

RECEIVED
**Department of Environment, Land, Water
and Planning**
18 November 2024

Planning Report

Buildings and Works, Removal of Native Vegetation
Reduction of Car Parking and Business Identification
Signage

1 Christie Street, Falls Creek

Our reference – 19370

August 2024
(Version 2)

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**



FS 520900



Contents

1.	Introduction	3
2.	Urban Context Report	4
3.	The Application & Proposal	12
4.	Design Response	15
5.	Cultural Heritage	20
6.	Planning Policy	20
6.1	Planning Policy Framework	20
6.2	Alpine Resorts Planning Strategy	23
7.	Planning Elements	25
7.1	Comprehensive Development Zone 1	25
7.2	Design and Development Overlay 2	35
7.3	Bushfire Management Overlay	41
7.4	Car Parking	42
7.5	Native Vegetation	44
7.6	Bicycle Facilities	45
7.7	Stormwater Management	46
8.	Conclusion	46

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling consultation and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Attachments

Application Form

Plan Set (*Sendit.Archi*)

Flora and Fauna Assessment (*Biosis 1 July 2024*)

Cultural Heritage Due Diligence Assessment (*Biosis, 18 August 2021*)

Bushfire Management Statement (*Terramatrix, August 2021*)

Bushfire Management Plan (Version 1, 15/08/2024)

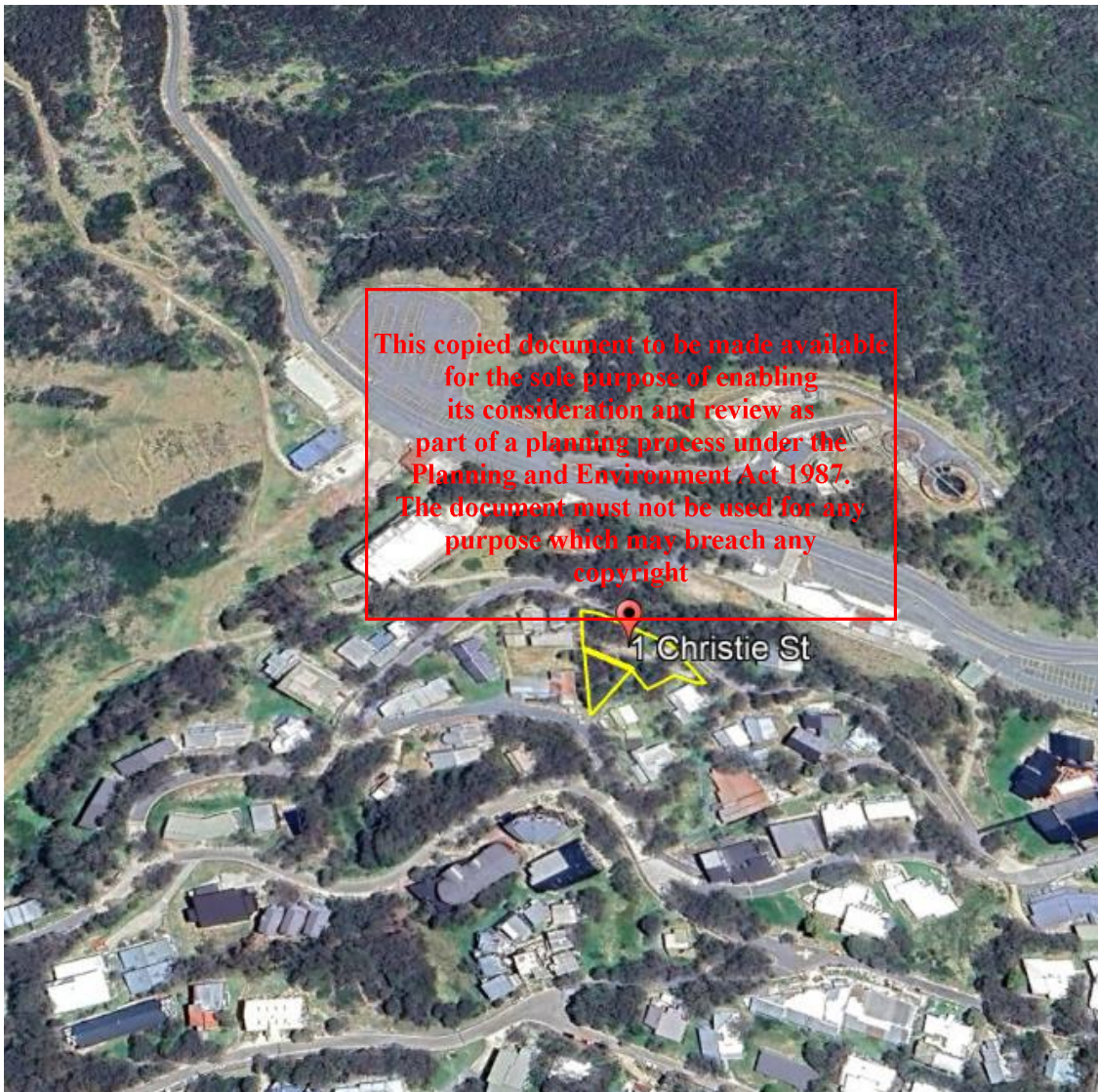
Copy of Titles (Vol. 11729 Fol. 388 & Vol. 11729 Fol. 425)

RECEIVED
**Department of Environment, Land, Water
 and Planning**
18 November 2024

ADVERTISED PLAN

1. Introduction

This Planning Report is prepared in support of proposed buildings and works for the development of a four storey apartment building, a detached dwelling, a caretakers house, an indoor recreation facility (recovery centre), removal of native vegetation, reduction of car parking and construction of business identification sign at 1 Christie Street, Falls Creek. The Report addresses the provisions of the Comprehensive Development Zone, Design and Development Overlay, Bushfire Management Overlay and Erosion Management Overlay as contained within the Alpine Resorts Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: Google Earth)

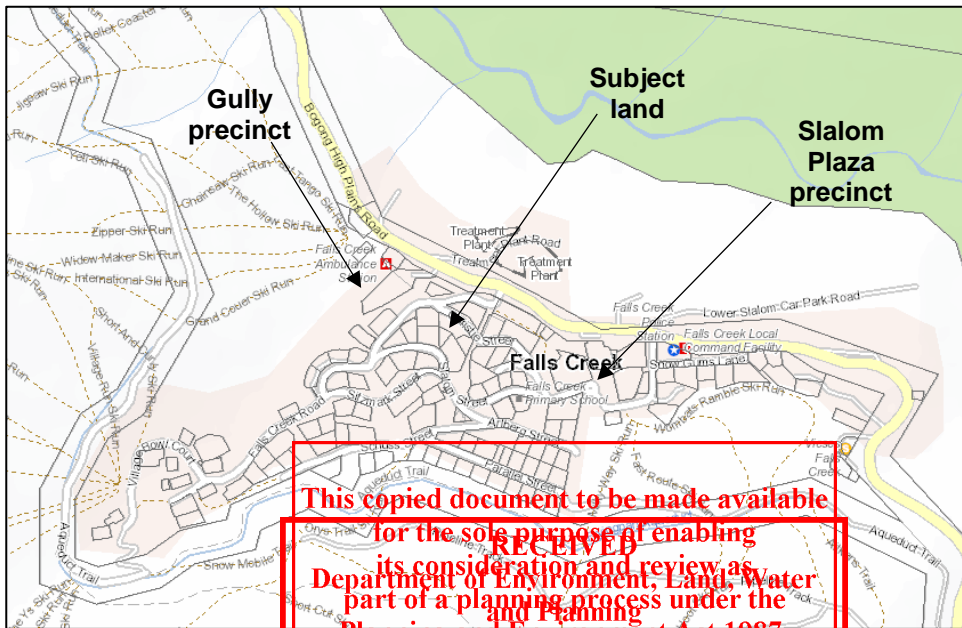
RECEIVED
Department of Environment, Land, Water
and Planning

18 November 2024

ADVERTISED PLAN

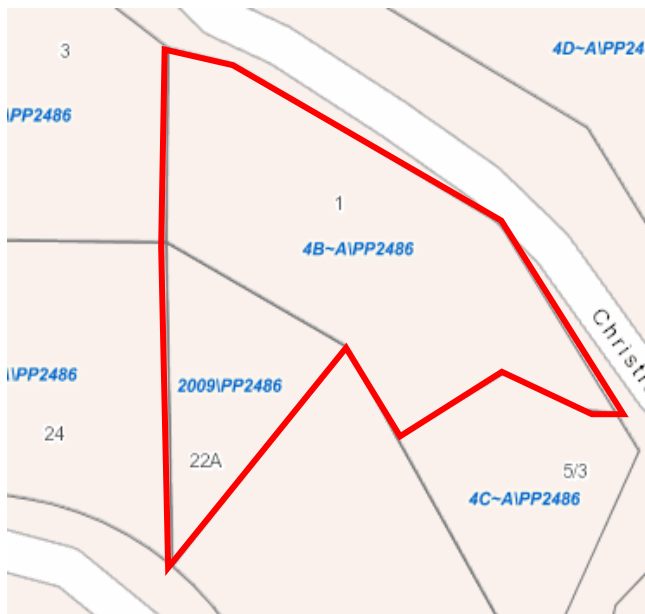
2 Urban Context Report

Located in an advantageous area within the village, the site is within close proximity of the Slalom Plaza Precinct which is the primary commercial and civic area of Falls Creek. The land is also located within close proximity of the Gully Precinct which is a commercial and ski access area.



Locational plan of Falls Creek Village demonstrating the proximity to Slalom Plaza precinct and Gully precinct (Source: VicPlan)

The subject land is comprised of Crown Allotment 4B, Section A, Parish of Darbalang or more commonly known as 1 Christie Street, Falls Creek and part Crown Allotment 2009, Parish of Darbalang otherwise known as 22A Slalom Street, Falls Creek.



Subject land (Extract from cadastral map base)

Both Crown Allotments combine to become an irregular parcel of land with primary frontage to Christie Street having an overall site area of 1,600 square metres. The land is vacant containing native vegetation however, a small existing building constructed from stone, timber and corrugated metal roof sheeting is located adjacent to the northern boundary approximately 20m from the south-east corner.



Image of the existing building viewed from Christie Street

Rock retaining walls have been constructed along the northern frontage of 1 Christie Street with a footpath and on-street parking (shared zone) adjacent to the property. A fire hydrant and electrical substation are located at the north-west corner.

This report is to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

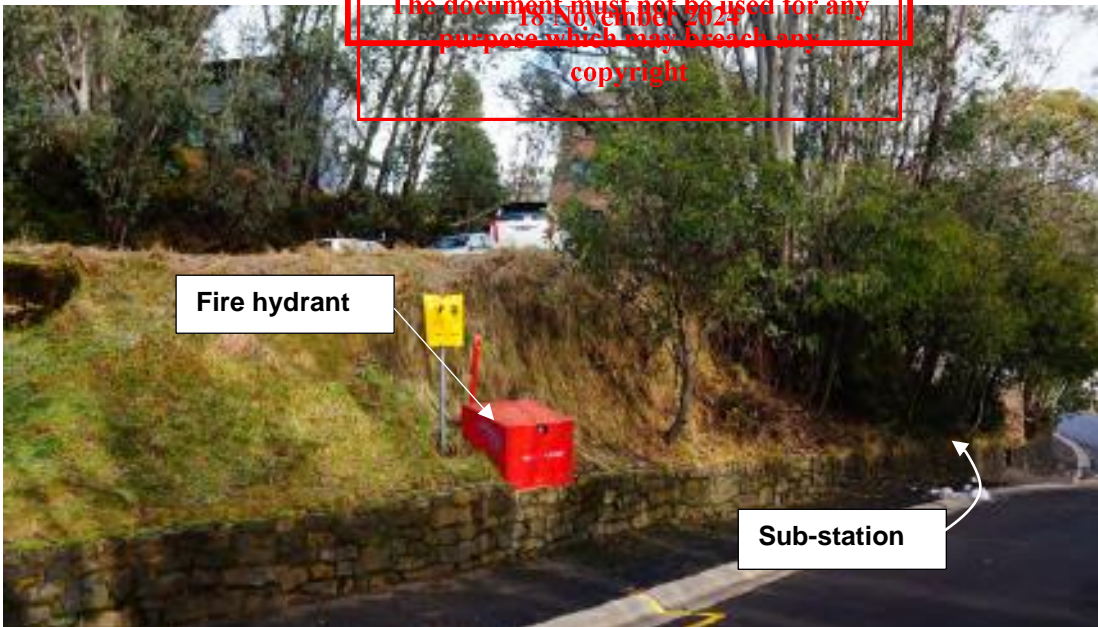


Image of the northern- site boundary viewed from Christie Street

Access to the property is established from Christie Street at the south-east corner of the property. The driveway rises to a previously excavated levelled pad that extends to the western boundary of the site.

ADVERTISED PLAN



View access to subject land from Christie Street



This copied document to be made available
 for the sole purpose of enabling
 its consideration and review as
 Department of Environment, Land, Water
 and Planning
 part of a planning process under the
 Planning and Environment Act 1987.
 The document must not be used for any
 purpose which may breach any
 copyright.

The northern portion of the subject land has been highly modified through removal of native vegetation earthworks altering of the surface profile of the land. The previous earthworks has created vehicle access and a central terrace of flat land suitable for development. This area is largely devoid of native vegetation, currently supporting predominantly introduced vegetation and scattered native grasses.



View west across subject land with four storey building (St Trinians) in background

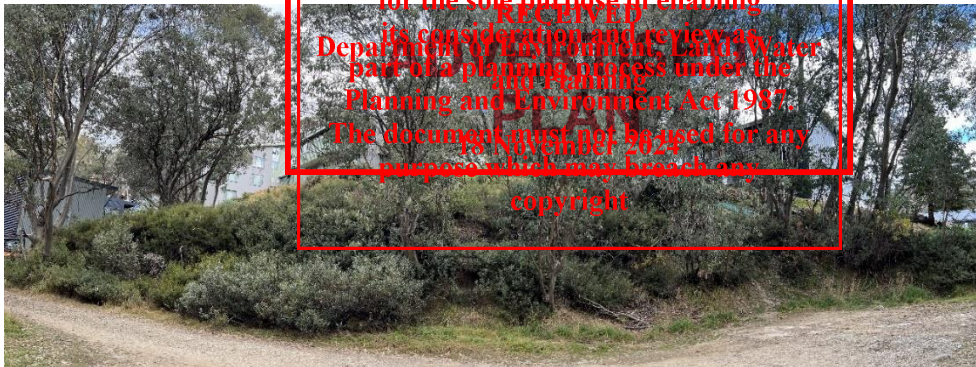
ADVERTISED PLAN



View south-east across subject land

The previous earthworks established unsupported batter on the south edge of the pad. Overtime native vegetation has reclaimed the face of the batter.

From the top of the batter the land rises toward Slalom Street with a moderate slope at approximately 1:3 metres (18 degrees). The slope has a contiguous cover of vegetation and enclosed by the canopy of Snow Gums.



View south from north side of subject land

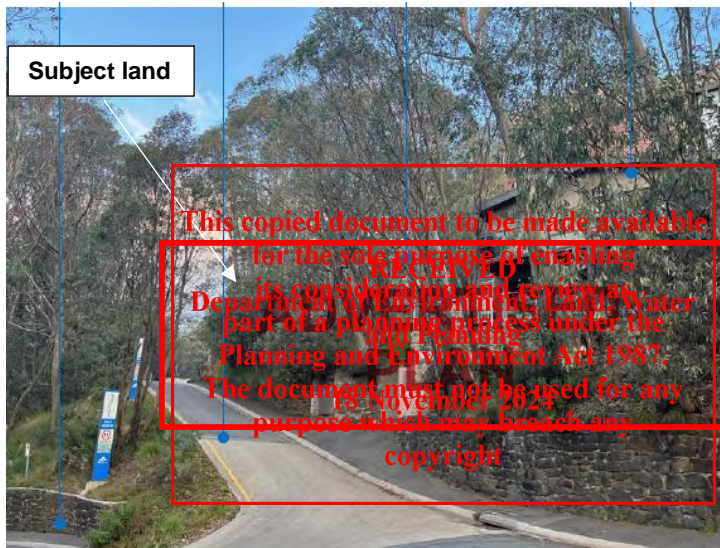
From a wider perspective the subject land is a unique site being located within a treed environment. The surrounding vegetation frames the subject site and minimises views to the land from close by public areas.



View north-west from Christie Street adjacent to the subject land with curtain of trees on north east side of the street,



View east from Christie Street adjacent to the subject, vegetation on north-east side of Christie Street



View towards the site from the junction of Christie Street and Falls Creek Road

The subject site is located within the north-western of Falls Creek Village and is surrounded by existing developments to the north, south, east and west of the site.



Aerial image north-west precinct of Fall Creek village (Source: LASSI SPEAR)

Neighbouring sites north-west, west, south and of the subject land have been developed with multi storey accommodation buildings spanning several decades.

Immediately west of the subject land is Crown Allotment 5A (3 Falls Creek Road) which has been developed with multiple buildings including St Trinians, a four storey accommodation building having a roof height of 1556.3m AHD . Two other three storey buildings are positioned in front of St Trinians adjacent to Christie Street.



St Trinians, west side of subject land



Three storey buildings north side of Crown Allotment 5B

**ADVERTISED
PLAN**

To the south-east side of the subject land is Crown Allotment 4C (3 Christie Street) and contains Southern Cross Apartments. The building is constructed with a subfloor structure of natural stone with two levels of apartments above. The external wall cladding is predominantly corrugated coloured steel. The front of the building has an easterly orientation. The north side of the building contains only two modest windows with views toward the subject land.



Image of Southern Cross Apartments looking south from Christie Street

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment, Land, Water and Planning Act 1980. The document must not be used for any purpose which may breach any copyright.



View north side of Southern Cross Apartments

**ADVERTISED
PLAN**

West of Crown Allotment 2009 is Cooronna Lodge a double storey building constructed from timber cladding and located at 24 Slalom Street (Crown Allotment 8A). The eastern side boundary of 24 Slalom Street adjoins Crown Allotment 2009. As seen in the image below existing trees adjacent to the common boundary limit views from Cooroonda across the subject land.



Image of Cooronna Lodge looking north

South of the subject land is Ripparoo Lodge a double storey building of timber and masonry construction located close to Slalom Street.



Image of Ripparoo Lodge looking north-east

ADVERTISED PLAN

3. The Application & Proposal

The application seeks approval for the development of a four storey accommodation building comprising a total of eight apartments and also includes a leisure and recreation facility (Recovery Centre).

Approval for the proposed development is sought in accordance with the following provisions of the Alpine Resorts Planning Scheme.

Planning Scheme Clause No.	Description of what is Proposed
37.02-4 Comprehensive Development Zone 1	Buildings and works
43.02-2 Design and Development Overlay 2	Buildings and works
44.06-2 Bushfire Management Overlay 1	Buildings and works associated with accommodation, leisure and recreation
52.05-11 Signs	Business identification sign
52.06-3 Car Parking	Reduction of car parking
52.17-1 Native Vegetation	Removal of native vegetation

This copied document to be made available
 for the sole purpose of enabling
 its consideration and review as
 part of a planning Business Identification
 Planning and Environment Act 1987.
 The document must not be used for any
 purpose which may infringe any
 copyright

Building Composition

Apartments 1-6 (inclusive), Managers Studio and Recovery Centre are proposed to be accommodated within the main apartment building. The ground floor of the main building includes the main entry lobby, reception the Recovery Centre Manager’s Studio and lift and stairs for access to Levels 1, 2 and 3. Access to Level 3 is also provided from the southern side of the lift/stair well.

The Manager’s Studio contains one bedroom, bathroom and open plan living area. A garage is proposed to the west of the ground floor and leads to a back of house area including laundry.

The Recovery Centre will consist of an ice plunge pool, hot pool, walking pool, sauna, steam room, showers and change rooms.

The proposed recovery centre will be open to the public as well as to apartment users Offering post exercise recovery and for general relaxation.

The Recovery Centre will be open from June to October, 7 days a week between 10am and 8pm. At other times the recovery centre will only be open during major holidays and for group bookings.

The proposed first, second and third floors contain two apartments each comprising of three bedrooms, open style lounge/dining/kitchen, bathroom, ski accessory room and two northern facing balconies. Each apartment is set on one level having a floor area of 132m² including balconies.

It is proposed to develop the subject land over two stages being the proposed apartment building “Taris” as the first stage and the “Lair” apartment as the second stage.

Apartment 7, the ‘Lair’, is a four bedroom apartment set over four levels with a total floor area of 313m². The lower-ground floor (Street Level) is a reconstruction of the existing bluestone building serving as a pedestrian entry from Christie Street. A lift and spiral staircase offer access to the ground floor (Driveway Level) which includes an entry from the driveway, lounge and single car garage and storage. The third level (Upper Level) contain two bedrooms, kitchen, dining, lounge and games room, laundry and powder room. The fourth level also contains two bedrooms, lounge and roof deck.

Native Vegetation Removal

Native vegetation is contained in the north-west and south-east of Crown Allotment 4B and is scattered throughout Crown Allotment 2009. The proposed development cannot avoid the removal of native vegetation entirely although seeks to avoid the removal of native vegetation where possible.

The development proposes to remove 0.068 hectares of native vegetation, including four large trees within patches. The four large trees proposed to be removed are *Eucalyptus pauciflora subsp. Hedraia* or more commonly known as Snow Gums.

Some existing vegetation is to be retained in the north-west of the site surrounding the electricity substation and adjacent to Christie Street. Some older significant trees adjacent to the southern boundary of Crown Allotment 4B are also being retained together with much of the vegetation throughout Crown Allotment 2009.

A further response to the requirements of 52.17, Native Vegetation is provided in Part 6.6 of this report

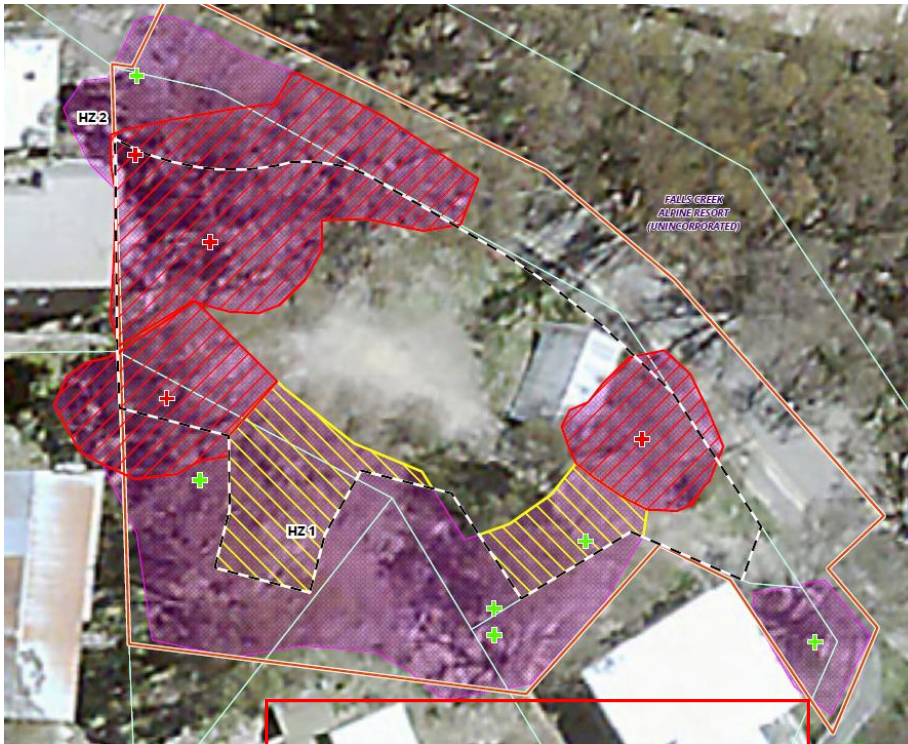
This copy document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ADVERTISED PLAN

RECEIVED

Department of Environment, Land, Water and Planning

18 November 2024



Areas of proposed native vegetation removal shown hatched
 (Source: Flora and fauna assessment, 5 July 2024)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose other than that stated above. copyright

Signage

It is proposed to display a business identification sign to be mounted to the terrace rock wall to the north of the site. The proposed sign will identify the apartment building and displaying the name 'Taris'.

The proposed sign will have a length of 1.6 metres and a height of 0.9 metres having an overall area of 1.44 square metres.



3D image of the proposed development showing sign location (Source: Sendit.Archi)

ADVERTISED PLAN

4.0 Design Response

A comprehensive site analysis approach has informed the proposed design together with the desire to achieve a high quality development of a size and scale appropriate to the precinct and uniquely identifiable building that makes a positive contribution to the Falls Creek alpine resort.

The design of the proposed development has been informed by the sites slope, terracing, access, wide street frontage existing vegetation, the existing building, the size and scale of surrounding buildings and snow shedding objectives.

It is considered the proposed design has responded positively to the site constraints and opportunities and has had appropriate regard for surrounding development. In addressing the site constraints and opportunities has required an innovative design.

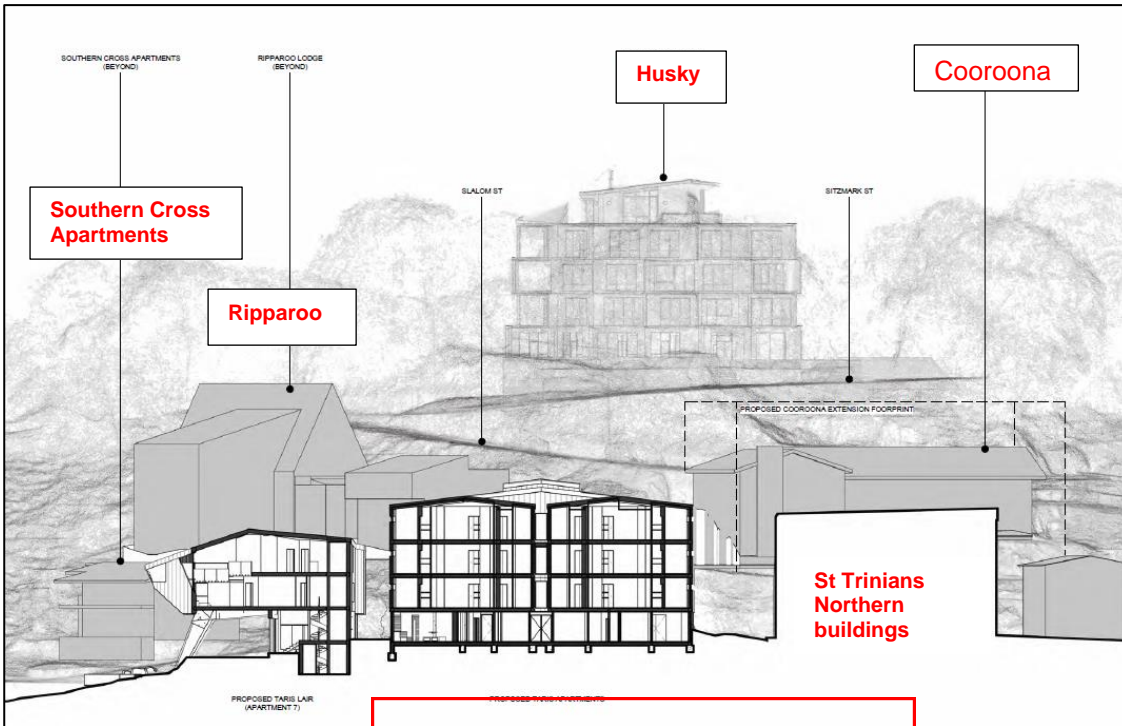
The highly irregular shape of the subject land with a wide street frontage and existing excavated pad is considered is considered to be the logical siting for development on the site. The design has focussed on using the existing levelled pad to avoid further significant earthworks on the upper slope. The pad is relatively narrow having a depth of just 26m which must also have regard to the provision of a 6m setback from the street boundary. The design is premised on a 'fragmented approach by splitting the building mass into quadrants each on a slightly different orientation following the curved alignment of the northern boundary and each expressing singularity in their form as viewed from Christie Street. The building design is also premised on a systematic structural grid to minimise complexity during the construction process, allowing tight construction timeframes to be met.

This document is for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Existing development adjoining the subject land and throughout the precinct is typically 3 to four stories in height. While the provisions of the DDO2 seek to limit building height to 11 metres it is considered a slight increase in building height would not be out of character by comparison to other established buildings such as St Trinians, Ripparoo and Husky. The building height will satisfy a key design requirement to not extend above the height of tree canopy or otherwise be highly visible from public view points. The main building at four storeys is comparable in the height of St Trinians although the roof ridge height of the main building at 1552.16m AHD will be lower than the height of St Trinians at 1556.3m AHD.

The eastern end of the development (the Lair) has a further reduced height. The reduction in roof height offers a transition in building height across the site between St Trinians on the western side if the subject land to Southern Cross Apartments adjoining the south-east side.

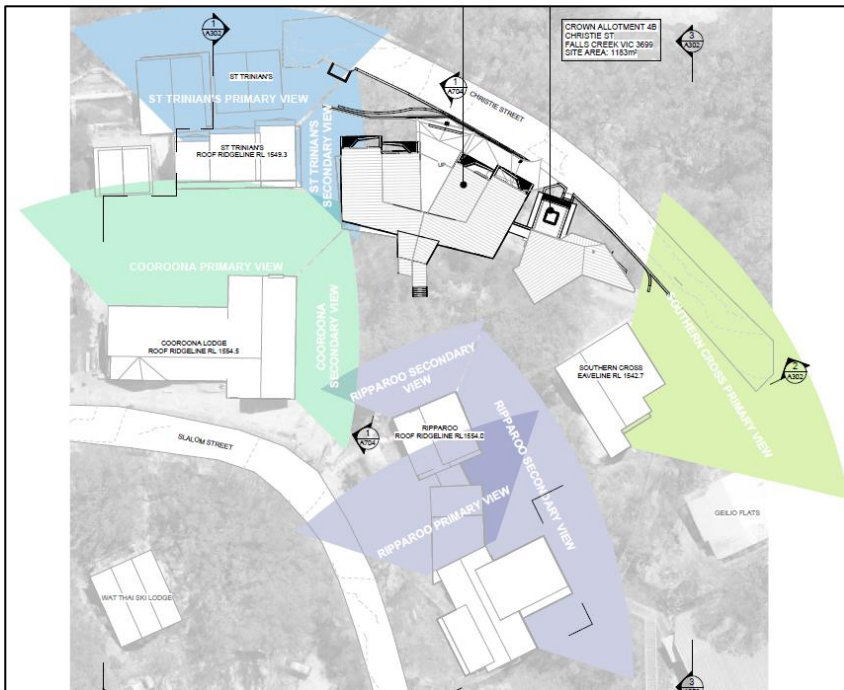
RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024



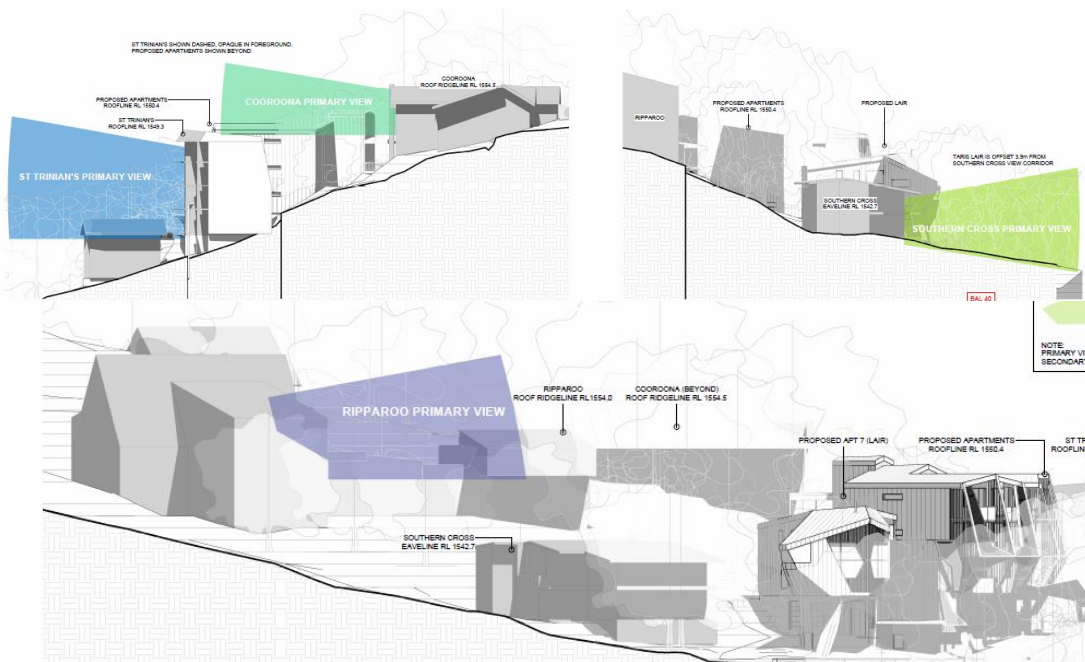
Site section - south facing (Source: Sendit.Archi)

This copied document to be made available
 for the sole purpose of enabling
 Department of Environment, Land, Water
 Planning and Planning Act 1987
 The document must not be used for any
 purpose which may breach any
 copyright

View corridors from surrounding buildings and views from the site have also been a key consideration in the building design. A comprehensive analysis of views from surrounding buildings has been undertaken to inform the building height and orientation. The design of the main apartment building is considered to offer an appropriate response to ensure the outward views enjoyed by existing buildings are not impeded. The design also seeks to ensure all apartments benefit from northerly views.



Extract of the view sharing plan (Source: Sendit.Archi Dawing No A301)

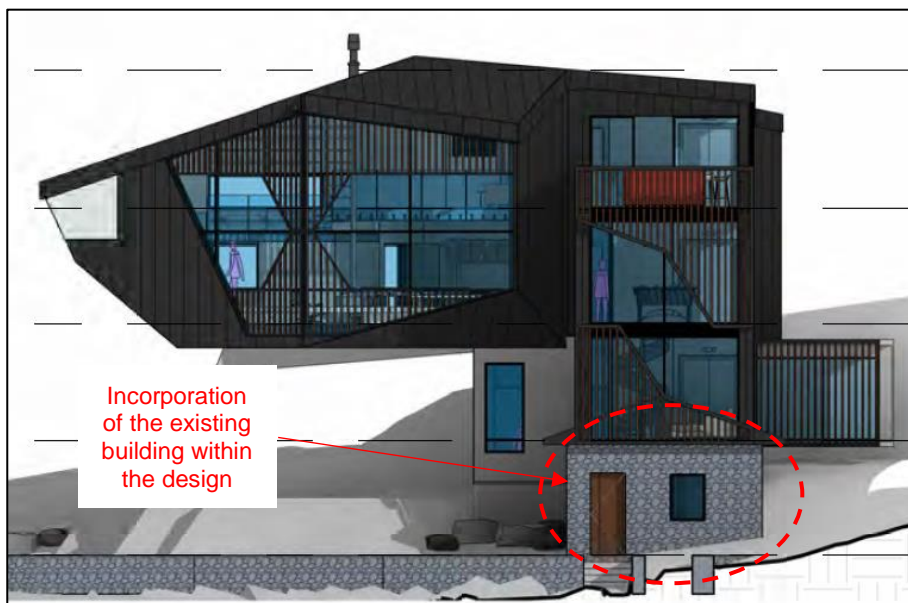


Extract of the view sharing plan (Source: Sendit.Archi Dawing No A302)

The articulation of the northern facades have been optimised to capture significant views out to the national park and passive solar gains

This copied document to be made available
 RECEIVED
 Department of Environment, Land, Water
 Planning and Planning Act 1987
 The document must not be used for any
 purpose other than such any
 copyright

The siting of the building has generally adopted a setback of 6 metres from Christie Street with the exception of the setback for apartment 7 due to the new build being 'added' to the existing building on the site. Though this building is not heritage listed it is considered significant to local history and has been celebrated as the entry portal to the new apartment design. In recognition of the existing structure, the existing building is proposed to be repurposed using the original natural stone and representation of the pitched roof frame to the northern elevation provides for a modern reinterpretation of the original roofline.

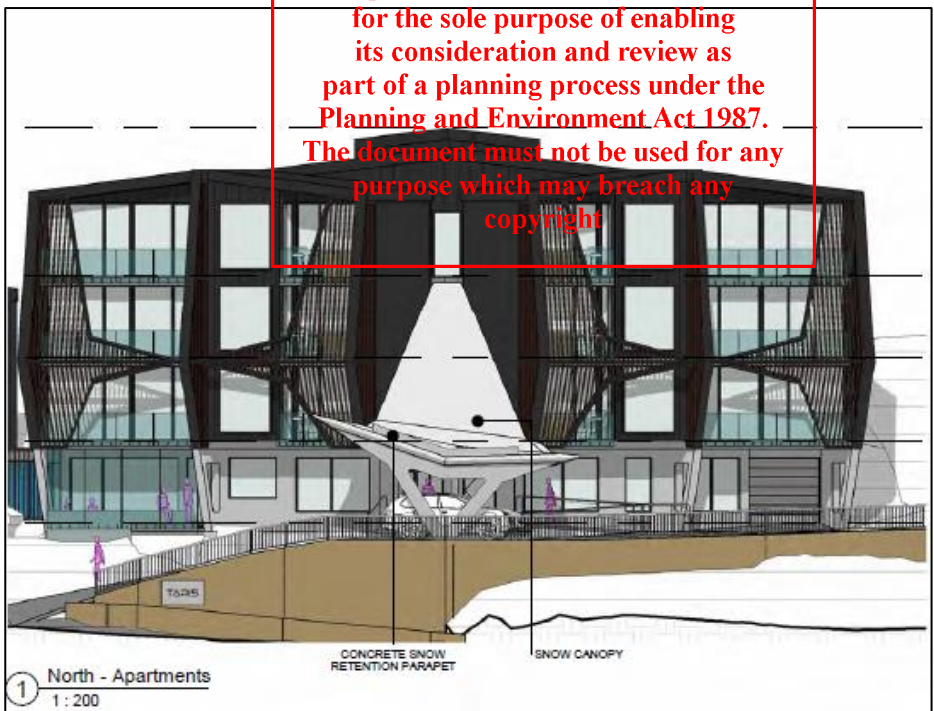


The facade has been designed utilising a series of ‘porous screens’ to increase privacy to bedrooms and spas located on its northern facade (much like Huski and St Falls). The screens have been ‘applied’ with purpose and careful consideration of inter-apartment views, solar gains and street exposure.

The ‘folded’ entrance canopy has two core functions, to provide visual relief and is to protect guests from weather and snow shedding. The canopy will provide a strong entry statement and street presence. The canopy offers relief in the buildings mass by bisecting the northern facade and creating visual permeability as seen from Christie Street.

The ‘folded’ canopy is designed to move snow from the adjoining apartments roof’s over the building entry point to a location where it can be managed by operations staff at the end of the driveway. The design responds to protection of the Christie St pedestrian traffic by way of a ‘snow breaker’ protruding through the canopy deflecting any falling snow. Additionally, the 33 degree canopy geometry will prevent snow accumulation between the apartment volumes. Structurally this canopy will be formed using heavy gauge steel framing, wrapped in a protective watertight metal flat sheet skin attached to an off-form concrete blade column.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Proposed northern elevation of the main building element (Source: Sendit.Archi)

The ‘side and rear building interfaces’ were kept clean of ‘architectural ornamentation’ and designed in response to snow shed, snow accumulation and potential snow damage to the exterior of the building (snow depth has not been represented in the renders supplied).

RECEIVED
 Department of Environment, Land, Water
 and Planning
 18 November 2024

**ADVERTISED
 PLAN**

Materials were chosen for their robustness and suitability for the alpine environment. Further research will be completed during the specification phase ensuring materials with low embodied energy are selected where possible. The material palette has additionally considered and implemented materials requiring low maintenance.



Proposed western elevation of the main building element (Source: Sendit.Archi)

Extract of the view shading plan (Source: Sendit.Archi)

The subject site contains an existing driveway and this opportunity is proposed to be capitalised upon with the provision for onsite car parking during summer months to apartment 7. As Taris will be open to the public to attend the recovery centre it was considered necessary to provide vehicle access to the main entrance. The proposed driveway allows for drop-off/pick-up at the building entrance. The proposed access driveway has been designed to work with the landform and provide for the safe and efficient use of the proposed driveway.

Pedestrian movement to the building has been carefully considered allowing for access to Christie Street as well as Slalom Street and integration with the surrounding pedestrian infrastructure. Location of building entrances and movement paths allows for safe pedestrian movement free from snowshed.

ADVERTISED PLAN

RECEIVED
**Department of Environment, Land, Water
 and Planning**

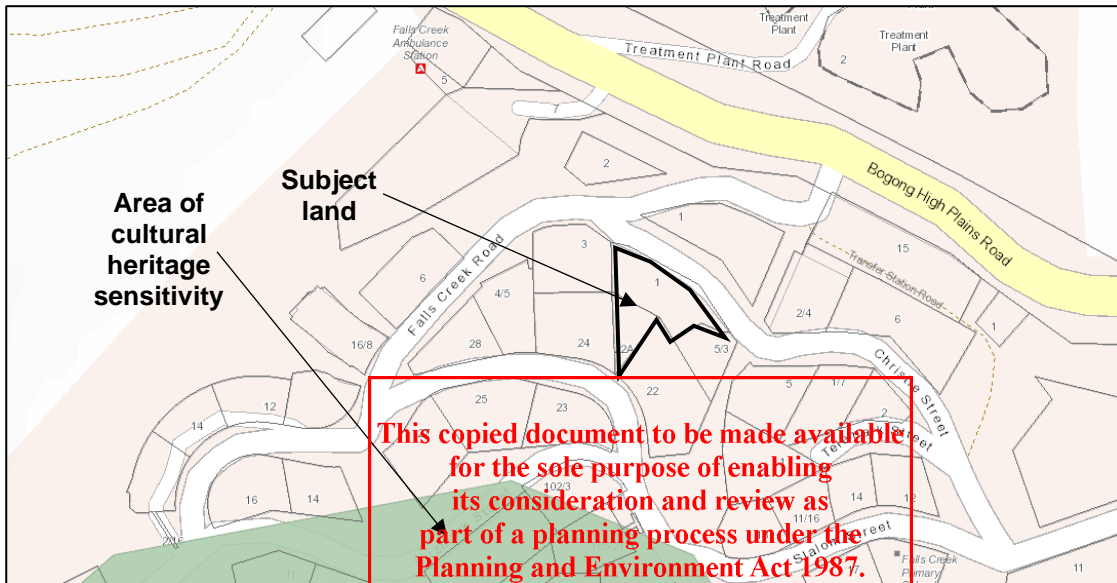
18 November 2024

ADVERTISED PLAN

5. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Extract from Cultural Heritage Sensitivity Mapping, with sensitive areas shown in green (Source: VicPlan) copyright

Although the proposed works represent a high impact activity, the subject land is not within an area of cultural heritage sensitivity and therefore, a CHMP is not required for the proposed development.

RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024

6. Planning Policy

6.1 Planning Policy Framework

Support for the proposed development is found within Clause 11.01-1S Settlement as the subject land is located within the Falls Creek Village settlement boundary, provides for a growth of services within the village, assists to encourage a form and density of development that supports healthy, active and sustainable transport, limits urban sprawl and provides for infill development of a vacant and underutilised site.

Consistent with Clause 11.01-1L Alpine villages the proposed development assists to consolidate growth within the existing village boundaries, does not intrude into ski fields and minimises adverse environmental impacts. The proposed development utilises two vacant lease sites within the village contributing to the fulfilment of the Falls Creek Alpine Resort and further enhancing the availability and variety of visitor accommodation and services.

The proposed development will see a mixed use development providing for tourist facilities and high density residential accommodation. It is considered that the proposal will not detract from the Village Plaza as the centre of the resort, and indeed being located in proximity to the Village Plaza will complement commercial operations within the Plaza as per Clause 11.01-1L Falls Creek Village.

Clause 12.01-1L Protection of biodiversity in alpine resorts, seeks to preserve and enhance the habitat of threatened species and communities within the alpine resorts. The application is accompanied by a flora and fauna assessment that advises the impacts to threatened species by the proposed development is negligible to low. Vegetation removal has been minimised with the siting of the buildings and works within the cleared and disrupted central area of the site.

In accordance with Clause 12.01-2S Native vegetation management the proposal has sought to avoid the removal of native vegetation and minimises losses through the careful siting of the works to the existing impacted area on the land. An arborist assessment has been undertaken to quantify and assess potential impacts to trees on the site, resulting in the ability to retain numerous Snow Gums.

Clauses 12.04-1S Sustainable development in alpine areas and 12.04-1L Sustainable development – alpine resorts have been respected:

- The proposed project will provide for a mixture of uses and development through the provision of the Recovery Centre and accommodation which can be used all season.
- Consolidation of the Falls Creek Alpine Village will be achieved through the development of this well located and vacant site.
- Development of the Recovery Centre and accommodation provides for employment and economic opportunities.
- The Recovery Centre supports active recreation pursuits at Falls Creek.
- Intensive residential and commercial development at Falls Creek will be advanced by the proposal.
- Environmental risks associated with bushfire and erosion have been seriously considered and the risks can be mitigated effectively.
- The proposed development through a high quality design and use of muted colours will complement the alpine character of the village allowing the building to blend into the landscape and be visually unobtrusive.
- View sharing has been an integral part of the development design and the project architect analysis demonstrates that view sharing through the site and over the proposed buildings will be achieved.
- Visual intrusion has been minimised with the development being able to nestle below the Snow Gum canopy to the north of the site and south of the land.

RECEIVED
**Department of Environment, Land, Water
 and Planning**

18 November 2024

The subject land is contained within a Bushfire Management Overlay, as such Clause 13.02-1S Bushfire planning is relevant. A detailed Bushfire Management Statement accompanies the application and in short advises that Falls Creek Village is located within a modified vegetation area, is within a landscape type 4 and has lower days of high risk than other parts of the State. The proposed building will be constructed to BAL-40 in accordance with the requirements of Schedule 1 to the BMO.

The proposal responds well to the relevant strategies contained within Clause 15.01-2L Built form in alpine resorts:

- The siting of the proposed development has been carefully considered to ensure neighbouring buildings can share views and vistas. The proposed building will utilise the existing pad on the subject site allowing for the building height to be reduced and provide for primary views to be maintained.
- Vegetation removal has been limited to facilitate the development. While the removal of some vegetation is necessary many Snow Gums on the land can be retained and the siting of the building on the existing excavated area minimises native vegetation losses.
- The design of the building is compatible with the built form and scale of the precinct. The building's scale has been broken up with the use of articulated northern and eastern facades, use of northern screening, angled building elements and the building height will sit below the height of the established tree line and canopy.
- It is considered that the innovative contemporary design will provide for a positive appearance that will enhance the character of the village.
- External materials and finishes have been carefully selected to provide for additional bushfire protection while utilising colours that will blend with the landscape and the emerging character of Falls Creek.
- Limited car parking is provided on site during summer months reducing the dependency on public car parking.
- Pedestrian and skier movements within the site can avoid conflicts with vehicles. Vehicle access to the site is restricted during winter. Pedestrian access is provided beside vehicle driveways to avoid conflict.
- An excellent sense of address to both building elements will be provided and allows for a positive interface with Christie Street.
- No unreasonable overshadowing of public areas will occur as a result of the development. The only public area adjoining the site is Christie Street situated on the north side of the subject land.
- A combination of using the existing site cut, a rising landform at the rear the building and a vegetated foreground will ensure the height of the development is not visually prominent. Surrounding vegetation will obscure views of the building particularly from public view points.
- Street setbacks will allow for the retention of native vegetation and some landscaping will be provided within the frontage setback.

This copied document to be made available for the sole purpose of enabling Department of Transport and Planning and Environment Act 1987. The document must not be used for any purpose without the express written consent of the copyright owner.

- The subject site enjoys a large frontage with Christie Street and as a result the proposed new access will not dominate the street. Vehicle parking for the main building has been designed to be a hidden building element tucked into the western side of the building and setback from the main façade.
- Snow shed will be maintained within the subject site.
- Transitional spaces within the apartments have been provided for.
- Service areas have been incorporated into the overall design of the building and will be hidden from public view.

The building has been designed to accommodate an onsite manager to oversee the Recovery Centre and accommodation providing an employment opportunity within the tourism sector as sought within Clause 17.01-1S Diversified economy.

Clause 17.04-1S Facilitating tourism, is supported by the proposed development. The development is a well-designed tourist facility, it will build on and be compatible with qualities and activities undertaken within Falls Creek and meets a demand for on mountain accommodation.

Two onsite vehicle car parking spaces will be provided on the land which does not exceed the maximum rate of 1 car space per 140 square metres of gross floor area as expressed with Clause 18.02-4L Car parking in Falls Creek.

6.2 Alpine Resorts Planning Strategy

Consistent with Clause 02.03-1 Settlement and housing, the proposed development will assist to consolidate Falls Creek within the existing village boundary and ensures effective use of existing infrastructure provided within the resort.

The proposed development will provide for seven additional apartments and an additional service being the proposed Recovery Centre, within the village that is able to service both permanent residents and visitors.

A Flora and Fauna Assessment has been undertaken and accompanies the application. The assessment advises that the loss of small areas of Sub-alpine Woodland is unlikely to significantly impact rarer fauna species. Although there will be a need to remove native vegetation to facilitate the development biodiversity values will be maintained through required native vegetation offsets. Removal of vegetation as part of the proposal has been carefully considered as sought by strategic directions within Clause 02.03-2 so as to minimise losses by siting of the building within the established disturbed part of the land.

Located within the Bushfire Management Overlay 1 and Erosion Management Overlay 1, strategic directions contained within Clause 02.03-3 Environmental risks and amenity are relevant.

RECEIVED
Department of Environment, Land, Water
and Planning

18 November 2024

Bushfire risk will be managed to persons and property through construction of the building to a Bushfire Attack Level of 40 (BAL-40). Geotechnical hazards have been considered as part of the design process and it has been determined that the residual risk is low. Sustainable measures have been incorporated into the design allowing for passive solar energy gains within the cooler months while reducing heat absorption during the warmer months as per 02.03-3 Environmental risks and amenity.

Developing this vacant lease site within Falls Creek will maintain the compact layout of the village and retention of trees where possible has been achieved allowing for the alpine landscape to be maintained. It is considered that the proposed design, scale, height and materials will be sympathetic with the existing natural and built form character of Falls Creek.

Utilising the site’s advantages of siting the building on the existing excavated area and working with the rising landform behind the site will reduce any perceived height and visual appearance within the area. Having a low building footprint, introducing a heavily articulated building and angled design breaks down massing of built form across the land area. Use of selected façade elements, large façade glazing sizes, a signature canopy entry, various roof pitching and materials incorporating muted tones will provide an interesting building that will not dominate the village landscape.

Utilisation of the locally well-known stone building on the land through a reinterpretation of the buildings form and reuse of the buildings materials assists to maintain local character (Clause 02.03-5 Built environment and heritage).

It is considered that the proposed development will assist to promote all season’s visitation with the inclusion of the recovery centre that can be used throughout the year by visitors and residents. Provision of accommodation and a service will assist the economic development of the village and provides for employment opportunities as supported within Clause 02.03-6, Economic development.

Clause 02.03-7 Transport, is advanced by the proposal with the provision of two onsite car parking spaces and a drop-off/pick-up zone for visitors. As Falls Creek Village is closed to vehicle use during the winter to promote ski in/ski out the proposal will not result in an unsafe environment.

ADVERTISED PLAN

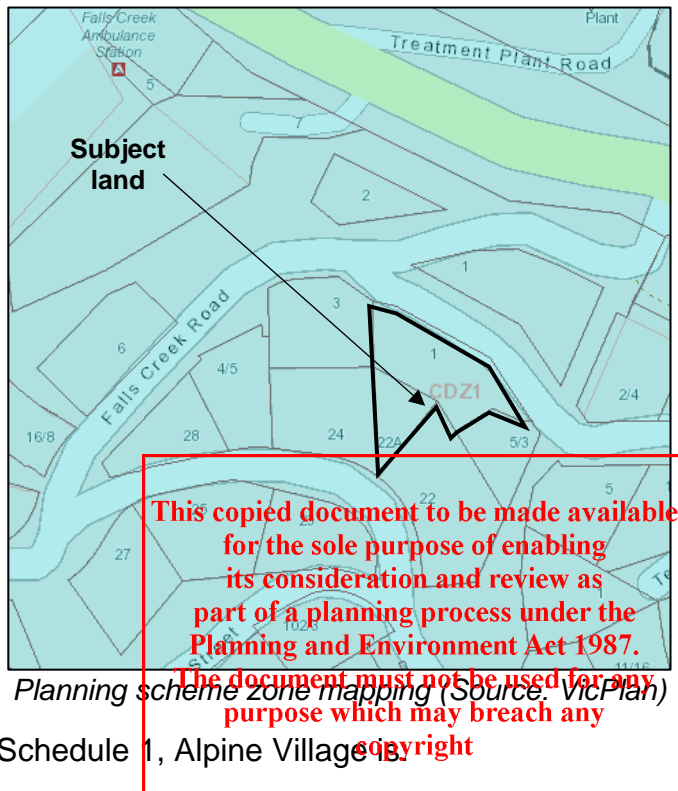
RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024

7. Planning Elements

7.1 Comprehensive Development Zone

RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024

The land is included within the Comprehensive Development Zone Schedule 1 under the Alpine Resorts Planning Scheme.



The purpose of Schedule 1, Alpine Village is:

- To encourage development and the year round use of land for a commercially orientated, alpine resort.
- To provide for residential development in a variety of forms in an alpine environment.
- To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.
- To provide for the integrated development of land in accordance with a comprehensive development plan incorporated in this scheme.

The proposed development is consistent with the purpose of Schedule 1 as it will offer accommodation for visitors available year round and the modern design will contribute to the variety of building styles that exist throughout the village. The design of the development responds to the natural environment through the retention of remnant vegetation and minimising additional earthworks. The result is an integrated site responsive development as sought by the CDZ1.

Schedule 1 to the CDZ is Alpine Village. Sub-clause 2.1 advises that land to be used for accommodation must meet certain requirements which will be met by the proposed development:

- The proposed development will be connected to reticulated sewerage.

**ADVERTISED
 PLAN**

- The proposed development unit will be connected to a reticulated potable water supply.
- The development will be connected to reticulated electricity supply.
- All services will be provided underground.

A planning permit application to construct a building or carry out works (including the removal of native vegetation) must be accompanied by the information requirements in sections 4.3-1 to 4.3-3 as appropriate.

In accordance with sub-clause 4.3-1 Buildings and works the application is supported by:

- A plan set drawn to scale which shows the boundaries and dimensions of the site, existing conditions, adjoining roads, location and height of buildings and works on adjoining land, relevant ground levels, layout of existing and proposed buildings and works including existing vegetation, driveway, carparking and loading areas and proposed landscaping.
- Elevation drawings to scale including a schedule of colours and materials.
- Details of site setbacks and height of buildings.
- Schedule of exterior materials and colours.
- Roof plans showing roof slopes, snow dump areas, snow management proposals and surrounding Pedestrian Areas.
- Details of pedestrian access and integration with the local pedestrian network.
- Preliminary geo-technical assessment.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Environmental Planning and Assessment Act 1987. The document must not be used for any purpose which may breach any copyright

In accordance with sub-clause 4.3-2 Native Vegetation the application includes:

- A plan to scale together with a detailed flora and fauna assessment prepped by Biosis (5 July 2024) showing the location of all vegetation on site the location and description of all native vegetation to be removed, extent and type of native vegetation, number and size of any trees to be removed and the Ecological Vegetation Class and location of all native vegetation to be retained on the site.
- A written explanation of the steps undertaken to avoid vegetation removal, minimise the removal of native vegetation and offsetting the loss of vegetation.
- An assessment of the effect of the development against *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017).
- An assessment of the effect of the development on any flora and fauna listed under the Flora and Fauna Guarantee Act 1988 has been included in the Biosis report.

RECEIVED
 Department of Environment, Land, Water
 and Planning
 18 November 2024

ADVERTISED
 PLAN

A Site environmental management plan in accordance with Clause 4.3-3 has been prepared and advises of construction impacts including:

- Soil and sediment control.
- Surface treatments.
- Site access.
- Site office.
- Material set down area.
- Lifting area.
- Construction buffer and construction fencing.
- Trees to be removed and retained.

**ADVERTISED
PLAN**

Consistent with sub-clause 5.1 the proposed business identification sign is an exempt sign as it is no more than 1.5 square metres and the top of the sign is less than 3.7 metres from the ground level.

Pursuant to Clause 37.02-4 of the Zone an apartment development must meet the requirements of Clause 58 of the planning scheme.

Clause 58 Apartment Developments

The proposed development has been assessed against the objectives and standards of Clause 58 Apartment Developments. The following commentary provides an assessment against the objectives and standards and is provided in the following table.

58 of the planning scheme available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Objective	Comment
58.01-1 Application Requirements	Complies An urban context report forms part of the Planning Report. The suite of plans prepared by, Sendit.Archi details the design response addressing constraints and opportunities of the site and surrounds.
58.01-2 Urban Context Report	Complies Part 2 of this report includes an Urba Urban Context Report describing the subject land and surrounding properties.
58.01-3 Design Response	Complies A detailed Design response is contained at Part 4 of this report.

RECEIVED
Department of Environment, Land, Water
and Planning

18 November 2024

Objective	Comment
<p>58.02-1 Urban Context</p>	<p>Complies</p> <p>The subject land is located within the Falls Creek Village across two Crown Allotments Planning policy for the Falls Creek Village seeks to maximise opportunity and consolidate the village for a mix of residential and commercial development.</p> <p>Mutli-level accommodation developments are common throughout the Falls Creek village, and indeed are anticipated in order establish a sufficient supply of accommodation that supports the viability of the resort.</p> <p>Necessary services are available to service the land. The site is accessible via the established road network which also serves to facilitate pedestrian circulation throughout the village year round.</p> <p>The design of the development responds to the natural environment through the retention of remnant vegetation and minimising additional earthworks. The result is an integrated site responsive development</p>
<p>58.02-2 Residential Policy</p>	<p>Complies</p> <p>Detailed comment with respect to policies relating to housing is provided at Section 5 of this report.</p>
<p>58.02-3 Dwelling Diversity</p>	<p>NA</p> <p>The proposed development provides for less than 10 dwellings. Apartments 1 to 6 are essentially the same layout comprising 3 bedrooms with open plan kitchen living and dining albeit apartments 1, 3 and 5 are a mirror image of apartments 2, 4 and 6. Apartment 7, the 'Lair', is a multi-level apartment comprising four bedrooms and living rooms. The Manager's Studio is a one bedroom apartment located on the ground level.</p>
<p>58.02-4 Infrastructure</p>	<p>Complies</p> <p>All necessary infrastructure services are available to the subject land including water, sewer and electricity with capacity to service the proposed development.</p>
<p>58.02-5 Integration with the Street</p>	<p>Complies</p> <p>The proposed development has been oriented to front the existing street with active interfaces. Attention has been given to ensure a positive streetscape interface, with easily identifiable entries, weather protection, entry statement and large windows to provide passive surveillance of the street.</p>

RECEIVED
**Department of Environment, Land, Water
and Planning**

18 November 2024

Objective	Comment
<p>58.03-1 Energy Efficiency</p>	<p>Complies</p> <p>All of the apartments are oriented to take advantage of the northern orientation and make the best use of passive solar energy. Excellent daylight provision will be afforded and living areas have been located to the north side of the building.</p> <p>Highlight windows across the side and rear also offer natural light throughout the building.</p> <p>The buildings outer envelope is predominately insulated concrete panel creating a thermally sound 300mm structural skin.</p> <p>Double glazing will be utilised together with a thermal broken frame system to reduce heat loss in winter and reduce heat absorption in summer.</p> <p>HAVC system is proposed to employ heat pump technology, this system will extend to the infrastructure requirements of the recovery centre.</p> <p>Water efficient fixtures will be installed to minimize the use of hot water and ultimately overall energy costs.</p>
<p>58.03-2 Communal Open Space</p>	<p>N/A</p> <p>As the development of the building will provide for less than 10 dwellings no communal open space is required.</p> <p>The extent of onsite open space surrounding the building provides for passive recreational opportunities, and the development benefits from immediate proximity to the surrounding ski fields and trails.</p>
<p>58.03-3 Solar Access to Communal Outdoor Open Space</p>	<p>N/A</p> <p>No communal open space is required with the proposed development as less than 10 dwellings are proposed.</p>
<p>58.03-4 Safety</p>	<p>Complies</p> <p>Entrances to the dwellings via common areas, stairwell and lift will be clearly delineated through the provision of the main building entrance. The entry is not isolated or obscured from Christie Street.</p>
<p>58.03-5 Landscaping</p>	<p>Complies</p> <p>Landscaping throughout the village is primarily characterised by indigenous alpine trees and plants. Remnant vegetation is retained as much as possible</p> <p>Existing native vegetation will remain along the northern and southern boundaries of CA4B and throughout CA 2009.</p> <p>The existing native vegetation on the site provides for the effective canopy cover.</p> <p>Additional landscaping will be introduced to the north of the building with indigenous alpine species to assist with survival rates and support biodiversity.</p>

Objective	Comment
<p>58.03-6 Access</p>	<p>Complies</p> <p>Falls Creek being an alpine Village has a significant local policy to avoid car parking and access to lease sites that are not located on Bogong High Plains Road, indeed during the snow season and major holiday periods vehicles are excluded from the Village to promote skier and pedestrian safety.</p> <p>Two car parking spaces are to be provided on site being a single garage for the manager’s residence and a single vehicle garage within Apartment 7. On-street car parking (four spaces) is available immediately adjacent to the subject land (refer Drawing No. A207).</p> <p>The new proposed crossover to the driveway is the only vehicle access to Apartments 1-6 and the manager’s residence. The additional vehicle crossing will not represent a safety hazard given relatively clear sightlines and slow speed environment.</p> <p>The existing access at the south-east will serve Apartment 7.</p> <p>The provision of one additional vehicle crossings is considered to have minimal visual impact given the considerably wide property frontage.</p>
<p>58.03-7 Parking Location</p>	<p>Complies</p> <p>Car parking for residents and visitors on properties not adjoining Bogong High Plains Road is generally provided by public car parking to the north of the Village during winter months.</p> <p>Car parking is integrated with the manager’s residence and Apartment 7. On street car parking is otherwise accessible being immediately adjacent to the site.</p> <p>There is no expectation that on-site car parking be provided to cater for visitors and guests, but the opportunity for pick-up and drop-off points are expected for convenient access to accommodations outside the ski season.</p>
<p>58.03-8 Integrated Water and Stormwater Management</p>	<p>Complies</p> <p>Runoff from roofs is not able to be collected as buildings are not constructed with gutters to enable snowshed from roofs. An integrated drainage system is developed throughout the village to cater for runoff from roads. Individual sites are otherwise drained to prevent water accumulating around buildings, particularly arising from snow melt.</p>

This document is for public consultation only. It is not to be used for any purpose which may breach any confidentiality or other obligations.

RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024

Objective	Comment
<p>58.04-1</p> <p>Building Setback</p>	<p>Complies</p> <p>Table 1 under the DDO2 prescribes setbacks for buildings. The proposal has been setback 3 metres from side boundaries and achieves a minimum setback of 6 metres from buildings on adjoining sites</p> <p>Apartment 7 is substantially separated from the main apartment building albeit is attached to provide access between the Driveway Level of Apartment 7 (The Lair) to the Ground Floor Level of the main apartment building. The separation between the two structures varies with less than 2m separation from the existing building on site and increases to 4m at the south side of Apartment 7 and the main building. While the separation between the two building elements has an average distance less than 4m it is considered the design objectives are otherwise satisfied in so far as the narrower separation will not limit or restrict view corridors from other adjoining sites or public areas and is sufficient width to accommodate snowshed.</p> <p>The setback from the street is varied with some elements being less than 6m from the street boundary however the trees and encroachments are considered an appropriate response to the characteristics and constraints of the site. The front entry canopy is open and transparent and while extending almost all the way to the street boundary is not considered imposing when viewed from the street.</p> <p>The existing building on the site is already less than 6m from the street. By retaining and repurposing the building the street aspect is being maintained.</p> <p>The design has also prioritised the retention large and very old snow gums and minimise earthworks in the south-east behind Apartment 7. In order to afford adequate protection to the trees Apartment 7 has a adopted a reduced street setback at 2.0m.</p> <p>On balance the proposed street setbacks are considered to provide a balanced response to the features and constraints of the site and the diversity of building scale throughout the village.</p>
<p>58.04-2</p> <p>Internal Views</p>	<p>Complies</p> <p>The design of the building has been carefully considered to ensure that internal views into habitable room windows is avoided.</p>
<p>58.04-3</p> <p>Noise Impacts</p>	<p>Complies</p> <p>Noise sources, being the mechanical plant, are located on the ground floor and have been designed to form part of the building. Noise sensitive rooms are located distant from the lifts and stairwells.</p> <p>The property is not subject to any noise influence areas as detailed at Table D5; however it is proposed to utilise double glazing for energy savings and will also achieve noise protection.</p>

Objective	Comment
<p>58.04-4 Wind Impacts</p>	<p>N/A</p> <p>The proposed building is less than five storeys reducing the potential of generating unacceptable wind impacts within the site or on surrounding land.</p> <p>Setbacks from adjoining development and dispersed building layouts within the area reduces the potential for wind tunnelling to occur.</p>
<p>58.05-1 Accessibility</p>	<p>Complies</p> <p>All dwellings have a minimum of 900mm at the entrance to the dwellings. The majority of apartments provide a clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main living areas or main bedroom and adaptable bathrooms have been provided. The adaptable bathrooms will meet Design Option A. (Compliance with accessibility standards are highlighted on Drawing No. A506)</p>
<p>58.05-2 Building Entry and Circulation</p>	<p>Complies</p> <p>Individual entries to dwellings will be easily identifiable. Visible, safe and spacious communal stairs and lift will be provided to the dwellings accessed from the ground floor common areas. (Compliance with circulation standards are highlighted on Drawing No. A506)</p> <p>Common areas include at least one source of natural light, and no obstruction from building services and clear sight lines can be maintained. Apartment 7 will have separate access from Christie Street.</p>
<p>58.05-3 Private Open Space</p>	<p>Complies</p> <p>Apartments 1-6 each contain two balconies in a combined area of 14m² and the minimum dimension of the larger balcony having a minimum width of 2.2m exceeding the minimum width of 1.7m.</p> <p>Apartment 7 will be provided with 21m² and the minimum dimension is met.</p>
<p>58.05-4 Storage</p>	<p>Complies</p> <p>Each apartment will be provided with 34 cubic metres storage within the dwelling through the provision of dry storage, kitchens, and wall robes.</p> <p>Apartment 7 is provided with ample internal storage 95.6 cubic metres and secondary storage accessed from the internal car parking space.</p> <p>Storage capacity of the apartments meets the requirements of Table D10.</p>
<p>58.06-1 Common property</p>	<p>Complies</p> <p>All areas retained within communal areas are functional yet attractive, and are clearly delineated from private apartments. Ongoing management will be facilitated by the head lease holder.</p>

This copied document to be made available for the sole purpose of enabling its consideration and review by the Department of Transport and Planning. No objection should be raised if the document is used for any purpose. It may breach any copyright.

Objective	Comment
<p>58.06-2 Site Services</p>	<p>Complies Site services have been accommodated within the building and screened from public view. The services are enclosed, easily accessible and have been designed to be waterproof.</p>
<p>58.06-3 Waste and Recycling</p>	<p>Complies Like all Alpine Villages waste and recycling enclosures are contained within purpose built waste enclosures on the street to facilitate waste collection.</p>
<p>58.06-4 External Walls and Materials</p>	<p>Complies The proposed external walls use materials appropriate to the preferred future character of the area prescribed by the Design and Development Overlay 2. The materials will endure and retain their attractiveness. All materials do not deteriorate easily, weather well and are resilient to wear and tear. The materials are also dictated by the need for a BAL-40 construction standard (non-combustible materials).</p>
<p>58.07-1 Functional Layout</p>	<p>Complies All dwellings contain bedrooms that meet the minimum width and depth outlined in Table D11. Living areas meet the minimum width and area specified in Table D12.</p>
<p>58.07-2 Room Depth</p>	<p>Complies In the cases where there are single aspect habitable rooms, they do not exceed a room depth of 2.5 times the ceiling height and open plan living and dining areas have a depth less than 9.0m with the kitchen the furthest from the window.</p>
<p>58.07-3 Windows</p>	<p>Complies All habitable rooms have adequate daylight provided through windows and glazed doorways to balconies.</p>
<p>58.07-4 Natural Ventilation</p>	<p>Complies The design of the development maximises openable windows and doors, within reason given the need to treat openings carefully given the climatic conditions. The maximum breeze path through the dwellings are well less than 18m.</p>

Decision Guidelines

It is considered that the proposed development positively addresses the decision guidelines contained with Sub-clause 6.0 Decision guidelines of Schedule 1:

- The proposal enjoys strong planning policy support contained within the Planning Policy Framework and Alpine Resorts Planning Strategy.
- Being located within Falls Creek Village the site is well suited to accommodate the development as it will be connected to all utility services.

- A preliminary geotechnical assessment has been undertaken and advises that the residual geotechnical risk associated with the development is low.
- There is the need to remove vegetation to facilitate the development. Vegetation removal has been minimised through the siting of the development on the more disturbed areas of the site, allowing for a foreground and backdrop of native vegetation.
- The application is supported with a Flora and Fauna Assessment that confirms the proposed development will not have a detrimental impact on protected flora and fauna species within the alpine environment.
- The locally recognised existing stone building on the subject land has been incorporated into the design and has been reinterpreted as part of the proposal.
- Siting of the proposed development has taken advantage of the existing site cut and benching of the land. Utilising the landform allows for the height of the building to be minimised and any visual impacts are reduced with the height of the landform and buildings to the south of the subject site rising above the proposed built form.
- Materials and colours proposed to be utilised reflect materials commonly used within the village and for the surrounding area, allowing the building to blend into the surrounding landscape.
- The lease site is well setback to the southern Bogong High Plains Road by approximately 70 metres behind a vegetated land, minimising views of the built form from the main road within the village.
- View sharing has been consciously considered as part of the design process with the proposed buildings being sited carefully, positioned thoughtfully on the site and use of angled roofing form to allow surrounding buildings to maintain vistas and views (refer view analysis that demonstrates and illustrates view sharing).
- The development will utilise the existing driveway to the Lair and will provide for a new driveway to the main apartment building. The provision for onsite car parking and a drop-off and pick-up zone strikes the balance between vegetation retention, use and enjoyment of the building and reducing pressure on off-site car parking areas.
- Provision for a drop-off and pick-up zone will provide for the opportunity for loading and unloading onsite reducing reliance on Christie Street.
- The design has incorporated an active frontage to the streetscape with the use of large glazed windows to the Recovery Centre and ground floor the main apartment building. Pedestrian access to the building has been encouraged through the central entrance canopy providing for weather protection, use of central stairs to the common area and all abilities access.
- External pedestrian access around and to the development has been integrated into the public pedestrian walkways encouraging permeability through the precinct.

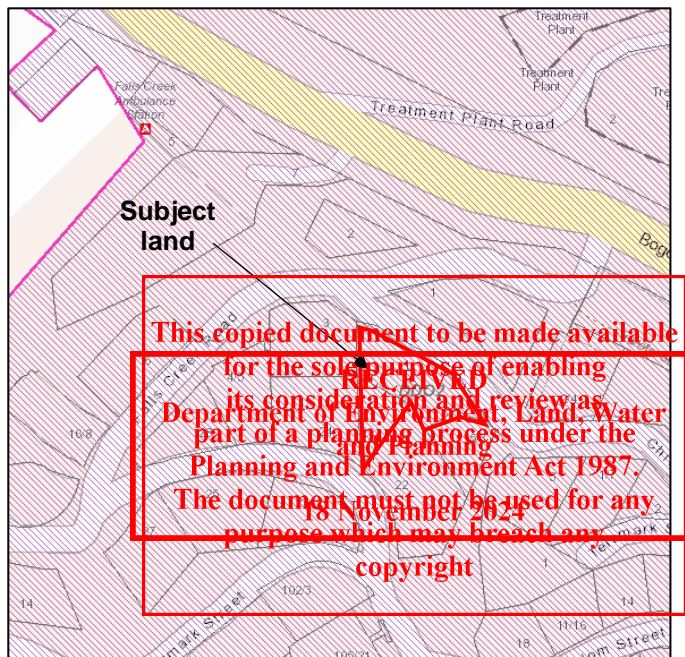
**ADVERTISED
PLAN**

- Allowance for a back-of-house area within the building provides for storage and services convenient to the manager’s area.
- Roofing design has had regard for the need to manage snowshed away from access areas and pedestrian pathways. Snowshed will be contained within the lease site.

ADVERTISED PLAN

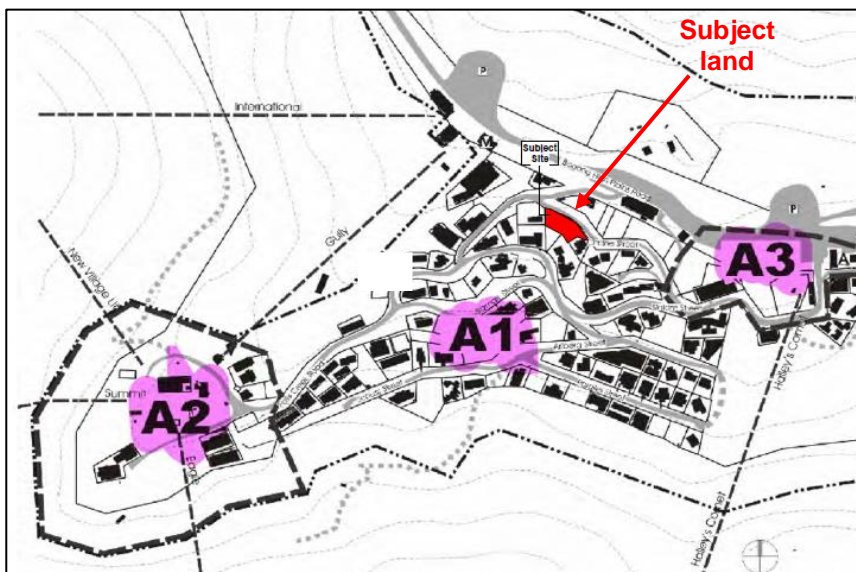
7.2 Design and Development Overlay

The lease site is subject to the Design and Development Overlay Schedule 2, Falls Creek Alpine Resort Village



Planning scheme overlay mapping (Source: VicPlan)

Map 1 to the Schedule informs that the subject site is located with precinct A1.



The proposed development is considered to satisfy the Design objectives of the Schedule. The following response is provided to the Design Objectives:

Design Objective	Response
<p>To ensure that the Falls Creek Village presents an identifiable, memorable and unique image at an appropriate scale and density.</p>	<p>It is considered that the contemporary design of Taris Apartments will contribute to the identity of Falls Creek village at a size and scale appropriate and comparable to established development.</p>
<p>To ensure that new development in the Falls Creek Village is sympathetic in scale and location to the landscape, trees, and views.</p>	<p>The proposed scale of the apartment building is sympathetic with the scale of built form within the village and with surrounding buildings (Ripparoo, St Trinnians and Husky Apartments). The building height has generally been kept to 11 metres with a minor increase of roof space to assist with snowshed. Use of the existing site cut, designing the building to step down west to east, a recessed and articulated façade and broken-down form all assist the building height to respectfully sit within the landscape context.</p>
<p>To ensure buildings are articulated and fragmented in form and are sited in response to topography.</p>	<p>The building adopts a fragmented approach with the intention to 'split' the building mass into quadrants, each expressing singularity in their form when viewed from Christie Street. The design of the building has utilised the existing levelled area with the intention to minimise further earthworks and avoid extending up the slope.</p>
<p>To ensure development is not visually intrusive when viewed from key public vantage points within the Village and adjoining ski fields.</p>	<p>The proposed development will not compete with the Village Plaza precinct as the village centre and focal point for Falls Creek. Through a combination of setbacks, fragmented form, articulated building façade and use of stepped form will not undermine the strong architectural presence of the village centre.</p> <p>The proposed development will not be visually intrusive when viewed from key vantage points within the village. Views from Bogong High Plains Road, Slalom Plaza Precinct and Gully Precinct towards the development will be shielded and disrupted by surrounding buildings and Snow Gum canopy</p>
<p>To ensure that the scale, height and setbacks of development reinforce Village Plaza precinct as the Village Centre and focal point of Falls Creek.</p>	<p>The size and scale of the proposed development is comparable to other accommodation buildings outside the Village Centre precinct. There are examples of numerous buildings within the A1 precinct at four or more stories. The setbacks will maintain appropriate separation from buildings on adjoining other properties at 6 metres or greater. The building is setback generally 6 metres from the street albeit some reduction is proposed by incorporating the existing building on the land, retaining significant trees and minimising earthworks.</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose other than that for which it was prepared and must not be reproduced in any form without the prior written consent of the copyright owner.

ADVERTISED
PLAN

Design Objective	Response
<p>To ensure building design provides a visually attractive interface with the public domain, particularly within the Village Plaza and Village Bowl precincts and along Bogong High Plains Road.</p>	<p>The design of the building offers a contemporary design that is unique from other buildings elsewhere in the village. The site is not located within the Village Plaza, Village Bowl or Bogong High Plains Road.</p>
<p>To ensure view corridors between buildings provide opportunities for view sharing.</p>	<p>Extensive investigation of view corridors has been conducted to ensure view sharing is achieved with adjoining and surrounding buildings.</p>
<p>To encourage the retention of indigenous vegetation.</p>	<p>The design and layout of the development seeks to retain significant trees and trees adjacent to boundaries.</p>
<p>To provide safe pedestrian and skier linkages within the Village.</p>	<p>Pedestrian and skier linkages within the village will not be impeded by the proposed development.</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. RECEIVED Department of Environment, Land, Water and Planning 8 November 2024
 The document must not be used for any purpose which may breach any copyright

2.1 Building and Design Requirements

The development plan set demonstrates that the design criteria have been carefully considered.

- The proposed building is a complex design to provide for a modern and unique apartment building. To achieve this outcome the design utilises a heavily angular built form, articulated northern and eastern elevations, fragmented structural form and alternative façade treatment. In addition, siting of the building has been challenging to ensure native vegetation removal is minimised. The resultant proposed building will encroach within the Christie Street setback however, the proposed setbacks are considered acceptable within the context of the area and to develop a positive built form.
- The reduced setbacks are justified in this case:
 - Allowing the proposed building to follow the varyig alignment of the street boundary.
 - Provides for visual interest within the streetscape announcing the buildings main entrance.
 - Breaks down the building mass through a central setback or void.
 - Ensures a transition of building front setbacks along Christie Street from west to east.

ADVERTISED
 PLAN

- Ensures the locally recognised stone building on the land can be maintained and incorporated into the apartment building.
- Good internal amenity within the apartments is achieved through weather protection and privacy screening.
- The amenity of surrounding sites will be maintained by the proposed development. The building will nestle into the site given the land’s benching and with a rising landform to the south of the site provides for view sharing.
- Setbacks to the east, west and south have been achieved to create view corridors.
- No overshadowing of public spaces will occur from the proposed building’s height and reduced frontage setback.
- The built form proposed on the site steps with the slope of the land from west to east and consequentially reduces in height.
- Providing for a reduced front setback lets the building incorporate a central void in the main building element thereby reducing massing and the front canopy accentuates the ground floor of the main structure, reducing any perceived visual impacts within the streetscape.
- Reduced frontage setbacks will not result in snowshed within Christie Street due to a concrete snow retention parapet on the main building’s entry canopy.
- Pedestrian and skier movement within the site boundary and linkages to roads will not be impeded.

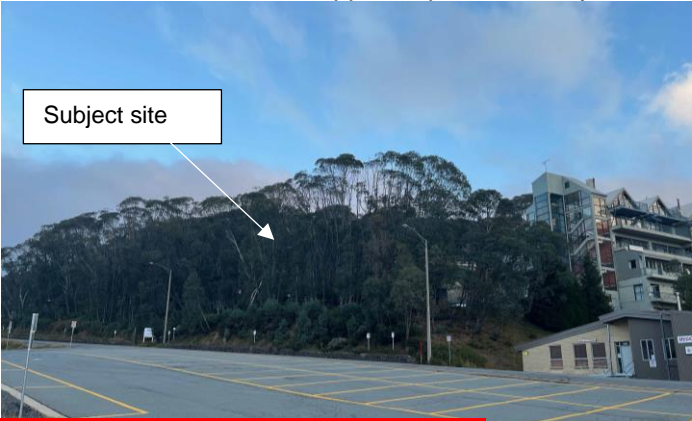
This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

2.2 Native Vegetation Retention

Below is a response to each of the requirements that should be met for the construction of a building or construction or carrying out of works:

Requirement	Response
<p>The construction of buildings should not result in a net loss of indigenous vegetation. Compensatory planting will be required in alternative locations if it cannot be contained on site, in accordance with the key principles of the Native Vegetation Framework.</p>	<p>Removal of some naïve vegetation is necessary to accommodate the development on the site. Current native vegetation controls do not enable an offset to be provided on site meaning a third party offsets will be purchased to compensate for the vegetation losses.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; margin: 10px auto; width: 80%;"> <p style="color: red; font-weight: bold; margin: 0;">RECEIVED</p> <p style="color: red; font-weight: bold; margin: 0;">Department of Environment, Land, Water and Planning</p> <p style="color: red; font-weight: bold; margin: 0;">18 November 2024</p> </div>
<p>Removal of vegetation along the frontage to Bogong High Plains Road should be minimised.</p>	<p>The subject land does not adjoin the Bogong high Plains Road.</p>

Requirement	Response
<p>Development should be constructed so that it generally level with, or below, the top of the tree line.</p>	<p>The land is situated on a northern slope. Canopy trees are established on the north side of Christie Street and on Crown Allotment 2009 above the building site. The proposed building will not extend above the eight of canopy trees to be retained on the upper slope of the subject land.</p>  <p>View toward subject and from Bogong High Plains Road</p>
<p>Where possible, development should retain all vegetation on site that performs a screening function.</p>	<p>Vegetation adjacent to the northern corner of the subject land (outside the lease area) is retained and provide screening. Vegetation on the upper slopes of CA 2009 will also provide screening from Slalom Street</p>
<p>Visual interruptions to the treed skyline should be minimised.</p>	<p>The development will not cause an interruption to the skyline.</p>
<p>Vehicle and pedestrian access points should be combined where possible to minimise vegetation removal and visual impact on the street frontage.</p>	<p>Vehicle and pedestrian access points are combined and</p>

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

2.3 Materials and Finishes

Wall materials will be a combination of metal sheet cladding, painted steel finish Colorbond, Glenrowan granite and concrete. Roof material is profiled metal and colours will be of muted tones.

ADVERTISED PLAN

Decision Guidelines

RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024

DDO2-A1	Response
<p>Maximum Height Requirement:</p> <p>The maximum height of any part of a building is 11 metres above natural ground level. A permit may be granted to increase the height of any roof structure to 15 metres, provided not more than 33% of the roof area exceeds 11 metres in height.</p>	<p>The subject land has been previously subject to earthworks that have altered natural ground levels. The calculation of the building height has been made based on the projection of natural ground levels across the excavated area.</p> <p>A detailed analysis of the building height has been prepared and depicted on Drawing No. A401 - A408 with both two 2-D and 3-D elevations.</p> <p>Some aspects of the roof will exceed 11 metre in height above natural ground level however the proportion of the development greater than 11 metres in height is limited only to roof area. The roof area greater than 11m in height is limited to 29% of the total roof area.</p>
<p>Minimum Setbacks Requirement:</p> <p>6 metres from a boundary with a road frontage</p> <p>3 metres from any other site boundary</p> <p>Average of 4.5 metres from any building on the same site</p> <p>6 metres from any other building on an adjoining site</p>	<p>The setback from the street is varied with some elements being less than 6m from the street boundary however the areas of encroachment are considered an appropriate response to the characteristics and constraints of the site.</p> <p>The front entry canopy is open and transparent and while extending almost all the way to the street boundary is not considered impeding when viewed from the street.</p> <p>The existing building on the site is already less than 6m from the street. By retaining and repurposing the building the street aspect is being maintained.</p> <p>The design has also prioritised the retention large and very old snow gums and minimise earthworks in the south-east behind Apartment 7. In order to afford adequate protection to the trees Apartment 7 has adopted a reduced street setback at 2.0m.</p> <p>On balance the proposed street setbacks are considered to offer a balanced response to the features and constraints of the site and the diversity of building scale throughout the village.</p>
<p>Maximum Site Coverage Requirement</p> <p>40% of the total site area</p>	<p>The development site has an area of 1507m². The proposed development results in a total site coverage of 29% of the site area.</p>

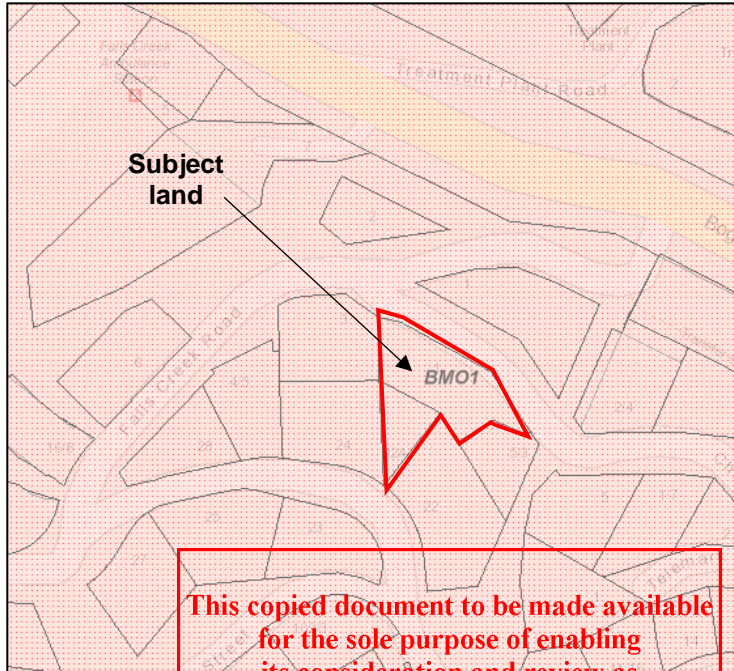
The proposed development will make a positive addition to the streetscape within the area by providing a contemporary building within Falls Creek Village, that will protect the amenity of surrounding development, provides for snow shed within the lease boundaries, retains the maximum amount of native vegetation as practical and complements the alpine character of the village.

RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024

ADVERTISED PLAN

7.3 Bushfire Management Overlay 1

The subject land is contained within the Bushfire Management Overlay 1.



Planning scheme overlay mapping (Source: ViaPlan)

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose other than its intended purpose.

copyright

Pursuant to Clause 44.06-2 a permit is required for buildings and works associated with accommodation and leisure and recreation.

In accordance with Clause 44.06-3 the application includes a detailed Bushfire Management Statement prepared by Terramtrix. The assessment includes a Bushfire Hazard Site Assessment and Bushfire Hazard Landscape Assessment.

In short, the report advises that with respect to the Bushfire Hazard Site Assessment that there are relatively small patches of unmanaged Woodland vegetation beyond Treatment Plant Road with remaining vegetation in the assessment area being modified vegetation with a 15 degree downslope.

The Bushfire Hazard Landscape Assessment advises that the broader landscape is one of potentially extreme bushfire risk and a bushfire could approach from any direction, over many kilometres, however areas of land within and around the village have been significantly modified to provide for ski runs and the like.

The assessment concludes that a Bushfire Management Plan can be implemented that provides for a BAL-29 construction standard, which is enhanced by all external building materials being non-combustible.

RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024

The bushfire assessment was reviewed by the CFA with the previous application. The CFA did not agree entirely with the assessment and required an amended Bushfire Management Plan to be provided however the recommended construction standard of BAL-29 was accepted with further vegetation management required to be undertaken.

Further discussion have been undertake with a Fire Safety Officer from FRV, representing CFA. As a result of the discussions it had been determined construction standard of BAL-40 be adopted consistent with the substituted approved measures contained in the table at Clause 6 of Schedule 1.

A Bushfire Management Plan is included prescribing a construction standard of BAL-40 and requirements for the management of vegetation consistent with the pre-application discussions.

ADVERTISED PLAN

7.4 Car Parking

The planning application seeks a reduction in car parking. In accordance with Table 1 of Clause 52.06-5 the seven dwellings require the provision of 15 car spaces on site and 1 visitor space.

The indoor recreation facility is a use of land which is not specified in Table 1 of Clause 52.06-5 as such before the use commences car parking spaces must be provided to the satisfaction of the responsible authority.

It is proposed to provide two car parking spaces on the land leaving a shortfall of onsite car parking spaces. Application requirements and decision guidelines for permit applications at Clause 52.06-7 advises that a Car Parking Demand Assessment must accompany an application.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987.

The document must not be used for any purpose which may breach any copyright.

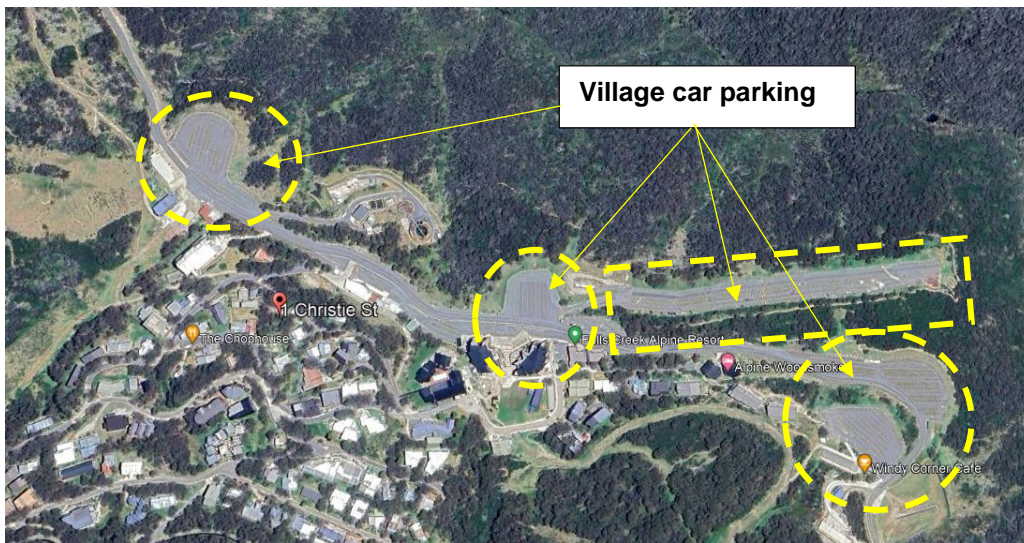
Car Parking Demand Assessment

It is considered that the reduction of car parking associated with the development is appropriate:

- Falls Creek is an unusual environment as opposed to other urban. During the winter period the village is closed to vehicle traffic to provide for skier and pedestrian safety and promote the village for ski in and ski out experiences. As such the resort has invested significant resources in providing public car parking areas along and north side of Bogong High Plains Road to facilitate village visitor parking. It is therefore considered that the shortfall of onsite car parking can be accommodated within the public car parking areas and as is encouraged by resort management.

**RECEIVED
Department of Environment, Land, Water
and Planning**

18 November 2024



Public car parking within 400 metres of the subject site (Source: Google Earth)

- Being within an alpine environment car parking demand varies significantly with colder months having the most demand and least demand seen during warmer months. The greatest demand for car parking resulting from the development will be during colder months when the village is closed to traffic.
- The recovery centre will have limited opening times being June to October, seven days a week between 10am – 8pm. All other times the recovery centre will be open only during major holiday periods and for group bookings. Operating times will reduce the demand for onsite car parking and during the snow season vehicles do not have the ability to park on the land due to the village closure to vehicles.
- It is considered that long stay car parking required onsite is for the manager of the building. This demand is met with the provision of two onsite car parking spaces.
- Short stay car parking demand is required when visitors attend the building for holiday breaks. It is considered that the extensive car parking areas developed throughout the village and only a short distance from the subject land, will can accommodate this demand.
- Falls Creek provides for transfers to accommodation from public car parking areas in the winter period reducing the need for onsite car parking.
- Provision for a drop-off and pick-up area onsite allows for visitors to be transferred to accommodation or the recovery centre without the need to rely on onsite car parking.
- The public car parking at Falls Creek is located within close proximity to the subject site allowing for easy pedestrian access to the building.
- Falls Creek is able to be accessed via the Falls Creek Coach Service which includes pick-up and return from major centres such as Melbourne and Albury.
- Falls Creek is a compact village and is pedestrian and skier friendly reducing the need to provide for onsite car parking.

This copied document to be made available for the sole purpose of enabling Department of Transport and Planning to have the ability to park on any land for any purpose which may breach any copyright

7.5 Native Vegetation

A planning permit is required to remove, destroy and lop native vegetation in accordance with Clause 52.17-1 of the Alpine Resorts Planning Scheme. High regard has been had to apply the three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017)* being avoid native vegetation removal, minimise native vegetation that can no be avoided and offset native vegetation loss resulting from the biodiversity impact.

It is proposed to remove 0.068 hectares of native vegetation resulting from the proposal. Four large trees will be lost which are contained within patches of native vegetation and the offset required is 0.038 general habitat units.

A Flora and Fauna Assessment has been prepared by Biosis (5 July 2024) and is included with the application. The assessment determined that native vegetation within the study area is Sub-alpine Woodland and introduced vegetation.

The assessment found that no referral to the Federal Government is required under the *Environmental Protection and Biodiversity Conservation Act 1999* as a result of the development.

In accordance with the *Flora and Fauna Guarantee Act 1988* should any protected flora require removal as part of the project a protected flora permit will need to be sought.

ADVERTISED PLAN

RECEIVED
**Department of Environment, Land, Water
and Planning**

18 November 2024

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

Three Step Approach

Consideration has been given to ensure the three step approach to removal of native vegetation is achieved:

- The building is to be located to utilised the most disturbed area of the site (being the existing cut) where native vegetation is less prominent.
- The building design has been set forward on the site to reduce impacts to native vegetation to the south along the embankment and 22A Slalom Street.
- Building footprint has been minimised to avoid impacts on native vegetation.
- An arborist was commissioned to determine possible impacts to tree protection zones and determine if trees could be retained. This process found that six large trees within the study area will not be impacted by the proposed building and can be retained.
- Native vegetation to be lost will be offset via a third party in accordance with the guidelines.
- A Site Environmental Management Plan has been prepared that will ensure the existing access is utilised during construction and material storage, waste bins and site office will be located off site to avoid impacts to native vegetation to be retained.

7.7 Bicycle Facilities

The provisions of Clause 52.34 apply to a dwelling development comprising four or more stories.

The proposed development is four storeys and contains eight dwellings. In accordance with Clause 32.34-5 bicycle parking is required for residents at a rate of 1 space to each 5 dwellings and for visitor/shopper/student at a rate of 1 to each 10 dwellings. The sum of the requirements of columns 2 and 3 of Table 1 is 2.4 bicycle facilities, or 2 rounded down to the nearest whole number.

Secure and lockable bicycle facilities are able to be provided with generous storage areas provided with each apartment and managers residence consistent with the requirements for the design of bicycle spaces prescribed in Clause 52.34-6.

ADVERTISED PLAN

RECEIVED
Department of Environment, Land, Water and Planning
18 November 2024

Allocated off site to avoid impacts to native vegetation for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

7.8 Stormwater Management

The purpose of Clause 53.18 Stormwater Management in Urban Development is:

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

A stormwater drainage plan has been prepared in consultation with Falls Creek Resort management. Our client has been advised to develop an all of site internal stormwater management scheme which needs to be connected to the resort's stormwater drainage in Christie Street.

Clause 53.18-5, Standard W2

Due to the varying climatic conditions of Falls Creek the proposed stormwater drainage design incorporates open swale drainage connected to pits and stormwater pipes. Building construction standards do not enable stormwater runoff to be collected and reused on the site.

The use of open swale drainage provides a number of benefits for receiving stormwater systems:

- Stormwater is naturally detained and retained on site during low rainfall events.
- Solid wastes and litter are retained on the subject land rather than entering into stormwater systems.
- Snow is detained onsite allowing a natural release of snow melt reducing stormwater volumes.
- Stormwater capture around the proposed building reduces the risk of potential geotechnical issues.
- Sediment is captured onsite with reduced runoff into the resorts drainage.

Clause 53.18-6, Standard W3

A Site Construction Management Plan and Site Environmental Management Plan has been prepared as part of the application.

During the construction of the proposed development site management will be carefully controlled to avoid detrimental impacts to the surrounding environment.

Potential sediment runoff through the use of sediment fencing will be installed along the site's downward slope (Christie Street frontage).

Vehicle parking and material set down areas will be restricted from the subject land reducing site disturbance. Construction buffers will be provided for and will be revegetated maintaining site stability.

Construction waste material will be monitored and managed with skip bins utilised and regularly emptied. No go zones will be enforced allowing surrounding native vegetation to be protected and retained.

8. Conclusion

The proposed buildings and works, removal of native vegetation and reduction of car parking at 1 Christie Street, Falls Creek is considered to accord with all relevant provisions of the Comprehensive Development Zone 1, Design and Development Overlay 2, Bushfire Management Overlay 1 and Erosion Management Overlay 1 of the Alpine Resorts Planning Scheme. The proposal is consistent with Planning Policy Framework and Alpine Resorts Planning Strategy, has been designed to complement the adjoining properties, provides for an innovative building design which will make a positive contribution to the Falls Creek Village.

For these reasons we respectfully request that the Department of Transport and Planning consider the merits of the application favourably and resolve to issue a Planning Permit.

RECEIVED
**Department of Environment, Land, Water
and Planning**

18 November 2024

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**ADVERTISED
PLAN**