

22.02 FALLS CREEK RESORT LOCAL PLANNING POLICIES

31/05/2012
C21

22.02-1 ABORIGINAL HERITAGE

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This policy applies to the Falls Creek Alpine Resort.

Policy Basis

Places, sites and objects demonstrating former Aboriginal occupation of the land can be found at Falls Creek. These places, sites and objects have cultural, educational and archaeological significance for the local Aboriginal community and for the broader community. Development activities at Falls Creek have the potential to impact on Aboriginal places, sites and objects.

Most Aboriginal cultural heritage materials at Falls Creek are in the form of stone artefacts on the ground surface or in the top few centimetres of the shallow topsoil. Any materials which might be present in a development area are threatened by any development activities (such as the construction of new buildings or roads) which disturb or remove the topsoil.

Policy Objectives

To identify and record Aboriginal cultural heritage places and objects.

To conserve places and objects of Aboriginal cultural heritage significance.

To determine and implement appropriate management strategies for places and objects in consultation with the relevant Aboriginal community or Registered Aboriginal Party.

Policies

- Promote the identification, protection and management of Aboriginal cultural heritage values.
- Have regard to the requirements of the *Aboriginal Heritage Act 2006* and any maps and guidelines produced by Aboriginal Affairs Victoria in considering an application for use or development, or a request to rezone land.

Policy References

- *Aboriginal Heritage Act 2006*
- Guidelines and maps produced by Aboriginal Affairs Victoria
- Report on the 2000 Falls Creek Alpine Resort Aboriginal Heritage Management Study, especially the Archaeological Potential Map

22.02-2 CAR PARKING

31/05/2012
C21

This policy applies to the Falls Creek Alpine Resort.

Policy Basis

The provision of adequate and appropriately located parking facilities is important for movement throughout the Resort and to meet the needs of visitors, commercial operators and residents. Private and public car parking is an integral part of the overall transport access system which operates within the Resort. Parking and access demands are generally greater during the peak snow season than at other times of the year.

Vehicle access within the Village is restricted during the declared snow season. This allows ski in/ski out access throughout the Village. The oversnow and shuttle transport services are essential for pedestrian movement and access within the Village during the snow season. The movement of pedestrians and skiers will continue to be facilitated by the provision of formal access routes and the restriction of vehicular movement through the Village. Pedestrians and skiers have priority over movement of vehicles, except on Bogong High Plains Road.

The provision of public and private car parking within the Resort needs to meet the needs of visitors all year round. The provision of car parking within the Village needs to ensure that potential conflicts between vehicles and pedestrians/skiers is minimised or avoided and that it does not diminish the feeling of a vehicle-free alpine village during summer and winter. There are opportunities to encourage on-site parking associated with developments which have a frontage to Bogong High Plains Road.

As part of the transport strategy for the Resort a parking precinct plan will be developed which clearly sets out the existing and planned provision of vehicle parking. This plan will also set out access conditions that will apply to the Resort during the snow season. In the interim, there is a need to implement a car parking policy that will apply to the Falls Creek Alpine Resort.

Policy Objectives

To ensure that parking provision within the Resort meets visitor needs.

To limit the provision of private car parking and access to the Village.

To maintain the environmental qualities of the Village and ensure safe and efficient movement of pedestrians and skiers.

To minimise the visual impact of car parking areas.

To encourage the provision of on-site parking on sites with access to the Bogong High Plains Road.

To minimise the impacts of car parking on adjacent properties and the alpine environment.

Policies

- It is policy that until a parking precinct plan is developed for the Village the following interim parking provisions will apply:
 - Vehicle access within the Village during the declared snow season will be managed to ensure that it does not conflict with the objective of maximising ski in/ski out access.
 - Provision of on-street car parking for existing or new development will not be permitted.
 - Encourage the provision of car parking by new development or refurbishment and extensions to existing development on sites with frontage to Bogong High Plains Road.
- Provide car parking at the maximum rate of 1 car space per 140 square metres gross floor area if development proposals, which involve comprehensive new site development or refurbishment and extensions to an existing development, include provision for car parking.
- The provision of car parking must meet the following requirements:
 - Be located within the curtilage of the lease site and be set back a minimum of 3 metres from all site boundaries.
 - Provision of one driveway providing access to a site is preferred.
 - Avoid the loss of substantial/significant indigenous vegetation. Where the policy of “net gain” cannot be achieved on site, off-site replanting will be undertaken in agreed locations in accordance with the Native Vegetation Framework.

- Avoid substantial earthworks.
- Integrate with any existing or new building.
- Integrate with the streetscape.
- Ensure that ski in/ski out access is maintained throughout the Village.
- Encourage the provision of shared access to on-site car parking.
- Ensure that new developments do not lead to a reduction in the existing provisions of public car parking.
- Ensure that public car parking areas are suitably sealed and drained.
- Locate short term/day visitor car parking areas as close as possible to entry points to the ski fields at Village Plaza and Gully Portal, while enhancing the visual and environmental qualities of the Bogong High Plains Road.
- Require persons visiting the Resort to park their vehicles as directed by the Resort Management Board.