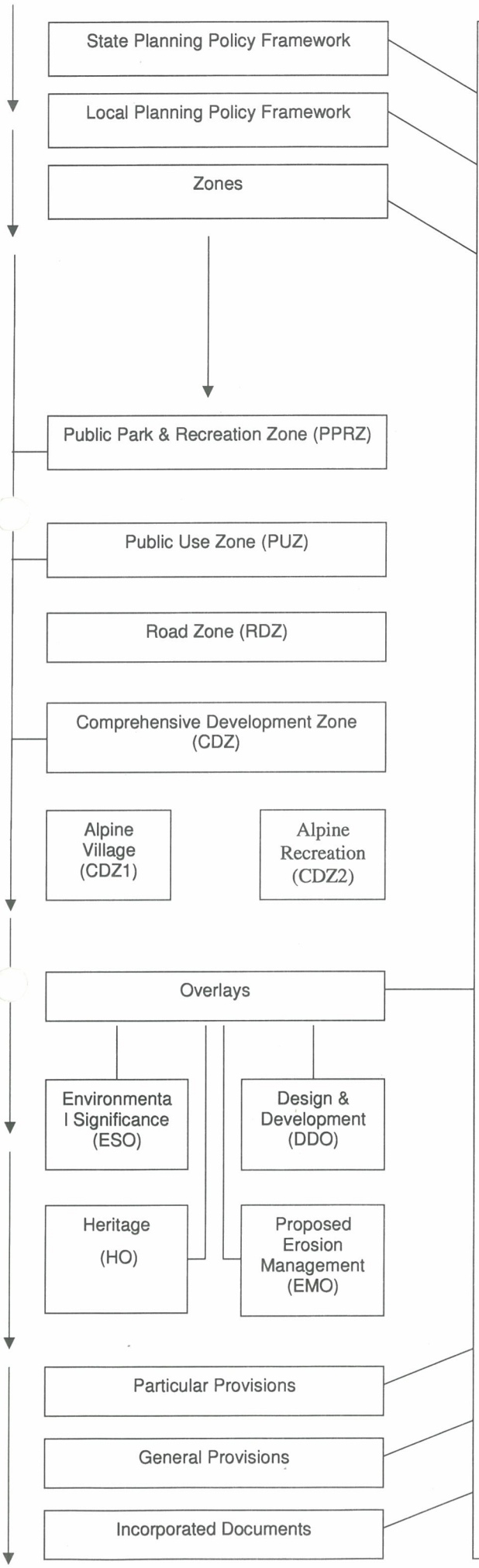
The Alpine Resorts Planning Scheme



Sets out State Policy and general principles for land use and development planning and specific policies dealing with Settlement, Environment, Housing, Economic Development, Infrastructure and Particular Use and Development.

Provides a vision for the future development of the Alpine Resort areas and expresses the overall strategic directions. The individual Strategic Statements focus on the vision and issues specific to each Resort.

Zones and zone provisions implement the State and Local Planning Policy Frameworks. Zones control development, including buildings and works, and land uses. Each zone has a table which specifies land uses where planning permission is not required, where planning approval is required and land uses that are prohibited. Four zones are included in the Alpine Resorts Planning Scheme:

- PPRZ – Identifies areas of land set aside for public recreation and open space.
- PUZ – Identifies land for utility and community services and facilities. This zone is only used in limited locations.
- RDZ – Identifies significant roads which access, or in the Mt Hotham case, go through resorts.
- CDZ – Two separate schedules apply. The requirements of the CDZ must be met and read in conjunction with the schedules.
  - CDZ1 – Represents the core resort areas where residential and commercial development has taken place, or areas which have clearly identified future development potential. The schedule provides for the development of a Comprehensive Development Plan (CDP). Where a development is consistent with a CDP no planning permit is required.
  - CDZ2 – Identified skifield areas and allows for limited commercial development. The schedule provides for the development of a CDP. Where a development is consistent with a CDP, notice and review exemptions apply.

Do not change the intent of the zone. They apply to a single issue or related set of issues i.e. heritage, environmental concern, flooding, and generally make requirements about development, not use. They may have a schedule to specify local objectives and requirements. For example:

- RDZ – Identifies areas where the development of land may be affected by environmental constraints.
- DDO – Identifies areas which are affected by specific requirements relating to the design and built form of new development.
- HO – Identifies areas where the development of land may be affected by natural or cultural significance.
- EMO – Identifies areas which are affected by erosion, landslide or other land degradation processes.
- VPO – Identifies areas where the development of land may be affected by the protection of areas of significant vegetation.

Include a set of standard provisions for a range of uses and developments, including native vegetation removal, advertising, signage etc.

Details matters such as existing use rights, administration provisions, ancillary activities and referral of applications.

Provides a list of incorporated documents that a statutory part of the scheme. Included in the Alpine Resorts Planning Scheme for example is the Alpine Development Code 1997, the Commercial Sign Policy 1997 and the Mt Buller Comprehensive Development Plan 1 – One Tree Hill.