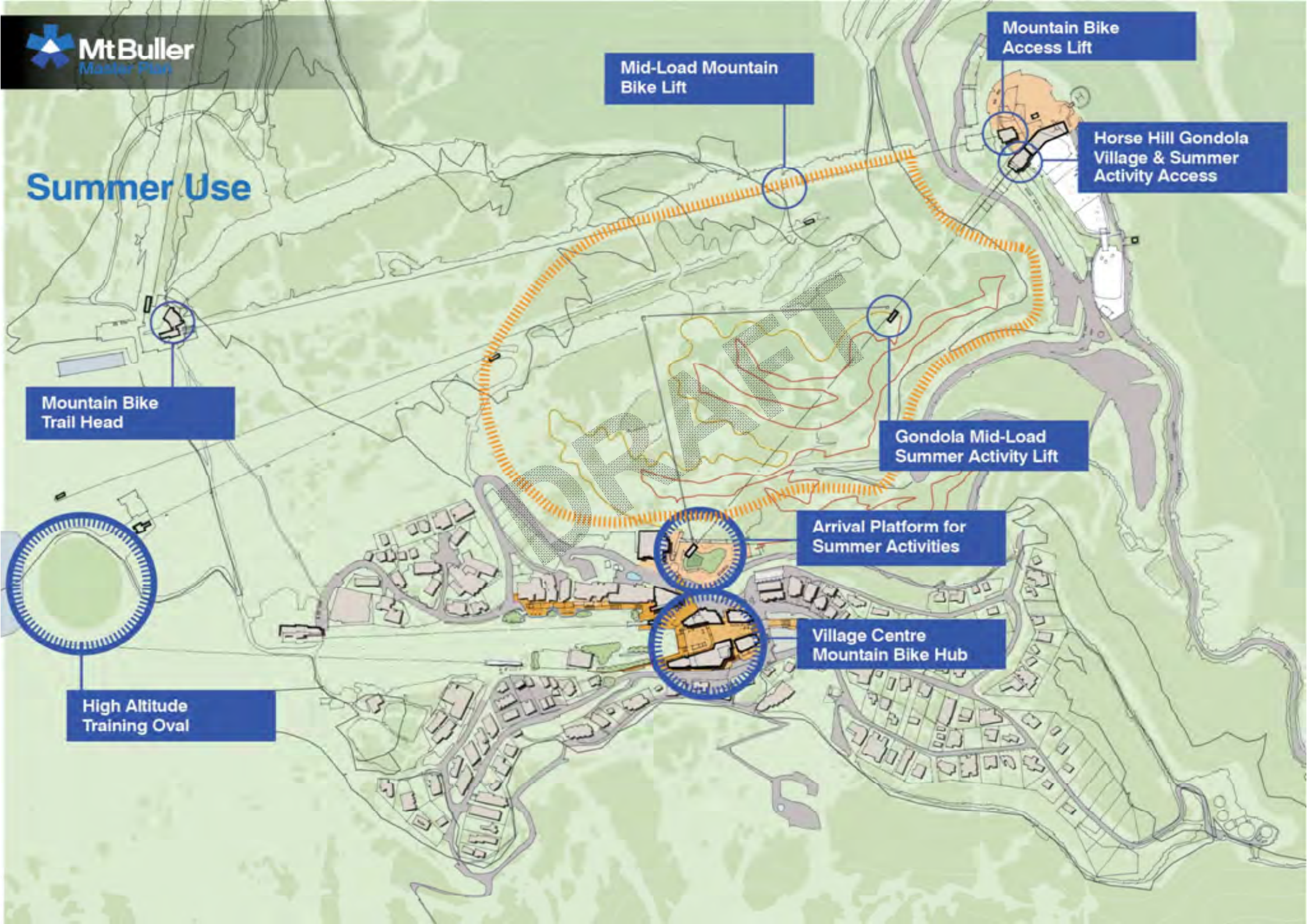
- ★ Alpine Coaster
- ★ Tree- Top Flying Fox
- ★ Mountain Bike Flow Track

Summer Activities



- * Playgrounds
- * Bush Walking

Summer Use



Mid-Load Mountain
Bike Lift

Mountain Bike
Access Lift

Horse Hill Gondola
Village & Summer
Activity Access

Mountain Bike
Trail Head

Gondola Mid-Load
Summer Activity Lift

Arrival Platform for
Summer Activities

Village Centre
Mountain Bike Hub

High Altitude
Training Oval

Summer Use





Masterplan Projects

Stand Alone Projects

- * Village
 - Guest Facilities
 - Retail
 - Bourke St Interface

- * Athletes Walk
- * Mirimbah Gate
- * Post Office
- * Water Storage
- * Summer Sports Zone
- * Spurs Road Link

- * One Tree Hill
- * Fawltly Towers

- * Kooroora Site
- * YHA Site
- * Bus Site

Strategic Projects

- * Gateway Parking

- * Horse Hill
 - Snow Play
 - New Facilities
 - Parking
 - Gondola

Implementation Strategy Mountain

Element	Brief	Cost	Lead Organisation	Support	Stage
Planning Process Review	Reflect Master Plan/Streamline approvals	\$200,000	RMB	Grant Funding	1
Design Guidelines Review	Reflect Master Plan	\$10,000	RMB		1
Affordable Housing Strategy	Identify policy adjustments	\$10,000	RMB	Grant Funding	1
Sustainability Policy	Identify policy adjustments	TBC	RMB	Grant Funding	1
Signage upgrade	Dynamic signage system	\$500,000	RMB		1
Water Storage Expansion	Additional Water Storage Facility (Potable & Snowmaking)	\$5.5m	RMB	Grant Funding	1
Carpark Shelters	Shelter structures at overnight carparks	\$200,000	RMB		1
Recreation Facilities Stage 1	Expand summer activities: <ul style="list-style-type: none"> - Downhill Bike (lift serviced) - Bike Skills Park - Bushwalking Trails - Cross Country Biking 	TBC	RMB		1
Arts Strategy	Identify Cultural initiatives <ul style="list-style-type: none"> - Art displays at Village Centre - Art competitions - Summer Artists in Residence 	TBC	RMB	Grant Funding	1
Recreation Facilities Stage 2	Expand summer activities: <ul style="list-style-type: none"> - Flying Fox - Helipad - Luge - Oval - Tennis - Playground(s) 	TBC	RMB	JVs	2
Gondola	Link Horse Hill to Village	\$8 million	RMB		2
High Altitude Oval	Summer training oval	\$1 million	RMB	JVs	2
Mirimbah Gate upgrade	New facility with RFIDTag	\$1 million	RMB		2
Relocate Taxi parking	Identify options	TBC	RMB/MMBL		2
Relocate on-road parking	Subject to Horse Hill project	TBC	RMB		3
Recreation Facilities Stage 3	Activation of Village Centre <ul style="list-style-type: none"> - Skating Rink 	TBC	RMB		3

Implementation Strategy

Horse Hill

Element	Brief	Cost	Lead Organisation	Support	Stage
Guest Facilities	2,000m2 <ul style="list-style-type: none"> - F& B- 750m2 - Ski Hire – 750m2 - Locker/Change/Toilets 350m2 - Retail – 100m2 - Driver lounge 50m2 - Playground 	\$5 million	RMB	Commercial income Grant Funding JVs	1
Snow Play	10,000m2 <ul style="list-style-type: none"> - Earthworks - Power/Water - Snowmaking - Magic carpet/tows 	\$2 million	RMB	Commercial income Grant Funding JVs	1
Corn Hill Road	Integrate with Mt Stirling Access Road <ul style="list-style-type: none"> - Buses 1 side - Road upgrade - Turnaround 	\$1 million	RMB	Grant Funding	1
Parking Stage 1	<ul style="list-style-type: none"> - Access Road/Earthworks - Bus drop off - Decked parking over existing 	\$7.5 million	RMB		1
Parking Stage 2	Additional decked parking if required	\$10 million	RMB		3
Horse Hill Chair upgrade	Lift Base station to Facilities level	\$4 million	BSL		3
Mixed Use Skating Rink	Define brief/Feasibility	TBC	RMB		3

Implementation Strategy Village

Element	Brief	Cost	Lead Organisation	Support	Stage
Valley North Parking Structure	400 Cars on "Gateway" site	\$12 million	RMB	Sales	1
Athletes Walk Upgrade	Improve pedestrian interface between Accommodation and Bourke Street	\$1.5 million	RMB	BSL	1
Guest Facilities	2,500m2 <ul style="list-style-type: none"> – Plaza – Food Hall/Dining – 1000m2 – Ski Hire – 300m2 additional – Locker/Change/Toilets 600m2 – Retail – 400m2 	\$7.5 million	RMB	Grant Funding	1
Post Office/Interpretive Centre Stage I	Extension to BCC 200m2	\$500,000	RMB		1
Blue Bullet Frontage	Seating /F and B	\$500,000	RMB		2
Blue Bullet relocation	Adjust alignment to north. Smaller base station structure	\$6 million	BSL		3
Kooroora Redevelopment	Mixed Use <ul style="list-style-type: none"> – Retail – Supermarket – Residential – Entertainment 	TBC	BSL		3
YHA Development	Retail/Residential	TBC	Developer		3
Opportunity Sites	Retail/Residential/Entertainment	TBC	Developer		3
Bourke St Upgrade	Bourke Street widening	TBC	BSL		3



Feedback Closes Wednesday 6th October 2010

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Mt Buller 3723