

21.02 FALLS CREEK LOCAL PLANNING POLICY**Introduction**

The Falls Creek Local Planning Policy is the local content that guides and establishes direction for the Falls Creek Alpine Resort. This policy should be considered in conjunction with the Alpine Resorts Strategic Statement and other components of the Alpine Resort Planning Scheme, namely the State Planning Policy Framework.

The Falls Creek Local Planning Policy identifies the assessment criteria for preferred development by outlining the objectives for areas within the resort.

This policy for Falls Creek Alpine Resort is divided into three sections the diagram below shows the structure of the document. The first section, Falls Creek Strategic Vision, applies to the whole of the resort. The second and third section contain Locality Objectives for development within the areas nominated as Alpine Village and Alpine Recreation respectively. There are specific precinct objectives for areas within the Locality Objectives of the Alpine Village.



In considering any development application the planning and responsible authorities must consider the Alpine Resorts Strategic Statement, the Falls Creek Strategic Vision and the Locality Objectives for Alpine Village or Alpine Recreation.

Falls Creek Strategic Vision

Falls Creek Alpine Resort has the potential to become a major alpine resort with intensive year-round recreation. Opportunity exists for further development which has regard to environmental, ecological, economic, aesthetic and safety consideration.

Falls Creek Alpine Village is well positioned in a natural mountain amphitheatre to provide scenic views from a compact tiered village resort that offers ski in and ski out opportunities in the snow season and a superb base for summer recreational pursuits.

The planning and responsible authorities should preserve the quality and character of the resort and:

- Retain the pedestrian scale of the village and in any redevelopment and expansion of the resort, whilst retaining the ski in/ski out facility.
- Continue to improve the visual quality of the resort, particularly during the non snow period.

- Build upon the resort's image as a social mountain providing a variety of restaurants and entertainment venues.
- Improve the resort's image as a mountain providing a high standard of summer and winter grooming of alpine and nordic trails.
- Guarantee the quality of the skiing experience through optimisation of snow making, snow farming and slope management.
- Reinforce Falls Creek as a resort destination by providing a range of recreation and tourist facilities, residential accommodation, commercial activities and support services.
- Encourage best practice, low impact and environmentally-sensitive management practices for the resort.
- Encourage best practice in urban design that reflects the alpine character of the resort.

Locality Objectives - Alpine Village

The locality objectives are spatially referenced on the Precinct Plan. Where appropriate, particular locality objectives are relevant to all land within the area marked: Comprehensive Development Zone 1 Alpine Village (CDZ1).

Environment

- To maintain a high environmental quality within and adjacent to the Resort area and minimise disturbance to significant flora and fauna.
- To minimise soil erosion and sedimentation effects, particularly during and immediately following construction periods.
- To protect significant landscape values and minimise development which may have adverse visual impacts in areas of high scenic quality or visual sensitivity, commensurate with the primary purpose for which the resort has been declared.
- To minimise adverse environmental effects associated with the disposal of all effluent and waste generated by the development and utilisation of the Resort.
- To monitor environment impacts associated with resort development and encourage research into management techniques to safeguard environmental quality.
- To be pro-active in publicising the achievements in the field of environmental management and the responsible environmental practices being followed in the Resort.
- Provide appropriate measures that allow for follow up monitoring of environmental impacts associated with resort development and encourage research into management techniques to safeguard environmental quality.
- Ensure through the introduction of appropriate management techniques, that the design and further construction of the nordic trail system is carried out in such a manner that environmental effects are minimised.
- To facilitate energy efficiency measures to minimise impacts on the environment.
- To ensure that the creek and moss bed reserves are not used for development and are not adversely affected by development in adjoining areas.

Uses / Precincts

- To encourage mixed use development where appropriate for a variety of mixed residential, commercial, entertainment, recreational and service uses that are considered desirable in a resort, especially in the areas that act as focal points for village activity.

- To develop a system of village precincts that recognises the special requirements of a destination resort, whilst recognising the distinct precincts and roles of the village as outlined in the plan.
- Discourage any further outward expansion of the village.
- Promote consolidation of existing developed areas to create focal points within the village.
- Encourage re-development of the existing range of commercial facilities such as ski school, food services and ski patrol facilities within the resort.
- Facilitate the establishment of a recognised village centre with diverse recreational and entertainment opportunities.
- Extend the commercial viability of the resort by providing a balance between summer recreational facilities and a wider range of winter attractions for less active visitors.

Infrastructure

- To maximise use of the scarce supply of relatively flat land available.
- To ensure provision of underground services to the resort.

Heritage

- Ensure that future development considers the historical links to the resort area including major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.

Design

- To provide a variety of accommodation by dwelling type and standard within the Falls Creek village area.
- To ensure that the scale, intensity, bulk and appearance of any development is consistent with the alpine character and complements the natural systems and landscape values of the Falls Creek Alpine Resort.
- Encourage development of a village centre that provides both the visual prominence and activity focus of the locality.
- Encourage the provision of adequate drainage, kerbing, footpaths, treatment of batters, landscaping and lighting necessary in all future development to enhance the amenity of the resort, particularly during non-winter visitation.

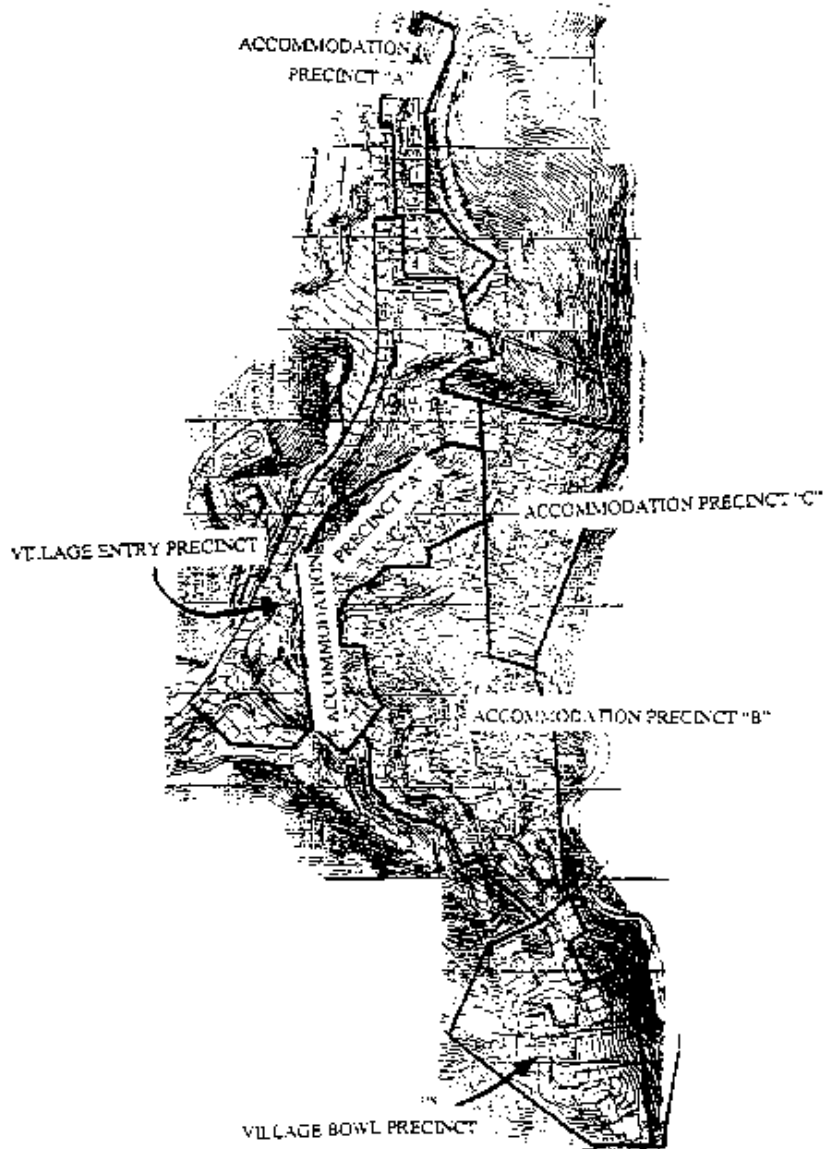
Transport & Movement

- To provide orderly planning and development for ease of movement by recognising the distinct roles of, and avoiding conflict between vehicle, pedestrian and skier mobility.
- To encourage the freedom of movement of skiers around and through the urban areas of the Resort and to and from the skifields.
- To encourage consolidation within the existing village in order to optimise usage of existing resort public transport services.
- To provide convenient access to and departure from the Resort and skifields to reinforce positive impressions.
- To discourage vehicular access on sub-divisional roads during the declared snow season.
- To encourage the development of convenient car parking locations.

Village Development

- To encourage redevelopment of existing sites that are either underdeveloped or developed to a standard that is not consistent with the Falls Creek Strategic Vision.
- To develop a sense of arrival for the resort by reorganisation and provision of aesthetically pleasing facilities along the Bogong High Plains Road.
- To introduce a system of village zones that recognises the special requirements of a destination resort with significant day visitation and in particular allows where appropriate for a degree of mixed residential, commercial, entertainment, recreational and service uses considered desirable in a resort, especially in areas that act in a local activity area.
- To protect and preserve significant natural features which enhance village character, including trees, drainage lines and rock outcrops.
- To conserve opportunities for high quality views within, from and to the Falls Creek village.
- To protect the amenity of existing development in the Falls Creek village.
- To minimise any adverse impacts of new development on surrounding development and activities and the environment.
- To provide for the necessary management to snow deposition, in particular related to public safety and snow removal requirements.
- To ensure future development is consistent with currently foreseen requirements for infrastructure improvements.

Precinct Map



Precinct Guidelines

Village Entry Precinct

- Promote development that creates a sense of arrival from Bogong High Plains Road with a primary focus of visitor activity in a resort village atmosphere.
- Encourage the strategic and convenient location of car parking.

Village Bowl Precinct

- Encourage the provision of mixed use intensive development with a range of major visitor facilities, commercial services, entertainment and high density commercial accommodation.
- Enhance the function, visual appearance and pedestrian amenity of the village centre by design improvements based on the Alpine Development Code.
- To ensure that the scale, intensity, bulk and appearance of any development is consistent with the alpine character and complements the natural systems and landscape values of the Falls Creek Alpine Resort.

Accommodation Precinct

- Encourage a variety of accommodation of high quality design with year round use that enhances the amenity of the area.
- Encourage future development to achieve a high level of finish and permanence.
- Ensure that access from the accommodation precinct to the village centre is maintained by public transport, pedestrian and skier routes.
- To reinforce Falls Creek as an overnight resort destination.

Management of Geotechnical Hazard

Refer to Clause 21.01 for objectives, strategies and implementation measures relating to the management of geotechnical hazards within the Resort.

Locality Objectives - Alpine Recreation

Environment

- To foster passive recreational activities in balance with the conservation and protection of the natural environment within and adjacent, to ensure that the scale, intensity, bulk and appearance of any development is consistent with the alpine character and complements the natural systems and landscape values of the Falls Creek Alpine Resort.
- To develop further skifield terrain in a manner that minimises land disturbance and vegetation clearance by the introduction of appropriate management techniques.

Skifield Development

- To increase the carrying capacity of the alpine skifield in parallel with demand, subject to continued monitoring of the capacity and peak loading of the Bogong High Plains Road and of adverse environmental impact.
- To provide a more balanced alpine skifield by developing additional terrain and lifting capacity for skiers of advanced levels.
- To develop the nordic skifield and integrate it with the adjacent Alpine National Park.
- To develop multi-use nordic/summer facilities focused on the needs and location of the Kangaroo Hoppet.
- To pursue the development of winter groomed nordic trails in the Alpine National Park.
- To ensure skifield development enables acceptable densities to be maintained and provide quality recreation experiences on alpine and nordic trails.
- To support the expansion of the snowmaking system throughout the ski area.
- To continue an extensive summer alpine ski trail grooming program to improve skier safety and coverage of slopes in minimal snow cover periods.

Works

- To ensure, through the introduction of appropriate management techniques, that the design and further development of the nordic trail system is carried out in such a manner that environmental effects are minimised.
- To design ski slopes in a manner that recognises the inherent land form identified through terrain analysis.
- To ensure that monitoring of environmental impacts associated with ski terrain development occurs and to encourage research into management techniques to safeguard environmental quality.

Recreational Uses

- To provide for all year round recreation, having regard to environmental, ecological, economic, aesthetic and safety considerations.
- To provide sufficient skifield terrain and an appropriately matched ski lift system, to match the identified needs and skill levels of alpine skiers.
- Encourage improved mobility and linkages for alpine skiers both within the skifield and to the urban areas of the resort.
- Ensure that any future nordic terrain expansion allows for the construction of shelter huts on trails, full service facilities and car parking.
- Minimise the impact of seasonal variations and maximise season length through snow-making and snow management.

- Provide additional facilities that will extend the range and quality of experiences for non-skiing visitors.
- Reinforce the notion of nordic trails that can cater for year round use for hiking and walking close to the village or for more distant trips.
- Encourage development sites to provide for a full range of all season recreational activities to encourage conferences and related markets.
- To develop the nordic trail system in such a manner that to complements, where possible, the nordic trail system in adjoining National Parks.
- Promote the resort and adjacent Bogong National Parks nordic skiing opportunity and facilitation using the Kangaroo Hoppet as a focus.

Heritage

- Ensure that future development considers the historical links to the resort area including major cultural and scientific significance related to Aboriginal, pioneer, mining and ski history.

Safety

- Ensure future developments include consideration and provision for medical and emergency facilities.
- To improve mobility and linkages for alpine skiers within the skifield and to the urban areas of the resort.

Management of Geotechnical Hazard

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