

21.02 FALLS CREEK RESORT STRATEGIC STATEMENT

31/05/2012
C21

21.02-1 RESORT PROFILE

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The Falls Creek Alpine Resort is located on the edge of the Bogong High Plains, approximately 380 kilometres north-east of Melbourne and 506 kilometres south-west of Canberra. It is accessible from nearby Mount Beauty on the Bogong High Plains Road in both summer and winter and from Gippsland via Omeo in summer.

Situated at an altitude of between 1,210-1,849 metres, the Resort covers an area of 1,535 hectares on the north-facing slope of the Frying Pan Spur. Skiable terrain comprises 670 hectares, or 44 percent of the total Resort area.

The Resort is bounded on all sides by the Alpine National Park. Rocky Valley Dam, which is part of the Kiewa Hydro Electric Scheme, is situated immediately to the south-east of the Resort. The Village is above Rocky Valley Creek, a tributary of the East Kiewa River.

The Falls Creek area is within the lands of the Ya-itma-thang tribe. It is believed that Aboriginal communities travelled to the mountains on a seasonal basis to harvest the Bogong moths and to engage in corroboree ceremonies with other tribes in the region.

Falls Creek contributes significantly to the economy of the region and the State as a whole. The Resort generates significant seasonal employment, particularly in the nearby towns of Mount Beauty and Bright. It also provides recreational opportunities and environmental values to both the local and wider communities.

The Resort is a major tourist destination in north-eastern Victoria. It attracts approximately 400,000 visitor days each year. Historically, Falls Creek has been as a winter destination for snow sports but it is aiming to be an all-season destination. The Resort offers alpine and cross country skiing facilities, snowboarding facilities and opportunities for tobogganing and snow play. It is a unique ski-in/ski-out Resort. Skier access is maintained in winter by limiting vehicular access to over-snow vehicles only in the main Village area.

During the summer months, the Resort provides a base for a wide range of activities. Altitude training and sports camps make use of Rocky Valley Dam, walking trails and Bogong High Plains Road and surrounds as well as the cool climate for summer training. The Village also plays host to a number of sporting, cultural and culinary events that attract visitors from across the region and interstate.

The Resort is an integral part of the unique alpine environment that contains a variety of fauna, flora and alpine communities. Some of these species are listed as threatened in Schedule 2 of the *Flora and Fauna Guarantee Act 1988*. The Resort is characterised by steep valley slopes with generally poorly defined ridges separating numerous gullies flowing into Rocky Valley Creek.

Falls Creek Village is situated within sub-alpine woodland, dominated by snow gums with a dense shrubby understorey which provides an important backdrop to development in and around the Resort. Other vegetation types include alpine bog and streamside vegetation associated with creeks and ephemeral drainage lines.

The majority of building development within the Resort area is confined to the Falls Creek Village. The Village comprises a range of accommodation facilities including lodges, clubs and apartments providing 5,100 beds and a home for around 100 permanent residents. The Resort provides services such as a primary school, day care centre, gymnasium, police station, supermarket, CFA and seasonal Ambulance Victoria.

21.02-2 VISION – STRATEGIC FRAMEWORK

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Falls Creek Alpine Resort Management Corporate Plan

The Falls Creek Alpine Resort Management Corporate Plan 2009-2012 establishes the future corporate direction of the Resort and provides a framework for improving the position of Falls Creek. The vision for Falls Creek is:

Australia's most enjoyable and environmentally responsible all season alpine resort.

Successful management of the Falls Creek Alpine Resort will include:

- Developing the Resort as a vibrant year-round community and tourist destination.
- Achieving a balance between Resort development and the protection of natural attributes, cultural heritage, beauty and environment through sensible, sustainable policies and responsible best practice management.
- Protecting the environmentally significant alpine areas.
- Reinforcing the role of Falls Creek as a Resort destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services which relate to both the Resort and surrounding areas.
- Ensuring that use and development within the Falls Creek Alpine Resort area is carried out to benefit the present and future Resort users, in accordance with key purposes of the Resort outlined in the Alpine Resorts Strategic Plan, while maintaining the environmental, social, cultural heritage, ecological, economic, aesthetic and safety considerations.
- Encouraging best practice in urban design that reflects the alpine character of the Resort, provides for a consistent theme in building appearance and contributes to the creation of an attractive and safe Resort.
- Conserving and protecting the natural environmental systems and landscape values within and adjacent to the Resort so as to minimise the disturbance to flora and fauna communities and to areas of high scenic quality or visual sensitivity.

Strategic Framework Plans

The Resort's key strategic directions for future land use planning and development are illustrated in the Falls Creek Strategic Framework Plans for the Resort and the Village area.

The purpose of the Plans is to identify locations where specific land use outcomes will be supported and facilitated. They also identify potential development opportunities and constraints and areas requiring further investigation.

The major strategic directions identified in the Falls Creek Strategic Framework Plans are:

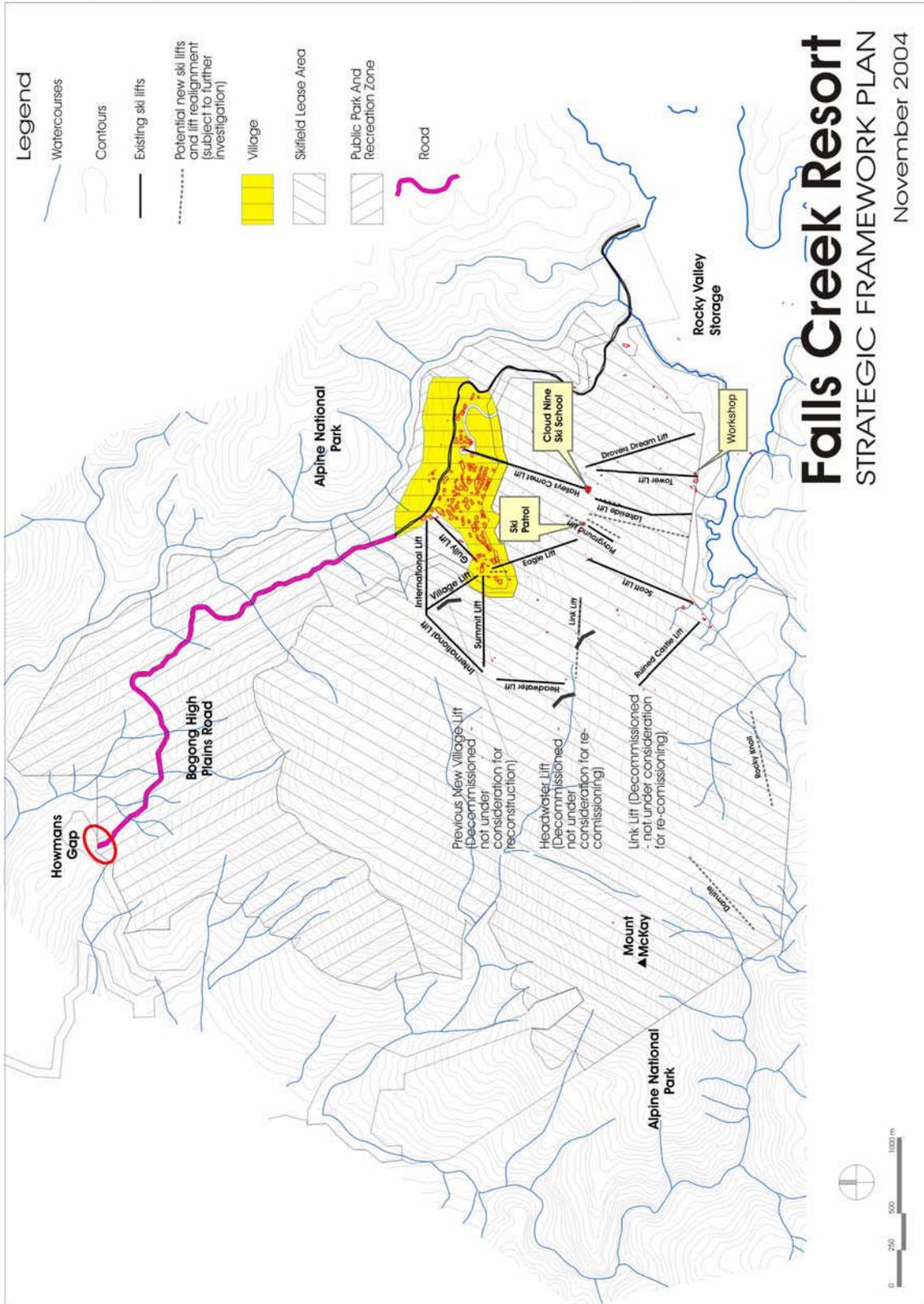
Resort Plan

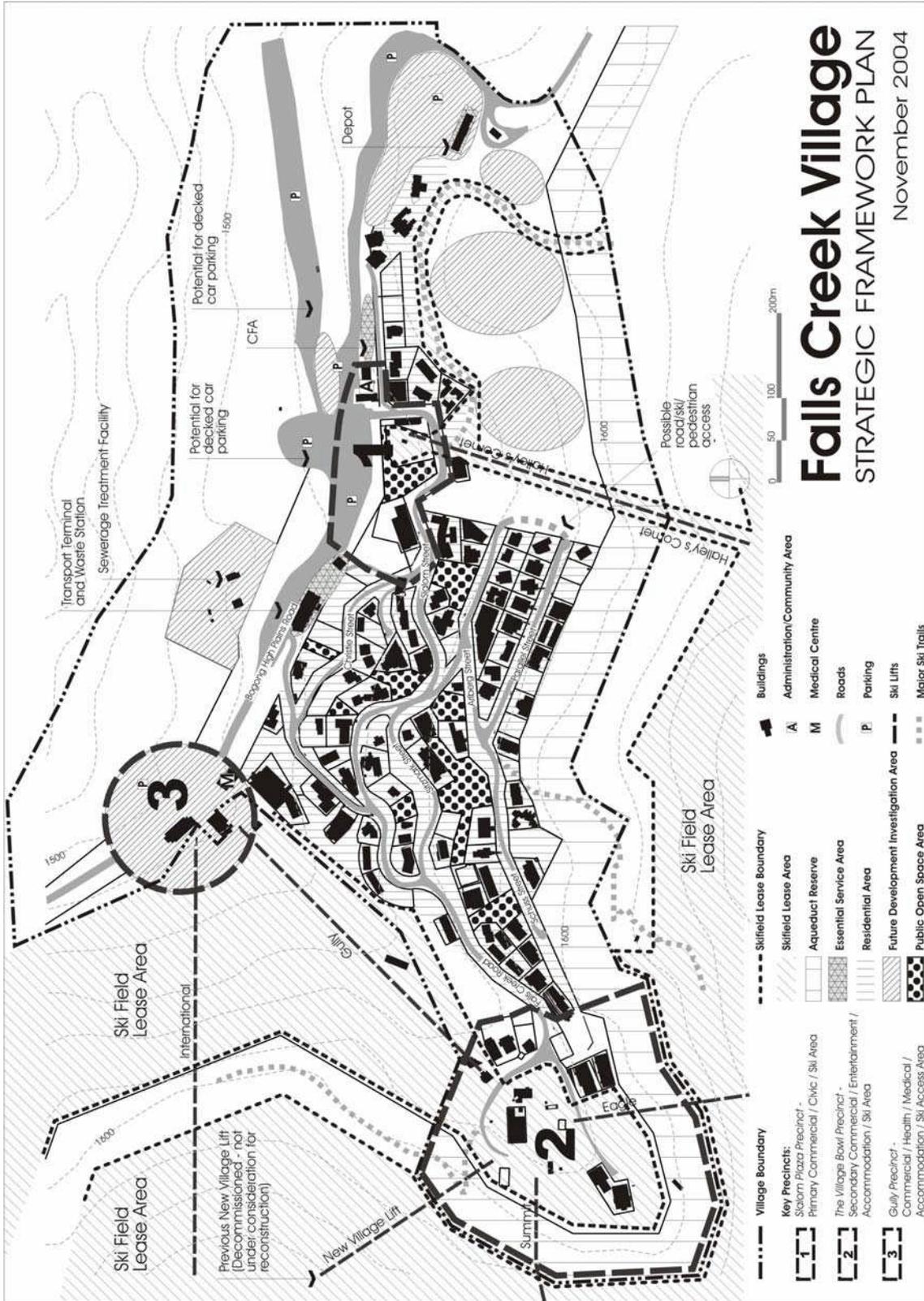
- Maintain existing skifield development and identify future ski lifts and ski lift realignments, where appropriate.
- Identify existing and potential commercial sites within the skifield area.
- Identify of major access roads, car parking areas and service areas outside of the Village.
- Identify Howman's Gap as the gateway and access point for the Resort.
- Identify the environmentally significant areas of the Resort.

Village Plan

- Improve the interface between the Village boundary and the skifield area.
- Maintain the ski trail connections between the Village and the skifields.
- Promote the Village Plaza precinct as the Village centre where a mix of commercial, recreational, community, accommodation, entertainment, public open space and ski field facilities will be encouraged.
- Promote the Village Bowl precinct as an area where accommodation, commercial, community and entertainment facilities will be promoted in conjunction with its role as a ski field area.
- Promote the Gully Portal precinct as an area which will be promoted as the western entrance to the Village where a mix of commercial, accommodation, medical and car parking facilities will be encouraged.

- Investigate Falls Creek East as an area for long term future accommodation opportunities, including environmental impacts and the accommodation needs of the Resort.
- Investigate Windy Corner as a future area for development, whilst maintaining facilities for cross country skiing and snow play.
- Identify a number of infrastructure and service nodes where current and future facilities are to be located.
- Investigate a potential new road link between Parallel Street and Arlberg Street.
- Identify key pedestrian and public open space links through the Village.
- Investigate and identify potential sites for decked car parking on the north side of Bogong High Plains Road to improve parking facilities within the Village.





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C21**OBJECTIVES – STRATEGIES – IMPLEMENTATION****ENVIRONMENTAL AND LANDSCAPE VALUES****Overview**

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.

Key issues

- Ensuring sustainable use and development within the Resort to capitalise on the natural assets which are a primary focus for visitors.
- The potential for adverse environmental impacts to natural ecosystems through ongoing recreational use and construction activity.
- Managing the off-site effects of development and land use within the Resort to minimise their impact.

Objective 1

- To maintain, preserve and improve the natural environmental features of the Resort.

Strategies

- Ensure that the present diversity and viability of species and ecological communities is maintained or improved within the Resort.
- Promote the principle of net gain in native vegetation associated with further development of land within the Resort, in accordance with the Native Vegetation Management Framework.
- Establish the environmental values existing within the Resort, including the identification of species and communities of conservation significance and the definition of habitat types.

Objective 2

- To ensure that development seeks to minimise environmental impact through appropriate siting and environmentally sound construction and management techniques.

Strategies

- Ensure that development and use of land minimises any off-site adverse effects on the environment.
- Monitor environmental impacts associated with Resort development and encourage research into best practice environmental management techniques.
- Develop management requirements for the protection, maintenance and enhancement of nominated areas or sites of conservation significance within the Resort.

Objective 3

- To ensure that development is respectful of areas of high scenic quality and visual sensitivity and complements the natural features of the Resort.

Strategies

- Identify suitable locations within the Resort to provide for commercial, residential and tourism development and support infrastructure having regard to environmental constraints, such as flora and fauna and slope, through the finalisation and implementation of the Resort Master Plan.

SETTLEMENT

Overview

The existing developed area of the Resort provides accommodation comprising approximately 5,100 beds. 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.

Key issues

- Protection of public spaces to allow maintenance of the 'ski-in/ski-out' feature of Falls Creek, enabling safe and efficient skier movements.
- The need to provide a variety of accommodation types and other necessary facilities that service both the permanent residents and visitors year-round.

Objective 1

- To develop Falls Creek Village as an attractive and safe place for permanent and visitor populations.

Strategies

- 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 Framework Plan, including Village Plaza, the Village Bowl, Gully Portal and Windy Corner.
- Ensure that development at Falls Creek recognises the landscape, amenity and environmental values of the Resort.

Objective 2

- To consolidate future development within the Village.

Strategies

- 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.

ECONOMIC DEVELOPMENT

Commercial and Service Activities

Overview

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.

Key issues

- Development of Village Plaza as the commercial and civic heart of the Village through high density development.
- Development of Village Bowl as the major gateway to the ski fields through the provision of accommodation, commercial, community and entertainment facilities.
- Development of Gully Portal as the western entry to the Village and skifields for day and overnight visitors with the potential for additional accommodation and health facilities.

Objective 1

- 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 Resort.

Strategies

- Promote the commercial nodes shown on the Strategic Framework Plan as the primary focus for commercial, tourism and community activities and development.
- Encourage development at Gully Portal that reinforces its role as the primary day visitor arrival and transport node and that maximises opportunities for accommodation and health facilities.
- Facilitate a limited range of commercial and light industrial activities 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.

Objective 2

- To maintain the Village Plaza precinct as the Village centre that is the major focus for commercial activity, community facilities, transport, skier congregation and ski field access.

Strategies

- Encourage visitor information and community services as part of any mixed use development within the Village Plaza precinct.
- Promote Village Plaza as the commercial and civic 'heart' of the Resort.
- Encourage mixed use development 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.
- Encourage development incorporating the car parking areas between the existing plaza and Bogong High Plains Road.
- Ensure that development on the existing car park includes a pedestrian area that provides a strong physical and visual link with the ski plaza and the skifields.

Objective 3

- To create a secondary activity area for accommodation, commercial, community, entertainment and recreational activities at the Village Bowl.

Strategies

- Encourage development in a manner that integrates with existing buildings and infrastructure, particularly along the southern and eastern edges of the Village Bowl.
- Assess development in terms of its impacts on the operation of the skifields.
- Discourage development that detracts from vistas to the skifield terrain.
- Encourage the siting of entertainment, accommodation and commercial activities and public facilities in the Village Bowl.

Objective 4

- To encourage development along the Bogong High Plains Road, particularly at Village Plaza.

Strategies

- Enhance the arrival experience for visitors at the Resort through the reorganisation and development of attractive major facilities along the Bogong High Plains Road.

Objective 5

- 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.

Strategies

- Encourage mixed use residential and small scale commercial opportunities throughout the Village provided that commercial and retail activities do not adversely impact on the amenity of residential areas.

Objective 6

- To encourage commercial facilities in the ski fields which cater for the needs of skiers and are sensitive to the alpine environment.

Strategies

- Promote Cloud Nine as the primary commercial area in the ski fields by encouraging the location of active and passive recreation activities at this site.
- Encourage small scale commercial and retail development in the ski fields if it:
 - provides a desirable service;
 - fulfils a demonstrated need for snow users;
 - is integral to a development proposal for passive alpine recreation; and
 - does not impede ski runs or major skier routes.

Objective 7

- To ensure that the scale, intensity, bulk and appearance of any development associated with commercial or service activities enhances the character of the Village and is compatible with surrounding development.

Strategies

- Minimise the impact of commercial development on the environment and adjacent development through the use of appropriate standards which promote innovative design and a high quality finish.

- Encourage the location of service activities and infrastructure on appropriate land as the need for the use or development arises.

Tourism and Recreation

Overview

Extensive ski fields and associated accommodation and entertainment facilities provide the primary attraction of Falls Creek during the winter months. Emerging winter activities include snow play (such as snow-tubing, tobogganing, snow shoe walks, snoce' and ski biking), commercial skidoo rides, guided back country skiing, oversnow vehicle tours and snow grooming tours. The cross country ski trails of Falls Creek Alpine Resort are extensive and well used. The standard of built form facilities, however, requires upgrading.

Year-round use of the Resort through mountain biking, road cycling, fly fishing, hiking/bushwalking, scenic chairlift rides, horse riding, boating and canoeing/kayaking is a consistent theme with similarities across all Alpine Resorts in Victoria. The natural beauty of Falls Creek and its location within the Alpine National Park create 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.

Key issues

- 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.
- Facilitation of year-round use of the Resort.

Objective 1

- To encourage the development of a range of year-round tourism, commercial and recreation opportunities and facilities in multipurpose venues that are compatible with the alpine environment of Falls Creek.

Strategies

- Develop a walking trail system within the Village and Resort.
- Enhance connections to trails within the Alpine National Park in conjunction with Parks Victoria.
- Investigate the development of a mountain bike trail network.
- Investigate the development of built form altitude wellness and lifestyle facilities in the Resort to attract domestic and international athletes and increase the participation of Victorians in the Resort.
- Encourage opportunities for eco-tourism development in appropriate locations in the Resort to broaden the recreational and tourism experiences.

Objective 2

- To enhance the public open space and civic function of Village Plaza and the Village Bowl as primary congregation areas during winter and summer.

Strategies

- Protect and enhance the public open space area within Village Plaza.
- Ensure that development does not diminish the public open space area available within Village Plaza.

- Provide opportunities for the creation of a quality public domain with strong physical and visual linkages to the ski fields and visitor arrival points.

Objective 3

- To ensure that sufficient skifield terrain catering to a range of skill levels, cross-country trails, snow play areas and associated infrastructure is provided to match the needs of visitors.

Strategies

- 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.
- Enhance skier movement and access to the ski fields and provide opportunities for snow play.
- Enhance skifield terrain and facilities for cross country skiing throughout the Resort.
- Encourage the upgrading and optimising of lift systems to maximise the full potential of the existing and future skifield terrain, particularly in the Lakeside and Towers lift areas.
- Encourage development of the cross country trail system, particularly in the Rocky Valley Dam area and the Nordic Bowl.
- Encourage the integration of the cross country trail system with the trails of the adjoining Alpine National Park.
- Facilitate the provision of emergency service facilities at appropriate locations within the Village and skifields.
- Encourage the provision of ski school facilities in the Village Bowl and at Cloud Nine with associated community facilities such as a crèche, day shelter and public amenities.

Objective 4

- To minimise the impact of seasonal variations.

Strategies

- Investigate the extension, upgrading and augmentation of the existing snow making infrastructure and snow management techniques, taking into account technological advances and projected impacts of climate change.

Objective 5

- 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.

Strategies

- Investigate opportunities at the Village Bowl to improve the interface between the ski fields and current and future development sites.

TRANSPORT

Overview

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, during holidays and following good snow falls.

During summer, private vehicles move without restriction throughout the Village. The implementation of car parking signage, restrictions and enforcement has formalised areas for parking, reducing the issue of congestion and safety concerns for emergency vehicles. The enforcement of a 30km/h speed limit and the creation of footpaths, where possible, have improved pedestrian safety.

Key issues

- Effective management of traffic along the Bogong High Plains Road during peak periods.
- Effective management of access to the Resort, including dispersal of overnight visitors and provision of long term and day car parking.
- Upgrading of the arrival point to the Village at Village Plaza through appropriate road treatments on Bogong High Plains Road providing a destination point and dispersal of traffic to car parking areas.
- Provision for car parking for summer use of the Village to minimise environmental impacts.

Objective 1

- To ensure a high level of accessibility to the Resort.

Strategies

- Facilitate delivery of a Village Plaza traffic access node to spread vehicular entrance between Slalom Street and Falls Creek Road access points.
- Implement alternative access solutions, including elevated walkways through the Village and review of the Gully Chair portal for access to the Village Bowl.

Objective 2

- To ensure that the provision for car parking within the Resort meets visitor needs throughout the year.

Strategies

- Manage provision for car parking on the basis of length of stay.
- Locate short term/day car parking areas at 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 that 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 (e.g. throughout the ski season) to park their vehicles off the mountain.

Objective 3

- To provide an efficient and safe Village transport system during the declared ski season.

Strategies

- Investigate the use of improved intra-Village shuttle vehicles, including a review of peak period requirements, shuttle stop locations and trunk routes.

Objective 4

- To ensure the safe and efficient movement of vehicles, pedestrians and skiers within the Resort.

Strategies

- Develop a pedestrian linkage from the Accommodation Transfer Station to Village Plaza.
- Provide pedestrian and skier links to adjoining recreational experiences within the Alpine National Park.
- Progressively implement key findings of the Village Access and Study Review 2008.
- Implement longer term 'pod parking' to assist in vehicle and snow clearing management.
- Implement an efficient and safe public transport system to remove reliance on private vehicles for business operations.

Objective 5

- To maintain and enhance the ski in/ski out ability in the Village.

Strategies

- Facilitate the ski in/ski out attributes of the Village.

Objective 6

- To provide a helicopter landing site for emergency purposes that creates minimal disruption to the amenity of the Village.

Strategies

- Assess the merit of a co-located emergency services facility including a helipad.
- Review current and potential alternative helipad locations.

INFRASTRUCTURE

Overview

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.

Key issues

- The design and construction of new infrastructure must be sympathetic to the environmental values of the Resort and minimise impacts on 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.
- Improvement of infrastructure to allow year-round use and growth of the Village.

Objective 1

- To enhance the safety and functionality of the Resort by the provision of adequate infrastructure.

Strategies

- Ensure that physical infrastructure and services are provided to meet the current and future needs of the Resort.
- Review/assess existing infrastructure and undertake required upgrades and maintenance through the development and implementation of an Asset Management Plan.
- Require capacity increase information from individual site development/redevelopment is linked to infrastructure capacity reviews.
- Ensure that drainage, kerbing, footpaths, treatment of batters, landscaping, lighting and signage throughout the Village meet the required performance standards.

Objective 2

- To ensure that all relevant reticulated services are provided to new developments within the Resort.

Strategies

- Ensure that development does not detrimentally impact on the existing infrastructure.
- Ensure that development and upgrading of existing facilities is assessed in light of infrastructure and service requirements.
- Ensure that new development in the Resort Village is connected to reticulated services.
- Require consideration of construction management in relation to services as part of the Site Environmental Management Plan process.

Objective 3

- To ensure that service and infrastructure development preserves or enhances the existing natural, built, cultural, visual and environmental values of the Resort.

Strategies

- 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.

BUILT ENVIRONMENT AND HERITAGE

Overview

Aboriginal heritage material within and surrounding the Resort has undoubtedly been disturbed by the development of the Village and skifields.

Management of potential finds of heritage material is required under State and Commonwealth legislation.

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.

Key issues

- The future siting and design of development should ensure that culturally historic places are preserved.
- Maintaining the unique 'village' atmosphere through siting buildings within the alpine landscape, retention of trees and maintaining the compactness of the developed area.

Objective 1

- To protect and improve identified and potential places, sites and objects of Aboriginal and European cultural, historical and architectural significance.

Strategies

- Use the best available knowledge, skills, standards and technical and community input to inform decisions and take actions that may have a significant impact on heritage values.
- Respect all heritage values of the Resort.
- Ensure that the use and presentation of sites is consistent with conservation and heritage values.

Objective 2

- To ensure that development achieves high quality design standards in the public and private domain and is respectful of the alpine character.

Strategies

- 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.
- Promote environmentally sustainable development in the Resort.
- Ensure that development is designed to appropriately address bushfire risk.
- Ensure that development:
 - Retains the existing ski in/ski out ability during winter.
 - Promotes the use of appropriate building materials and finishes to achieve high quality urban design.
 - Does not adversely impact on the amenity of adjoining buildings and public spaces.
 - Is sited to ensure that snow shedding is contained within site boundaries and directed away from entry/exit points and pedestrian routes.
 - If practical, retain native vegetation on the site.
 - Minimises visual intrusion when viewed from within the Village and from the surrounding mountains.
 - If appropriate, is contained within the Snow Gum canopy.
 - Demonstrates energy efficient design principles.
 - Does not adversely affect the geotechnical conditions on the site.
 - Provides for the free movement of skiers and pedestrians.
 - If practical, is respectful of existing view lines.

Objective 3

- To ensure that development protects the amenity of existing residential development on adjacent sites.

Strategies

- Support the provision of commercial and other non-residential activities in residential areas 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.

Objective 4

- To ensure that development enhances pedestrian and skier safety and access.

Strategies

- Ensure that development does not conflict with skier access and ski field infrastructure at key entry points such as Village Plaza, Village Bowl and Gully Portal.

Objective 5

- To ensure protection of significant vegetation from development.

Strategies

- Encourage development to be designed around significant vegetation on the site.

NATURAL RESOURCE MANAGEMENT

Overview

- The Resort is located within the Upper Kiewa Special Water Supply Catchment Area (under the *Catchment and Land Protection Act 1994*) and a Special Water Supply Catchment Area is located downstream of the Resort.

Key issues

- The need to protect water quality.
- The provision of service infrastructure should not adversely affect the water quality of the catchment.
- Buildings need to be appropriately set back from waterways.
- Sediment control principles should be implemented during construction to protect water quality.
- The appropriate management of 'Green Season' to protect the quality of the water catchment.

Objective 1

- To protect the quality and integrity of natural water systems and aquatic ecosystems.

Strategies

- Protect natural waterways/drainage lines within the context of development.
- If practical, integrate stormwater treatment into the landscape.
- Protect the water quality of receiving waterways by removing/managing pollution close to its source.
- Manage rainwater as it flows from the land to reduce the need or scope for larger infrastructure projects.
- Ensure cost effective management of drainage infrastructure.

ENVIRONMENTAL RISKS

Overview

Geotechnical stability of the Resort is an important environmental and safety issue. The location and siting of buildings need to have regard to drainage lines and subterranean

water levels and movement to minimise the risk associated with ground stability within the Resort.

In light of the risks of climate change, non-renewable energy consumption and greenhouse gas emissions are of increasing concern. The alpine climate and relatively poor energy efficiency of a number of the Resort's buildings also contribute towards a higher per capita energy use.

Use and development within the Resort needs to recognise the influence of these climatic conditions and be designed to provide for use outside the designated snow season. There is potential for climatic change to influence snow depth levels in Victoria within the next 50 years.

Bushfire is another naturally occurring environmental event and the Alpine areas are particularly prone to bushfires with extensive areas of vegetation cover and steep slopes. The design and siting of buildings and the choice of building material needs to have regard to the bushfire risk.

Key issues

- Recognising the geotechnical issues associated with development within the Resort.
- Acknowledging the impacts of climate change.
- Managing the risk of bushfire.

Objective 1

- To take proper account of geotechnical stability considerations.

Strategies

- Ensure that the design, construction and maintenance of development takes account of geotechnical stability considerations.
- Identify and monitor sites in the Resort that may be susceptible to landslide/subsidence and minimise the risk of land slides/subsidence.
- Ensure that development applications demonstrate an acceptable level of risk of landslip or instability prior to granting approval for development.
- Encourage applicants to consult with the Falls Creek Alpine Resort Management Board regarding existing geotechnical information prior to lodging an application for planning permit or a site development plan.

Objective 2

- To respond positively to climate change.

Strategies

- Facilitate a reduction in non-renewable energy consumption.
- Encourage the design, construction and operation of buildings to incorporate energy efficiency measures.

Objective 3

- To ensure the safety of the Resort from bushfire.

Strategies

- Manage safety from bushfire through appropriate fire management strategies.
- Ensure that development demonstrates an acceptable level of risk to fire prior to granting approval for development or use.

- Encourage applicants to consult with the relevant fire authority and the Falls Creek Alpine Resort Management Board regarding bushfire management information prior to lodging an application for planning permit or a site development plan.
- Implement the Resort Strategic Fire Risk Assessment prepared by the Falls Creek Alpine Resort Management Board.
- Ensure that development in areas of high bushfire hazard does not increase the potential fire hazard to built assets and human life.
- Effectively balance vegetation conservation and protection from bushfire.
- Ensure that the safety of the Resort is managed through appropriate fire management strategies.

IMPLEMENTATION

These strategies will be implemented by:

Application of zones and overlays

- Applying Schedule 1 to the Comprehensive Development Zone to areas considered appropriate for Resort development (including commercial, residential, tourist, services and infrastructure).
- Applying Schedule 2 to the Comprehensive Development Zone to areas considered suitable for passive and active recreation.
- Applying the Public Park and Recreation Zone to all public land surrounding the Village and skifield areas.
- Applying an Environmental Significance Overlay to known areas of habitat of the Mountain Pygmy-possum (*Burramys parvus*).
- Applying an Environmental Significance Overlay to plant communities within the Resort that have been identified as areas of highest constraints identified in the *Flora and Fauna Assessment: Falls Creek Village Central CDZI*.
- Applying a Design and Development Overlay to residential areas to establish development requirements for the setback, bulk, height, siting and appearance of development to facilitate an appropriate residential character.
- Applying an Erosion Management Overlay to areas susceptible to landslip or instability hazards.
- Applying a Bushfire Management Overlay to areas susceptible to bushfire.

Application of local planning policies

- Applying Clause 22.01-2 Management of Geotechnical Hazard Local Planning Policy to provide guidance in determining an application for planning permit or site development plan made under the Erosion Management Overlay.
- Applying Clause 22.01-3 Urban Design in Alpine Resorts in the consideration of development applications.
- Applying Clause 22.02-1 Aboriginal Heritage 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*.
- Applying Clause 22.02-2 Car Parking in the consideration of use and development applications.

Policy guidelines

- When deciding upon applications for use and development that may impact on environmental and landscape values, considering, as appropriate:

- Implementation of the guidelines outlined in *Management Strategy and Guidelines for the Conservation of the Mountain Pygmy-possum (Burrhamys parvus) in Victoria* or any updated management document for the Mountain Pygmy-possum for all proposals that impact on the habitat of the Mountain Pygmy-possum (*Burrhamys parvus*).
- Implementation of the general management recommendations and guidelines in *Flora and Fauna Assessment: Falls Creek Village Central CDZI* (Ecology Australia, June 2000).
- Ensuring 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 (*Burrhamys parvus*).

Further strategic work

- Implementing the recommendations of the *Falls Creek Environment Improvement Plan, Falls Creek Resort Management Board, August 2003*. The Environment Improvement Plan should be regularly reviewed and updated through a public process and provide for follow-up monitoring of environmental impacts associated with Resort development.
- Developing a Local Policy based on the Environment Improvement Plan that requires consideration of its environmental principles, procedures and work practices in any site development plan or permit application.
- Preparing Comprehensive Development Plans with specific design guidelines for the development of the Village Plaza and Village Bowl precincts that set out the land use and development parameters for use and development proposals.
- Developing guidelines to encourage the location of entertainment, accommodation and commercial activities and public facilities in the Village Bowl.
- Preparing a Parking Precinct Plan for the Resort which will set out policies for provision of public and private car 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.
- Undertaking further strategic planning and environmental 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 developing a strategy for implementation of future land release requirements.
- Preparing a land release strategy for development sites within the Village Plaza precinct.
- Developing a Comprehensive Development Plan for the skifield areas and a Local Policy to implement the Strategic Management Plan, as appropriate.
- Preparing 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.
- Implementing the findings of the Falls Creek Stormwater Management Plan, STORM Consulting Pty Ltd, March 2003.
- Implementing the recommendations of the Falls Creek Alpine Resort Aboriginal Heritage Management Study, Philip Hughes and Wilfred Shawcross, August 2000.
- Updating the Design and Development Overlay Schedule applying to the Village area using the Design and Siting Guidelines for Development in Falls Creek Alpine Resort.
- Preparing and implementing the Resort Strategic Fire Risk Assessment.
- Preparing and implementing a Resort-wide vegetation plan (in association with the ski field lease holder and the Department of Sustainability and Environment), which includes flora and fauna investigations within the Resort and identification of off-site revegetation areas, in accordance with the Native Vegetation Management Framework.

Other actions

- Undertaking a coordinated review with emergency services (Police, Ambulance Victoria), the Department of Health and local medical practitioners of the facility requirements of each entity.
- Implementing the Falls Creek Vegetation and Weed Management Policy.
- Investigating and implementing cooperative weed and predator control programs with Parks Victoria.
- Establishing the extent of weed invasion within the Resort, particularly within the high altitude treeless area and implementing appropriate weed control programs.
- Investigating a cooperative program for the management of environmental issues, in particular weed and pest animal management and the Mountain Pygmy-possum (*Burramys parvus*).
- Developing 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.
- Identifying and providing appropriate signage to trails for walking and mountain bike riding in the Village and skifield areas in conjunction with Parks Victoria.
- Encouraging the provision of infrastructure within the Resort and at Rocky Valley Dam which will provide opportunities for active and passive summer recreational activities.
- Implementing the findings of the Minister's Assessment on the Environment Effects Statement for provision of additional ski field terrain and lift infrastructure at Rocky Knolls and Dam site.
- Investigating the feasibility of and potential funding options for road upgrading and improvement of the Bogong High Plains Tourist Road at Village Plaza.
- Investigating pedestrian linkages between the Accommodation Transfer Station and Village Plaza as part of the strategic planning for this precinct and preparation of the Comprehensive Development Plan.
- Reviewing opportunities for provision of a day shelter for bus drivers to the Resort.
- Investigating 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.
- Promoting and facilitating development at Rocky Valley Dam in accordance with the approved master plan in conjunction with Parks Victoria.