

10th January 2023

Mr Michael Dafnomilis
Senior Alpine Planner
Dept Transport & Planning
Level 15, 1 Spring St
Melbourne VIC 3001

ADVERTISED PLAN

Michael.dafnomilis@delwp.vic.gov.au

Dear Michael,

RE: Planning Application for Roper's Saddle Carpark, Falls Creek Alpine Resort (FCAR)

FCAR has pleasure in submitting our Planning Application for the above project.

The following sections outlines our information response to the application requirements.

1. Project Overview

This project proposes to construct a 182-space hard surface carpark in the area above Roper's Saddle, within Falls Creek Alpine Resort.

Falls Creek currently has substantial carparking issues across the peak periods of the snow season from end June to end September, particularly during weekends when there is an influx of day visitation to the resort. The volume of vehicles greatly exceeds the number of designated parks within the resort resulting in considerable public safety concerns due to the manner in which vehicles are required to be managed in the village area.

Additionally, overnight parking currently occurs along the edge of Bogong High Plains Rd to the north of the village. This creates additional risk to drivers and staff due to snow clearing operations and other traffic using the road while parking operations are in progress, including at night when visibility is substantially impacted.

The primary objectives of this project are:

- Provide additional overnight parking capacity to reduce overnight parking from Bogong High Plains Rd to reduce risk associated with parking in these locations;
- Provide additional overnight parking capacity to reduce overnight parking in the village area in order to increase day visitor parking allocations during peak periods;
- Minimise environmental impact and costs associated with construction of the carpark through selection of location.
- Reduce carpark snow clearing operational costs.

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

The carpark would require parking by an attendant during the Declared Snow Season. During summer it is anticipated the car park would be used for equipment/material staging for summer works, reducing the current reliance on other parking areas in the village which impacts summer amenity.

2. Applicable Planning Scheme Items

- The Ropers Saddle Carpark is within the Public Park and Recreation Zone (PPRZ) per 36.02 in the Alpine Planning Scheme.
- Overlays present at the location include the Bushfire Management Overlay, Schedule 1 (BMO1) and the Erosion Management Overlay, Schedule 1 (EMO1).
- The BMO1 requirements are not applicable as no buildings are being constructed and the works are not associated with any categories listed in 44.06-2.
- The use description for the Ropers Saddle Carpark is:
 - o Car Park – *Land used to park motor vehicles*Per requirements of PPRZ this is a permitted use, subject to an approved planning permit.
- The carpark constitutes a new use for the land area identified and will require advertisement.
- Construction of the carpark will include native vegetation removal and is therefore subject to requirements defined in 52.17 Native Vegetation and requires an approved planning permit.

Refer also to the attached Planning Assessment Report for more detail.

3. Proposed Location Details

Roper's Saddle does not have a specific identifiable address.

The proposed location of the carpark is at 36°50'40.46"S, 147°15'51.54"E, adjacent to Bogong High Plains Rd and approximately 2.5km below the Falls Creek village entrance and 1.5km uphill from the Falls Creek Alpine Resort boundary at Howmans Gap. The elevation at this location is 1345m.



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

The site is partially in the Ausnet Services power line easement for the 22kV overhead line servicing Falls Creek Alpine Resort – this is identified in the SEMP and attachments. It is also adjacent to the road reserve for Bogong High Plains Rd.

The proposed location has the following key benefits:

- The lower elevation ensures high risk vegetation loss is substantially reduced as the location is within the montane forest zone.
- The lower elevation significantly reduces the amount of snow clearing required to keep the carpark operational and safe for use during the snow season.
- The location has large areas of low slope gradient, resulting in a more cost-effective outcome for construction of a broad scale carpark area.
- Access by Ausnet Services to power infrastructure in this location will be improved.
- There is already substantial vegetation management/removal within the power line easement.
- The carpark is above the road and will have less visual amenity impact in this location.

The Planning Assessment Report is attached which contains further information.

4. Site Environmental Management Plan (SEMP)

A detailed SEMP has been prepared for this application – refer to the Planning Assessment Report.

5. Preliminary Geotechnical Report

A preliminary geotechnical risk assessment report has been completed for this application in accordance with the requirements of EMO1 – refer to the Planning Assessment Report.

6. Cultural Heritage

The site for the carpark is outside any predefined areas of cultural heritage sensitivity. Additionally, there has been significant disturbance of the site previously during the construction of the powerline as identified in 3 above. As such a Cultural Heritage Management Plan has not been prepared for this application.

7. Native Flora and Fauna Impacts

Due to the requirement for removal of native vegetation to construct the project, a detailed flora and fauna assessment has been prepared for this application – refer to Planning Assessment Report. It is our intention to meet all offset requirements using the registered FCAR offset site as confirmed with the biodiversity team during the consent process.

8. Land Manager Consent

DELWP Public Land Manager consent for the submission of the planning application is attached in accordance with the requirements of PPRZ.

**ADVERTISED
PLAN**

I also request that you waive re-lodgement fees for this application in accordance with discussions around the withdrawal of original application for this project (PA1900694). This was already agreed for the re-lodgement of the Mountain Bike Stage 5 project and should also apply to this application.

Should you require further information please do not hesitate to contact me at any time.

Yours sincerely



Callum Brown
Director of Infrastructure & Mountain Response
Falls Creek Alpine Resort
callumbrown@fallscreek.com.au
M: 0423 603 636

Cc: Fred Weir (FCAR), Elise Armitage (FCAR), development.approvals@delwp.vic.gov.au

Attachments:

- Permit Application Form
- Planning Assessment Report and attachments
- Public Land Manager Consent

**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