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## **OBJECTIVES – STRATEGIES – IMPLEMENTATION**

### **Environment**

Falls Creek Alpine Resort forms part of an alpine and sub-alpine environment surrounded by the Alpine National Park. 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. The topography consists of steep slopes interspersed with high plateaux, including areas of flats and bogs.

Future development within the Resort should seek to capitalise on the natural assets of Falls Creek, which are a primary attraction for visitors. Sustainable use and management of both the natural and man-made components of the environment is crucial to the future viability of the Resort.

The potential for adverse environmental impact arises through ongoing recreational use and by disturbance of natural ecosystems during construction of buildings and works. There is a need to minimise, and where possible prevent, such environmental impacts through appropriate management practices. It is also important to ensure that off-site effects of development and activities at the Resort are minimised.

### **Objectives**

- To maintain, preserve and improve the natural environmental features of the Resort.
- To ensure the present diversity and viability of species and ecological communities is maintained or improved within the Resort.
- To maintain, preserve and enhance the habitat of threatened species and communities within the Resort.
- To ensure development minimises environmental impact through sensitive siting and environmentally sound construction and management techniques.
- To protect the quality and integrity of natural water systems and aquatic ecosystems.
- To ensure development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.
- To protect and improve identified and potential places, sites and objects of Aboriginal and European cultural, historical and architectural significance.
- To monitor environmental impacts associated with resort development and encourage research into best practice environmental management techniques.
- Investigate cooperative program for the management of environmental issues, in particular weed and pest animal management and Mountain Pygmy-possum (*Burramys parvus*).

### **Strategies**

The strategies for achieving the objectives are:

- Identify suitable locations within the Resort to provide for commercial, residential, tourism development and support infrastructure having regard to environmental constraints such as flora and fauna and slope.
- Implement the recommendations of the *Falls Creek Village Central CDZI – Flora and Fauna Assessment*, Ecology Australia, July 2000.

- Undertake flora and fauna investigations within the ski field and remaining Village areas (including the Village Bowl, Gully Portal and East Falls Creek) with the aim of defining existing resources and identifying species and/or habitats of significance.
- Develop 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.
- 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 Framework.
- Where revegetation on site is not possible develop mechanisms by which offsets are achieved in accordance with the Native Vegetation Framework.
- Ensure 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.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence and minimise the risk of land slides/subsidence.
- Implement the recommendations of the *Falls Creek Alpine Resort Aboriginal Heritage Management Study*, Philip Hughes and Wilfred Shawcross, August 2000.
- Implement the findings of the *Falls Creek Stormwater Management Plan*, STORM Consulting Pty Ltd, March 2003.
- Ensure that the *Falls Creek Environment Improvement Plan*, Falls Creek Resort Management Board, August 2003 is updated and maintains the commitment to best practice environmental management techniques within the Resort.
- Update and implement a Falls Creek Vegetation and Weed Management Policy.
- Ensure that design, construction and maintenance of development takes proper account of geotechnical stability considerations.
- Encourage applicants to consult with the Falls Creek Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a Site Development plan.

## Implementation

The strategies will be implemented by the following actions:

- Include areas considered appropriate for Resort development in Schedule 1 of the Comprehensive Development Zone.
- Include areas considered suitable for passive and active recreation in the ski field areas in Schedule 2 of the Comprehensive Development Zone.
- Include all public land surrounding the Village and ski field areas in the Public Park and Recreation Zone. Development in this zone will only be permitted if it is consistent with the purpose of the zone and maintains the environmental integrity of the area.
- Apply a Local Policy to the treatment of sites and material of aboriginal cultural significance within the Village area in accordance with the recommendations of the *Falls Creek Alpine Resort Aboriginal Heritage Management Study*.
- Apply an Environmental Significance Overlay to known areas of habitat of the *Burrhamys parvus* within the Resort.
- Apply a Vegetation Protection Overlay to the areas of highest constraints identified in the Flora and Fauna Assessment: Falls Creek Village Central CDZ1. Identify areas to

be revegetated and/or rehabilitated across the Resort that will form the basis of application of compensation arrangements for native vegetation removal.

- Investigate means for the Resort Management Board to develop a Resort wide vegetation plan (in association with the ski field lease holder and the Department of Sustainability and Environment), which includes identification of off site revegetation areas, in accordance with the Native Vegetation Framework.
- Prepare an Environmental Improvement Plan (EIP) documenting environmental principles for all Resort stakeholders and procedures and work practices to be utilised by the Resort Management Board. The EIP should be regularly reviewed and updated through a public process and provide for follow up monitoring of environmental impacts associated with resort development.
- Ensure all site development plans and permit applications include a Site Environmental Management Plan (SEMP).
- Ensure that all proposals that may impact upon the habitat of the Mountain Pygmy-possum (*Burramys parvus*) comply with the guidelines outlined in *Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burramys Parvus) in Victoria* or any updated management document for the Mountain Pygmy-possum.
- Develop an Erosion Management Overlay applicable to identify landslip or instability hazards. Ensure development applications demonstrate an acceptable level of risk of landslip or instability prior to granting approval for development.
- Develop a Local Policy based on the Environmental Improvement Plan that requires consideration of its environmental principles, procedures and work practices in any site development plan or permit application.
- Investigate and implement cooperative weed and predator control programs with Parks Victoria.
- Establish the extent of weed invasion within the Resort, particularly within the high altitude treeless area and implement appropriate weed control programs.
- Investigate means of implementing the findings of the Falls Creek Stormwater Management Plan, for water sensitive urban stormwater design through a Local Policy.
- Prepare and implement the recommendations within the *Falls Creek Environment Improvement Plan*, Falls Creek Resort Management Board, August 2003. The EIP should be regularly reviewed and updated through a public process and provide for follow up monitoring of environmental impacts associated with resort development.
- Prepare and implement a Falls Creek Vegetation and Weed Management Policy.
- Apply an Environmental Management Overlay (EMO) to all land in the Falls Creek Alpine Resort.
- Apply a Local Planning Policy to provide guidance on determining an application for planning permit or Site Development Plan.

## **Settlement**

### **Residential Development**

The existing developed area of the Resort provides accommodation for approximately 4745 beds. The potential number of beds for Falls Creek Village may be up to 6,500, subject to demonstration of environmental and economic sustainability and compatibility with the Resort's vision and strategic objectives. Additional accommodation is proposed to be contained within the existing Village area, potentially by extending some lease sites, establishing new lease sites and re-developing existing facilities. A long term proposal is

to investigate opportunities for residential accommodation in East Falls Creek, with the potential to extend along Bogong High Plains Road.

Falls Creek Village has a unique 'village' atmosphere where buildings nestle comfortably within the alpine landscape. This is primarily due to the compactness of the developed area of the Resort and the extent of tree retention. The village feel is also enhanced by the ski-in/ski-out nature of the Resort, and the retention of mature native vegetation throughout the Village.

Although there is a significant increase in the population of the Village in the winter months, the Village has a permanent population of approximately 80-100 people. As a consequence, there is a need to provide a variety of accommodation types and associated facilities such as food and drink premises, entertainment and recreation services that will service both permanent residents and visitors.

### **Objectives**

- To develop Falls Creek Village as an attractive living place for permanent and visitor populations.
- To retain the integrity of the existing Village and consolidate future development within the Village.
- To ensure that development at Fall Creek recognises the landscape, amenity and environmental values of the Resort.
- 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.
- To promote the development of a Village Centre at Village Plaza that will function as a community and commercial heart for the Resort.
- To ensure that development protects the amenity of existing residential development on adjacent sites.
- To encourage energy efficient building design and construction methods.
- To ensure the location and scale of development is respectful of views to the ski fields and mountain ranges.
- To ensure new development enhances pedestrian and skier safety and access.
- To ensure protection of significant vegetation on development sites, especially along with frontage to Bogong High Plains Road.
- To promote environmentally sustainable development in the Resort.

### **Strategies**

The strategies for achieving the objectives are:

- Promote development within the Village on existing and new lease sites to achieve the consolidation of settlement.
- Encourage the redevelopment of existing under utilised sites to optimise development potential within the Village.
- Development of accommodation outside the Village will generally not be supported unless it is provided as part of an eco-tourism development that cannot be catered for within the Village.
- Encourage the provision of a range of accommodation types and styles to broaden the choice of accommodation for permanent residents and visitors.

- Encourage new accommodation within the Village as identified in the Strategic Land Use Framework Plan, including Village Plaza, the Village Bowl, Gully Portal and Windy Corner.
- In the long term, investigate the potential for new accommodation precincts at Windy Corner and East Falls Creek following an environmental assessment.
- Ensure that all new development does not conflict with skier access and ski field infrastructure at key entry points such as Village Plaza, Village Bowl and Gully Portal.
- Provide clear design guidelines for future development within the Resort that:
  - Retains the existing ski in/ski out during winter.
  - Promotes the use of appropriate building materials and finishes to achieve high quality urban design.
  - Encourages the retention of existing vegetation.
- Ensure new development has considered the following matters and will:
  - Not adversely impact on the amenity of adjoining buildings and public spaces.
  - Be sited to ensure snow shedding is contained within site boundaries and directed away from entry/exit points and pedestrian routes.
  - Retain, where possible, native vegetation on the site.
  - Minimise visual intrusion when viewed from within the village and from the surrounding mountains
  - Be contained within the Snow Gum canopy.
  - Demonstrate energy efficient design principles.
  - Not adversely affect the geo-technical conditions on the site.
  - Provide for the free movement of skiers and pedestrians.
  - Be respectful of existing view lines.
- Ensure that development on sites that have a frontage to Bogong High Plains Road achieves high quality urban design, maximises opportunities for vehicular access off the road and retains native vegetation, particularly within the frontage of the site.
- In the residential areas, support the provision of commercial and other non-residential activities 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.

### **Implementation**

The strategies will be implemented by the following actions:

- Include areas considered appropriate for Resort development (ie. commercial, residential, tourist, services and infrastructure) in Schedule 1 of the Comprehensive Development Zone.
- Include land considered suitable for passive and active recreation in Schedule 2 of the Comprehensive Development Zone.
- Undertake further strategic planning and site assessment and prepare Comprehensive Development Plans with specific design guidelines for the development of Village

Plaza and Village Bowl precincts that set out the land use and development parameters for future development proposals.

- Undertake further strategic planning and site assessment for the future development opportunities at Windy Corner, areas adjacent to the Village and along Bogong High Plains Road at the eastern end of the Village and develop a strategy for implementation of future land release requirements.
- Include all public land surrounding the Village and ski fields in the Public Park and Recreation Zone. Development in this zone will only be permitted if it is consistent with the purpose of the zone and maintains the environmental integrity of the area.
- Undertake investigation of the ecological, geological, visual and economic impacts of a proposed accommodation precinct at East Falls Creek.
- Apply a Design and Development Overlay to residential areas that establishes development requirements for setback, bulk, height, siting and appearance of development that facilitates an appropriate residential character.
- Develop urban design guidelines based on the Falls Creek Village Plan (Hassell, 2000) principles for public spaces, public realm and built form.
- Require an Urban Design Impact Statement to be submitted with any permit application that does not meet the Design and Development Overlay parameters, detailing how the development responds to the site, its context and the Falls Creek Strategic Statement.

### **Commercial and Service Activities**

Falls Creek Alpine Resort has a range of commercial, retail, entertainment, community and service facilities and infrastructure that caters 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 three primary commercial nodes within the Village are Village Plaza, Village Bowl and Gully Portal. There is potential to increase the level of development in each of these three nodes to enhance their differing roles within the Village.

Village Plaza will be developed as the commercial and civic heart of the Village and it will be the priority area for encouraging development. There is need to actively encourage higher density development within this precinct in order to achieve a civic and commercial centre that enhances year round opportunities for the Village and creates a point of arrival for visitors.

The Village Bowl will focus on catering for accommodation, commercial, community and entertainment facilities enhancing its role as a major gateway to the ski fields, as well as providing opportunities for summer recreation. It is acknowledged that further strategic work is required to be undertaken for the Village Bowl to provide a sound basis for facilitation of future development in this area. It is important to ensure the future development occurs in a manner that is integrated with existing buildings and infrastructure, and that it does not adversely impact on the operation of the skifields or vistas to the skifields and mountain terrain.

The Gully Portal will be enhanced as the western entry to the Village and skifields for day and overnight visitors. This area also has potential for additional accommodation and health facilities.

### **Objectives**

- To provide a range of retail, commercial, tourist, entertainment, community and service activities that cater for the needs of visitors and permanent residents in appropriate locations throughout the Village.

- To develop Village Plaza as a Village Centre that is the major focus for commercial activity, community facilities, skier congregation and ski field access point, and transport hub.
- To create a secondary activity area for accommodation, commercial, community and entertainment and recreational activities at the Village Bowl.
- To enhance the arrival experience for visitors at the Resort through the reorganisation and development of attractive major facilities along the Bogong High Plains Road, particularly at Village Plaza.
- To encourage the redevelopment and/or upgrading of existing commercial facilities in priority areas such as Village Plaza and the Village Bowl.
- To ensure that development in the Village Bowl is integrated with existing buildings and infrastructure, and does not adversely impact on the operation of the skifields or detract from vistas to the skifield terrain.
- To promote the establishment of a range of food, drink and entertainment facilities ancillary to residential uses throughout the Village without detracting from the amenity of neighbouring accommodation.
- To encourage commercial facilities in the ski fields which cater for the needs of skiers and are sensitive to the alpine environment.
- To ensure that the scale, intensity, bulk and appearance of any development enhances the character of the Village and is compatible with surrounding development.

### **Strategies**

The strategies for achieving the objectives are:

- The commercial nodes shown on the Strategic Framework Plan will be promoted as the primary focus for commercial, tourism and community activities and development.
- Village Plaza will be promoted as the commercial and civic ‘heart’ of the Resort and mixed use development will be encouraged to provide a range of major tourist facilities, commercial and retail uses, visitor services, high density residential accommodation and a quality public plaza space that provides a major gateway to the ski fields. Development principles that will be generally applied in this precinct should provide linkages to the ski fields as well as accommodating a primary area for pedestrian and skier’s. Development opportunities incorporating the car parking areas between the existing plaza and Bogong High Plains Road will be encouraged as part of the overall development of this gateway precinct. Development principles that will be applied to this area are shown on the Village Plaza Precinct Plan and are as follows:
  - Development along Bogong High Plains Road should achieve a built form that creates a landmark arrival point that is visible upon entry to the Village.
  - Active building facades should be north facing to optimise solar penetration for uses within the development.
  - Buildings should be designed to optimise view corridors north and north-west across the valley and south and south-west to the skifields.
  - Future development on the existing car park should include a pedestrian area that provides a strong physical and visual linkage with the ski plaza and the skifields.
  - Development within the precinct should also make provision for an appropriate transport drop off/pick up area for skiers and pedestrians.
  - Development along Bogong High Plains Road and Summit Road should be compatible with and complementary to existing and future development associated with the operation of Halley’s Comet Lift Station and the skier plaza.

- Future development to the east of and adjacent to Halley's Comet Lift Station should provide for upgrading of services and facilities for operation of the lift station and the skifields. It should also include provision for uses that assist to promote year round use of the Resort and the pedestrian and ski plaza areas.
- Development within the precinct should also make provisions for appropriate ski field ticketing and other commercial activities.
- The ski plaza area will be retained primarily as an area to protect and enhance its primary function during the winter season as skier congregation area and as access to and from the ski field and as a day visitor area all year round. Opportunities for summer use of this area will also be encouraged, provided that they do not materially detract from the primary function of the area.
- Visitor information and community services will be encouraged as part of any mixed use development within the Village Plaza Precinct.
- Appropriate guidelines will be developed to encourage the location of entertainment venues, accommodation, commercial activities and public facilities in the Village Bowl to maximise its development potential. Development will be encouraged in a manner that integrates with existing buildings and infrastructure, particularly along the southern and eastern edges of the area. Development that impacts the operation of the skifields or detracts from vistas to the skifield terrain will not be encouraged.
- Development will be encouraged at Gully Portal that reinforces its role as the primary day visitor arrival and transport node and maximises opportunities for accommodation and health facilities.
- Mixed use residential and small scale commercial opportunities will be supported throughout the Village provided that commercial and retail activities do not adversely impact on the amenity of residential areas.
- Cloud Nine will be promoted as the primary commercial area in the ski fields by encouraging the location of active and passive recreation activities at this site.
- Small scale commercial and retail development will be supported in the ski fields if it provides a desirable service and fulfils a demonstrated need for snow users, is integral to a development proposal for passive alpine recreation and/or does not impede ski runs or major skier routes.
- Accommodation will not be encouraged in the skifields.
- A limited range of commercial and light industrial activities will be permitted to continue at Howman's Gap. Additional small scale development may be permitted providing it is consistent with, and will not compromise, the existing or any adjacent use of the site, such as the Alpine Recreation Centre, to provide support services for the operation of the resort.
- The impact of commercial development on the environment and adjacent development will be minimised through the use of appropriate standards which promote innovative design and a high quality finish.
- The location of service activities and infrastructure will be encouraged on appropriate land as the need for the use or development arises.

### **Implementation**

The strategies will be implemented by the following actions:

- Include areas appropriate for commercial development in Schedule 1 of the Comprehensive Development Zone.

- Apply a Design and Development Overlay that establishes development requirements for areas of identified higher density development (ie Village Plaza, Village Bowl, Gully Portal).
- Ensure that any development proposals within Village Plaza are consistent with the development principles shown on the Village Plaza Precinct Plan.
- Undertake further strategic planning and site assessment and prepare Comprehensive Development Plans with specific guidelines for the development of Village Plaza and Village Bowl precincts that set out the land use and development parameters for future proposals.
- Prepare a land release strategy for development sites within the Village Plaza precinct.
- Require an Urban Design Impact Statement to be submitted with permit applications that do not meet the Design and Development Overlay parameters, detailing how a development responds to the site, its context and the Falls Creek Strategic Statement.

### **Tourism and Recreation**

Extensive ski fields and associated accommodation and entertainment facilities provide the primary attraction to Falls Creek during the winter months. Ski field infrastructure needs to address demand and be designed and built in accordance with sound ski field development principles, including the environmental capacity of the Resort.

Emerging winter activities include snow play (such as snow-tubing and tobogganing) and commercial skidoo rides. The nordic ski trails of Falls Creek Alpine Resort are extensive and well utilised. The standard of facilities and the trail system, however, require upgrading.

Year round use of the Resort is a consistent theme across all alpine resorts in Victoria. The natural beauty of Falls Creek and its location within the Alpine National Park creates a wide range of opportunities for visitation and activities outside the declared snow season. Rocky Valley Dam, located adjacent to the Resort, provides a unique opportunity for water based recreation and high altitude training for athletes. Opportunities for eco-tourism development in appropriate locations in the Resort will be encouraged to broaden the recreational and tourism experiences.

### **Objectives**

- To encourage the development of a range of year-round tourism and recreation opportunities and facilities that are compatible with the alpine environment of Falls Creek.
- To promote a broad range of commercial activities and recreational facilities at multi-purpose venues that will attract visitors both within and outside of the designated snow season.
- To enhance the public open space and civic function of Village Plaza and the Village Bowl as primary congregation areas during winter and summer.
- To ensure sufficient ski field terrain, cross-country trails, snow play areas and associated infrastructure is provided to match the needs of visitors.
- To ensure the Resort provides a range of winter activities for a range of skill levels, and in particular increase the proportion of advanced and expert skiing terrain.
- To minimise the impact of seasonal variations and maximise the length of the snow season through snow making and management.
- To improve the interface between the ski field areas and development within the Village and enhance skier access, particularly for Village Plaza, the Village Bowl, Gully Portal and Windy Corner.

- To facilitate commercial ski field development that minimises adverse environmental impacts.
- To ensure that the safety of the resort is managed through appropriate fire management strategies.

## **Strategies**

The strategies to achieve the objectives are:

- Protect and enhance the public open space area within Village Plaza by ensuring that future development does not diminish the area available and provides opportunities for creation of a quality public domain with strong physical and visual linkages to the ski fields and visitor arrival points.
- Encourage the upgrading of ski field infrastructure and associated facilities at Village Plaza, Village Bowl, Gully Portal and Windy Corner and throughout the ski terrain to enhance skier movement and access to the ski fields and provide opportunities for snow play.
- Enhance ski terrain and facilities for nordic skiing throughout the Resort.
- Continue to develop a walking/cycling trail system within the Village and Resort, and enhance connections to trails within the Alpine National Park in conjunction with Parks Victoria.
- Promote the Bogong High Plains Road as a tourist route during the summer months, in a cooperative manner with Tourism Victoria, VicRoads, Parks Victoria and the Alpine Shire.
- Promote and facilitate development at Rocky Valley Dam in accordance with the approved master plan.
- Investigate the extension and augmentation of the existing snow making infrastructure and snow management techniques, taking into account technological advances and projected impacts of the greenhouse effect.
- Encourage the upgrading and or optimising of lift systems to maximise the full potential of the existing and future ski terrain, particularly in the Lakeside, Playground and Towers lift areas.
- Encourage the upgrading of snow making infrastructure to improve the capacity of the ski area coverage and enhance fire-fighting safety.
- Encourage the provision of ski school facilities in the Village Bowl and at Cloud Nine with associated community facilities such as crèche, day shelter and public amenities.
- Investigate opportunities at the Village Bowl to improve the interface between the ski fields and current and future development sites.
- Facilitate the development of a skier congregation, entertainment, recreation and associated retail hub within the ski field at Cloud Nine.
- Encourage development of the nordic trail system, particularly in the Rocky Valley Dam area and the Nordic Bowl, and integration of this system with the trails of the adjoining Alpine National Park.
- Facilitate the provision of emergency services facilities at appropriate locations within the Village and skifields.

## **Implementation**

The strategies will be implemented by the following actions:

- Undertake further strategic planning and site assessment within the Village Plaza Precinct and prepare a Comprehensive Development Plan outlining the proposed uses and development parameters for this area that is generally in accordance with the Village Plaza Precinct Plan.
- Ensure that future ski field development is consistent with the development principles shown on the Village Plaza Precinct Plan.
- Locate ski field and specific recreation areas within Schedule 2 to the Comprehensive Development Zone – Alpine Recreation.
- Undertake further strategic planning and site assessment within the Village Bowl Precinct and prepare a Comprehensive Development Plan outlining the proposed uses and development parameters for this area.
- The Falls Creek Resort Management Board will compile a Strategic Management Plan for the Resort, which will provide for the long term planning and direction for the promotion, management, use and development of the Resort all year round. The plan should involve consultation with the relevant stakeholders. The ski field lease holder is responsible for the preparation of the alpine skiing section of this plan, which will be provided to Falls Creek Resort Management Board.

This plan will form the basis for the development of a Comprehensive Development Plan for the ski field areas and a Local Policy to implement the Strategic Management Plan, as appropriate.

- Identify and provide appropriate signage to trails for walking and mountain bike riding in the Village and ski areas in conjunction with Parks Victoria.
- Facilitate the sealing of the Bogong High Plains Road between Falls Creek and the Omeo Highway.
- Encourage the provision of infrastructure within the Resort and at Rocky Valley Dam which will provide opportunities for active and passive summer recreational activities.
- Implement the findings of the Ministers Assessment on the Environment Effects Statement for provision of additional ski field terrain and lift infrastructure at Rocky Knolls and Dam site.
- Ensure that the road to the top of Mt McKay provides safe vehicle access, consistent with any approved management plan. The road is to be constructed and maintained in a manner that minimises the impact on the sensitive environment, in particular the impact on the Mountain Pygmy-possum (*Burramys parvus*).

## **Movement**

Access to and within the Resort is a critical issue during the winter season. The Bogong High Plains Road is subject to peak loads at weekends, holidays and following good snow falls. There is a need to increase the capacity of the road through provision of passing lanes and improvements to its alignment, as well as ensuring that it is maintained to a high standard. Effective management of access to the Resort includes the need for efficient dispersal of overnight visitors throughout the Village, the provision of secure long term parking and sufficient facilities for day visitor car parking. There is also a need to upgrade the arrival point to the Village at Village Plaza through appropriate road treatments on the Bogong High Plains Road, providing a destination point and dispersal of traffic to car parking areas.

During summer, private vehicles move without restriction throughout the Village. Cars parking along narrow Village streets result in congestion and safety concerns for pedestrians and emergency vehicles. Provision of car parking for summer use of the Village needs to address these concerns and be managed to minimise environmental impacts.

## Objectives

- To ensure a high level of accessibility to the Resort.
- To ensure that the provision of car parking within the Resort meets visitor needs throughout the year.
- To provide an efficient and safe Village public transport system during the declared ski season.
- To ensure the safe and efficient movement of vehicles, pedestrians and skiers within and throughout the Resort.
- To maintain and enhance the ski in/ski out ability in the Village.
- To provide pedestrian and skier links to adjoining recreational experiences within the Alpine National Park.
- To provide a helicopter landing site for emergency purposes that creates minimal disruption to the amenity of the Falls Creek Village.

## Strategies

The strategies for achieving these objectives are:

- Continue coordination and cooperation with relationship with VicRoads regarding upgrading, and ongoing management and maintenance of the Bogong High Plains Tourist Road.
- Investigate further public transport/bus options for transport to the Resort with local operators.
- Develop a pedestrian linkage from the oversnow terminal to Village Plaza.
- Develop an indigenous species landscaping plan for enhancement of the car parking areas to the north of Bogong High Plains Road.
- Investigate the realignment and potential treatment of the Bogong High Plains Road adjacent to Village Plaza to facilitate the provision of day visitor car parking and the safe movement of pedestrians to the Village.
- Manage provision of car parking on the basis of length of stay. Short term/day car parking areas will be located Gully Portal, Village Plaza, and Windy Corner with longer term parking at Lower Slalom Car Park and along Bogong High Plains Tourist Road. Encourage sites with all year road access to provide on-site car parking, preferably with shared access. Ensure new developments do not lead to a reduction in the existing provision of public car parking.
- Encourage persons residing at the Resort for long periods of time (eg. throughout the ski season) to park their vehicles off the mountain.
- Develop a summer parking plan to manage roadside parking throughout the Village.

## Implementation

- Undertake the preparation of a transport strategy for the Resort that addresses the infrastructure and management arrangements necessary for the operation of existing and planned transport and access to and within the Resort during summer and winter. The transport strategy should also include the preparation of a Parking Precinct Plan for the Resort. The parking precinct plan will set out policies for provision of public and private parking within the Resort during summer and winter. The plan should also investigate the opportunities for provision of undercover, multi-level car parking on

existing disturbed areas such as Lower Slalom car park and over the sewerage treatment facility at Gully Portal.

- Investigate the feasibility of and potential funding options for road upgrading and improvement of the Bogong High Plains Tourist Road at Village Plaza.
- Investigate pedestrian linkages between the oversnow terminal and Village Plaza as part of the strategic planning for this precinct and preparation of the Comprehensive Development Plan.
- Review opportunities for provision of a day shelter for bus drivers to the Resort.
- Apply a Local Policy for car parking as an interim management measure until the car parking management arrangements and level of provision is resolved through the preparation of a Parking Precinct Plan. This Local Policy will seek to:
  - Encourage on-site car parking for sites with direct access to Bogong High Plains Road
  - Discourage construction of car spaces along street frontages within the Village
  - Encourage on-site parking to be within the boundary of the site, and preferably within the building envelope
  - Discourage car parking that results in the removal of native vegetation.

### **Infrastructure**

The effective and timely provision of physical infrastructure and services is crucial to the efficient operation of the Resort. At present, the Village is serviced adequately by roads, reticulated water, sewerage and electricity. The sewerage treatment facility is currently being augmented to improve the quality of discharge to Rocky Valley Creek and achieve EPA licence requirements.

The Environmental Improvement Plan being developed for the Resort sets out a range of targets for the management of water quality, waste, air quality and energy efficiency, and fire management. The implementation of the plan's initiative involves a range of infrastructure and management programs that will be undertaken by the Resort Management Board, other government agencies and the community.

The design and construction of new infrastructure must be sympathetic to the environmental values of the Resort and minimise impacts upon the surrounding natural systems. Provision needs to be made for ongoing maintenance, repair and upgrading of facilities as required and in a manner that is consistent with the Environmental Improvement Plan.

### **Objectives**

- To ensure physical infrastructure and services are provided to meet the current and future needs of the Resort.
- To enhance the visual amenity, safety and functionality of the Resort by provision of adequate infrastructure.
- To ensure all relevant reticulated services are provided to new developments within the Resort.
- To ensure that service and infrastructure development preserves or enhances the existing natural, built, cultural or environmental values of the Resort.

## Strategies

The strategies for achieving the objectives are:

- Ensure all new development and upgrading of existing facilities is assessed in light of infrastructure and service requirements.
- Develop performance standards for the provision of drainage, kerbing, footpaths, treatment of batters, landscaping lighting and signage for application in throughout the Village.
- Design and locate physical infrastructure and services to minimise their environmental and visual impact through consolidation of service facilities at Windy Corner and adjacent to the sewerage treatment plant.
- Prepare an Environmental Improvement Plan for the Resort and ensure that it includes provision for appropriate infrastructure and management programs that achieve improved catchment management practices, water quality and waste management.
- Implement the findings of the *Falls Creek Stormwater Management Plan*, STORM Consulting Pty Ltd, March 2003.

## Implementation

The strategies will be implemented by the following actions:

- Require all new development in the Resort Village to connect to reticulated services.
- Finalise the Environmental Improvement Plan for the Resort and develop an implementation program for recommended initiatives.
- Continue to refer new development applications to relevant referral authorities for consideration of servicing and infrastructure requirements.
- Require consideration of design, location and construction management in relation to services as part of the Site Environmental Management Plan process.
- Develop performance standards and guidelines for design and construction of paving, street furniture, lighting and signage based on the recommendations of the Falls Creek Village Plan, Volume 2, Technical Notes (Hassell, June 2000).
- Investigate means of implementing the Falls Creek Storm Water Management Plan, for water sensitive design through a Local Policy.