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ADVERTISED PLAN

Rocky Valley Ski Club

PLANNING REPORT

3 Slalom Street
FALLS CREEK
VICTORIA

October 2024



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Existing Conditions

Rocky Valley Ski Club consists of two buildings built in 1978 in the alpine village of Falls Creek.

Building 1 has 2 levels, building 2 has 4 levels. The construction is generally concrete slab floors, walls are split faced concrete brick, some concrete block, some internal stud framed plasterboard lined walls.

Windows are generally aluminium framed, most are double glazed to current standards.

Roofs are varying pitch, colorbond metal deck.

Upgrade Works Summary

The proposal includes: replacing the timber ramp with a steel framed ramp and balustrades, replace and extend snow screens, build entry stone wall and columns with illuminated signage, replacing the north-west site steps with compliant steps, removing the Slalom Street non-compliant stair and infilling the base with a stone retaining wall matching the street wall.

Planning Scheme

The site is in a **Comprehensive Development Zone (CDZ) and Schedule 1.**

CDZ1 Schedule summary:

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.

Bushfire Management Overlay (BMO) and Schedule 1

A permit is not required for:

'An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building'

Design and Development Overlay (DDO) and Schedule 2

Design objectives

To ensure that the Falls Creek Village presents an identifiable, memorable and unique image at an appropriate scale and density.

To ensure that new development in the Falls Creek Village is sympathetic in scale and location to the landscape, trees, and views.

To ensure buildings are articulated and fragmented in form and are sited in response to topography.

To ensure development is not visually intrusive when viewed from key public vantage points within the Village and adjoining ski fields.

To ensure that the scale, height and setbacks of development reinforce Village Plaza precinct as the Village Centre and focal point of Falls Creek.

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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.

To ensure view corridors between buildings provide opportunities for view sharing.

To encourage the retention of indigenous vegetation.

To provide safe pedestrian and skier linkages within the Village.

Erosion Management Overlay (EMO) and Schedule 1

To protect areas prone to erosion, landslip or other land degradation processes, by minimising land disturbance and inappropriate development

Design Response:

Comprehensive Development Zone & Schedule 1:

The development is in accordance with CDZ.

The ramp and snow screens will be steel, being robust enough to withstand snow conditions, providing safe access and galvanised finish in keeping with muted tones.

The location of these structures is within the existing built footprint, respecting the environmental values of the site.

The stone walls and columns are adjacent to the existing built perimeter, and are in keeping with the village colours and finishes palette.

The replacement steps are within the existing steps footprint.

Bushfire Management Overlay

The BMO does not apply to this development as the works are less than 10% of the existing floor area.

Design and Development Overlay (DDO) and Schedule 2

The design objectives described for CDZ apply to and satisfy the DDO.

Erosion Management Overlay (EMO) and Schedule 1

A Preliminary Geotechnical Assessment has been prepared and submitted with this application where ground works will take place.

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