

**DESIGN AND SITING GUIDELINES FOR DEVELOPMENT IN FALLS CREEK ALPINE RESORT: February 2013****1. INTRODUCTION****1.1 Overview**

Falls Creek Resort Management is committed to managing its operations in a manner that minimises environmental impacts and maintains the natural values of the Alpine Resort environment. These Guidelines have been prepared to supplement the statutory regulations in force (Alpine Resorts Planning Scheme). The intention of the Guidelines is to ensure there is a clear understanding of the parameters for development in the Falls Creek Alpine Resort. All development will be subject to a design evaluation process which will provide the Falls Creek Alpine Resort Management Board (FCRMB) with the opportunity to maintain the character, amenity and significance of the Resort and its environment. As the responsible land manager FCRMB acknowledges the importance of design guidelines, the appropriate conservation of existing vegetation and the implementation of environmental site practices proposed as fundamental to ensuring the long term future character of the resort.

All New Lease Applications are required to have a Design and Siting Guidelines report undertaken on existing buildings. (\*\* denotes all items that are applicable to New Lease Applications).

**1.2 Purpose of Guidelines**

These guidelines are intended to provide resort specific development controls and design criteria to assist developers, architects, designers, builders and site holders in achieving a high quality building development while minimising negative environmental impact in the natural environment. The guidelines are intended to ensure that all development respects the existing natural qualities of each site and the Alpine Resort and is aimed at maintaining a balance between environmental values, aesthetic qualities and development practices.

**1.3 Structure and Approach to Guidelines**

The design and siting guidelines cover the following broad categories:-

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| (a) General guidelines relating to all development types in the Resort. | (d) Main Street Precinct |
| (b) The Bowl Precinct                                                   | (e) East Falls Precinct  |
| (c) Gully Gateway Precinct                                              | (f) Foreshore Precinct   |
| (c) Village Precinct                                                    |                          |

**1.4 Authorities and Building Codes**

The Falls Creek Local Planning Policy guides and establishes direction for the Falls Creek Alpine Resort. This policy should be considered in conjunction with the Falls Creek Master Plan, Falls Creek Comprehensive Development Plan, the Alpine Resorts Strategic Plan 2012, other components of the Alpine Resorts Planning Scheme, namely the State Planning Policy Framework, the National Construction Code of Australia (NCC) and Australian Standard 3959 – Construction in Bushfire Prone Areas.

Falls Creek Alpine Resort is Crown Land permanently reserved under Section 4 (1) of the Crown Land (Reserves) Act 1978. In accordance with the Alpine Resorts (Management) Act 1997 and the Crown Land (Reserves) Act 1978, the Falls Creek Resort Management Board is the responsible Land Manager for the Falls Creek Alpine Resort. As the responsible Land Manager and Head Lessor, Falls Creek Resort Management requires all development proposals to attain Lessor Consent.

It is a requirement of the Alpine Resorts Planning Scheme that the Falls Creek Resort Management Board is a referral authority under Section 55 of the Planning and Environment Act 1987 where the Board is the 'utility service provider'. Given the Board provides services such as water, sewerage, gas, etc, in most instances they will be a referral authority for permit applications. All development works shall be consistent with the Alpine Planning Scheme.

The Department of Planning and Community Development is the responsible authority for planning permits and FCRMB seeks to provide advice and direction to lessees and sub-lessees at early and subsequent stages of the design process, from concept to implementation, to ensure the proposals have FCRMB lessor approval when submitted for planning permit consent.

## 2. BUILDING DEVELOPMENT CHARACTER

In general the character of buildings in the Resort should respond to the local climate, landscape and topography. The careful control of important architectural elements such as response to the site layout and gradient, existing natural features, building form and roof pitch, dominant material, colour selection and design for local climatic conditions will assist in unifying buildings with the site and surrounding environment. Contemporary architectural design that positively responds to the Australian alpine environment is required.

Note: \*\* denotes all items that are applicable to New Lease Applications

| <b>Design And Siting Guidelines</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Protection of existing views</b>      | <ul style="list-style-type: none"> <li>Development should minimise impact on the views from existing buildings and Village vantage points including roads accessible during the summer and winter seasons. **</li> <li>Natural and/or vegetated ridgelines or building backdrops should be maintained and reinforced. Development should aim to remain below the height of the local snow gum canopy and within the Resort height controls. **</li> <li>FCRMB is responsible for minimising the visual intrusion of the Resort when viewed from road approaches and distant vantage points such as Mt Bogong and surrounding ridge lines.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Building &amp; Siting orientation</b> | <ul style="list-style-type: none"> <li>North/north-east living orientation wherever possible. **</li> <li>Retain natural site features including rocks, creek lines, alpine bogs and associated vegetation. **</li> <li>Minimise disturbance where possible and maintain existing amenities. **</li> <li>Minimise cut &amp; fill of existing ground lines as soils are highly erodible. **</li> <li>Compliance with Engineering Guidelines for Good Hillside Construction Practices, refer FCRMB for Village site Geotechnical ratings (Low, Medium or High) Sites with a Medium or High rating will require detail Geotechnical investigation assessment and recommendations. **</li> <li>Building development should be stepped to follow the slope or the longer axis orientated along the contours.</li> <li>Light framed construction has less site impact than heavy mass construction and should be considered where appropriate.</li> </ul>                                                                                                                                                                                                                                                        |
| <b>Design for Alpine Climate</b>         | <ul style="list-style-type: none"> <li>Stable paved or galvanised elevated summer and winter access, ensure building entrances are snow / drip free. **</li> <li>Provide disabled access to sites designated by FCRMB, generally lower sections of the Village - irrespective of building class. **</li> <li>Transition from wet to dry areas (front protected porch to ski/drying rooms) **</li> <li>No roof edge guttering, minimum of 450mm eaves. Roof pitches to shed snow to safe on ground storage areas, runoff to pits or stormwater system which may be piped or on grade. Roof forms curved, gable or skillion **</li> <li>Roof drainage shall be shed on to the ground into gravel filled purpose built trenches to engineering detail and connected to the Village stormwater system. Drainage directed in controlled manner into natural existing drainage patterns to avoid erosion &amp; nuisance flows. **</li> <li>Heat shady, paved areas &gt;20° slope where snow accumulation is not desirable. **</li> <li>Stair treads 150mm rise, 400mm tread to accommodate ski boots. **</li> <li>No clay pavers as they are prone to breaking down in alpine freeze/thaw conditions.</li> </ul> |

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|                                                                                                                                         | <ul style="list-style-type: none"> <li>Paving generally recommended as concrete unit or interlocking pavers and recessive in colour (80mm thick for vehicle areas &amp; 60mm thick for pedestrian areas on appropriate sub-base). Concrete strength 40MPA</li> <li>Paving is to fall to pits and piped stormwater or directed to grassed filter drains/or natural stormwater systems.</li> <li>Refer FCRMB for detail stormwater requirements.</li> <li>Pavement layouts and levels should be responsive to topography, use retaining structures to regain natural gradients more quickly with drainage swales bridged rather than filled.</li> <li>Elevated walkways should be galvanised steel with a non slip grid mesh. **</li> <li>When proposing grid mesh balconies assess protection of people, windows and doors below as dripping occurs through each level.</li> <li>Building materials and detailing should be selected to accommodate the extreme alpine climatic conditions, ensuring adequate protection of the building fabric and openings from snow, rain, wind and high levels of UV exposure including snow creep impact on roof, wall and window elements.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Design for Privacy</b>                                                                                                               | <ul style="list-style-type: none"> <li>Buildings shall be sited and orientated so that they ensure occupant privacy between bedrooms and living areas in the same or adjacent buildings. **</li> <li>Shadow diagrams to be provided where overshadowing is in question.</li> <li>Building and landscape measures to maintain and improve visual privacy shall be utilised such as: ** <ul style="list-style-type: none"> <li>staggering windows and balconies (that avoid overlooking of balconies which are adjacent / above or below),</li> <li>use of privacy screens and balcony roofs, retention of existing snow gums between buildings to maintain a visual privacy.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Design for Energy Efficiency</b><br>The design of buildings shall be consistent with ecologically sustainable development principles | <ul style="list-style-type: none"> <li>New developments and existing buildings (where the extent of works requires the entire building to conform to the building regulations and the National Construction Code of Australia) are to be assessed against Section J Energy Efficiency of Volume One for the N.C.C. for Zone 8.</li> <li>Glazing that reduces internal heat loss and assist in insulating against mechanical noise of snow guns, oversnow and snow grooming vehicles as follows: ** <ul style="list-style-type: none"> <li>New buildings – Class 1 and 10 buildings must comply with Section 2.6 of Volume Two of the National Construction Code of Australia and Class 2 to 9 buildings must comply with Section J of Volume One of the National Construction Code of Australia.</li> <li>Existing buildings – must demonstrate achievement of a 5 star energy rating for the building. If a 5 star rating cannot be achieved then install double glazed windows meeting a 4½ star heating rating for a new window product or any product to be used in a secondary supplementary application must meet a 4 Star heating rating. Sole occupancy units / apartment complexes must ensure the whole building has an average of 5 stars.<br/> For example a building that contains three apartments:<br/> Apartment 1 – 5 Stars<br/> Apartment 2 – 3.5 Stars<br/> Apartment 3 – 6.5 Stars<br/> Total of 15 Stars / 3 Apartments = Average of 5 Stars.<br/> This scenario applies to all apartment complexes eg. If a building has 15 apartments then the average rating of the 15 apartments must meet a five star energy rating.</li> </ul> </li> <li>Passive solar design involving good orientation, provision for solar access, use of solar technology for water heating and electricity where appropriate.</li> <li>The site layout, retention of existing vegetation and proposed landscaping promotes environmental management in terms of air quality,</li> </ul> |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>control of solar access, reduced site disturbance &amp; potential erosion and efficient stormwater management. **</p> <ul style="list-style-type: none"> <li>• Dual energy sources for heating and power- eg. Solar, gas... **</li> <li>• Use of high levels of insulation to reduce internal heat loss and assist in insulating against mechanical noise of snow guns, oversnow and snow grooming vehicles.</li> <li>• Light weight or framed construction to minimise the impact on ground disturbance and existing vegetation where appropriate.</li> <li>• Use of energy efficient lighting, heating and cooling. A precondition for new developments within Falls Creek Alpine Village is the inclusion of water saving fixtures to bathroom and kitchen fittings while other apartment appliances shall be triple A energy rated.</li> <li>• In slab heating for concrete and tiled floors.</li> <li>• Wood burning fireplaces are not encouraged for environmental reasons however they are permitted, gas is a preferred alternative, and progressive removal of in ground oil storage tanks will be required for all new site development including alterations &amp; additions.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>Building materials</b></p> <p>Buildings should be sympathetic with the alpine landscape and enhance its natural qualities. Large buildings should be articulated and detailed to reduce visual bulk of the building mass. Single storey entry forms, verandah roofs, projecting rooms and articulated plan forms are encouraged. All buildings shall be of good quality materials, fixtures, workmanship and finish with an understanding to the high level of exposure anticipated in extreme alpine environments. (brick work or clay products are not permitted)</p> | <ul style="list-style-type: none"> <li>• Wall materials can include; ** <ul style="list-style-type: none"> <li>• corrugated iron, profiled metal (zinc, copper or colour coated steel)</li> <li>• timber (dependant on BAL level in accordance with AS 3959-2009. Any timber cladding to be used externally requires proof of performance certification as required by AS 3959 – 2009.for BAL FZ),</li> <li>• stone, plastered masonry, bagged and painted concrete block, insitu concrete or other alternatives.</li> </ul> </li> <li>• All buildings should incorporate an area of Glenrowan Granite, laid with dry or semi-dried joints with a minimum of exposed mortar, at the base of the building representing not less than 25% of the ground floor wall or alternate application as agreed by FCRMB. Where local basalt exists contemplation will be provided to continued use of this or similar product where appropriate. The use of stone is to be assessed for individual sites as it creates a high level of ground disturbance and should be located in areas of existing or proposed building disturbance and not in less accessible areas adjacent to existing vegetation to be retained, alpine bog areas or creek edges.</li> <li>• The use of BAL rated timber permissible on upper levels of buildings.</li> <li>• Roof materials can include: ** <ul style="list-style-type: none"> <li>• corrugated iron (non-reflective and pre-weathered at installation),</li> <li>• profiled metal (zinc, copper or colour coated steel) or other approved alternatives.</li> <li>• Roof materials shall also be recessive in colour, such as *Woodland grey, *Bushland and *Ironstone (*Current Colorbond colours) which blend with the colours and textures of the natural landscape. Ongoing maintenance will require roofs to be replaced or painted to conform to the recessive colour range rather than replacing existing colours.</li> </ul> </li> <li>• Building materials are to be protected against termites in accordance with the NCC. All primary building elements are to be protected, barriers should comply with AS 3660.1 and no chemical barriers are permitted.</li> </ul> |
| <p><b>Building Colours</b></p> <p>Current proposed amendments to the Alpine Resorts Planning Scheme for Falls Creek Village recommend as part of the Design and Development Overlay that future Building and Design Requirements accommodate; "The use of natural alpine colour tones</p>                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• Major wall colours shall be recessive in tone and sympathetic with vegetation and rock colours of the adjacent environment, darker colour tones are encouraged. **</li> <li>• The colour range as per below has been designed in order to ensure that buildings are recessive and blend in with the natural environment during the non winter period and to provide a contrast against the winter backdrop during the snow season.</li> </ul> <p><b>Highly reflective and strong bright colours will not be permitted as major roof and wall colours.</b></p> <p>A colour range has been selected and is to be adopted by the FCARM to assist designers and building owners, it is from the current Dulux</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| <p>be used in materials and finishes of the development” and that “proposed development should complement the alpine landscape setting and will not result in any visual intrusion into the streetscape or the landscape.”</p>                                                                                                                                                                                                                                            | <p>Colour Specifier Atlas and provided by the Dulux Colour Centre in Melbourne. A copy of the selected range for reference is located at the Falls Creek Resort Management office in Falls Creek (ph 03 5758 1200) and online at <a href="http://www.dulux.com.au/html/specifier/colour_atlas.aspx">http://www.dulux.com.au/html/specifier/colour_atlas.aspx</a>. Additional information available online at <a href="http://www.fallscreek.com.au">www.fallscreek.com.au</a></p> <p>Proposed colours are to be illustrated on colour elevations for approval, listing colour chart references selected with sample swatches attached.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Bin storage</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>Fully enclosed refuse areas are provided throughout the Village by FCRMB as a shared facility for general lodge sites. If requested by FCRMB larger developments may be required to include separate bin storage facilities. It is to be located within 3m of the oversnow access routes. Bin stores will contain a separate location for recycled materials and will be fully enclosed to avoid random shelter and foraging by native or feral animals. It may need to be sited and/or elevated to accommodate snow depth and ease of collection. It is to be designed and sited to complement the building and to be un-intrusive. **</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>Car parking facilities</b><br/>Falls Creek is to be a 'car free' Village in winter in support of the Green Tourism initiative. Public parking is provided for the visitor in designated areas in the resort to suit the planning criteria of the resort. FCRMB encourages the provision of private parking on sites with direct winter access. Parking is permitted in accessible summer months in accordance with requirements noted and as agreed with FCRMB.</p> | <ul style="list-style-type: none"> <li>It is policy that until a Parking Precinct Plan is developed for the Resort the following interim parking provisions will apply; **</li> <li>Vehicle access within the Resort during the declared snow season will be managed by FCRMB.</li> <li>Provision of car parking to sites with frontages to Bogong High Plains Road is encouraged.</li> <li>-New site development along Bogong High Plains Road shall aim to provide for car parking at a rate of 1 space per apartment (140 square metres gross floor area) and must meet the following requirements; <ul style="list-style-type: none"> <li>-Be located within the curtilage of the lease site and set back a minimum of 3 metres from all site boundaries.</li> <li>-Provision of one driveway providing access to a site is preferred.</li> <li>-Avoid the loss of substantial/significant indigenous vegetation. Where the policy of “net gain” cannot be achieved on site, off-site replanting will be undertaken in locations agreed to by FCRMB.</li> <li>-Avoid substantial earthworks.</li> <li>-Integrate with any existing or new building.</li> <li>-Integrate with the streetscape.</li> <li>-Ensure that ski in/ski out access is maintained throughout the Village.</li> </ul> </li> <li>New developments should not lead to a reduction in the public car parking. Where this is unavoidable, FCRMB shall be compensated for the loss at replacement cost.</li> <li>Vehicle and pedestrian access points should be combined where possible in a safe manner to minimise removal of vegetation and visual impact on the street frontage.</li> <li>Car parking facilities including access ways, garages and car storage areas shall not dominate the view of the building from the road and shall be visually compatible with the building.</li> <li>Detached ground level garages and carports will not be permitted.</li> <li>Pavements and driveway materials as previously noted, parking areas shall be suitably sealed and drained.</li> <li>Lease area snow mobiles are to be accommodated within site areas. Summer storage out of sight is required within enclosed building areas or off mountain as agreed with FCRMB.</li> <li>Provide car parking for people with disabilities where practical irrespective of class of occupancy</li> </ul> |
| <p><b>Signage</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>Property identification is required and shall be illuminated at night. Signage is to be of high quality and shall complement the architecture</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|                                                                                                                                                                                                                                                                 | <p>of the development and streetscape, subject to approval by FCRMB and to be in accordance with the Alpine Resorts Planning Schemes and Signage Policy 1997. **</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Engineering Design and Services</b><br/> Refer current draft documents for detail requirements;<br/> •Falls Creek Stormwater Management Plan (Storm Consulting P.L. March 2003)<br/> •Falls Creek Vegetation &amp; Weed Management Policy ( Feb.2004)</p> | <ul style="list-style-type: none"> <li>• Construction earthworks on allotments will control erosion and minimise changes to the natural terrain and existing vegetation and minimise the area of disturbed land in accordance with the approved Site Environmental Management Plan.</li> <li>• Construction shall follow local authority guidelines for control of stormwater pollution and sediment control on building sites.</li> <li>• Site features such as existing trees to be retained shall be clearly defined, fenced and protected during construction. A bond may be required by FCRMB for the protection of significant features.</li> <li>• The design of lease area drainage shall not cause erosion or sedimentation of watercourses or damage / cause nuisance flows to adjoining sites. All drains must be installed to prevent erosion at discharge points, this may be via soaker pits and be approved by FCRMB.</li> <li>• Refer FCRMB for details of services connection to each site including water, gas, electricity, sewer and telecom. Please note that FCRMB require the use of energy saving and water conservation devices for appliances and fixtures such as water efficient shower roses and dual flush toilet cisterns. Gas is available for hot water and cooking. Any above ground service connection points and external service units shall be grouped and screened from the street and site access ways.</li> <li>• Stormwater management at Falls Creek has been rudimentary to date with no substantial inter-allotment drainage and most stormwater channelled through culverts under roads and into Alpine bog communities or nearby waterways. FCRMB has undertaken a Stormwater Management Plan which will be progressively implemented to address the contamination and potential erosion by stormwater runoff. Refer FCRMB for detail stormwater collection and discharge requirements.</li> <li>• FCRMB supplies the water supply to Falls Creek Village. Potable water is currently obtained from AGL; fortnightly water quality monitoring is undertaken.</li> <li>• Sewage Treatment: FCRMB is responsible for the treatment &amp; discharge of sewage from the resort, administered by the EPA.</li> <li>• Only one television antennae is permitted per building or development site, location is not to intrude on neighbouring view lines and to be agreed with FCRMB. Satellite dishes are permitted subject to size and location. These are not to be located on roof tops, must be screened and painted to blend with building colour and/or background as agreed with FCRMB. **</li> </ul> |
| <p><b>Design for Bushfires</b><br/> Refer the Falls Creek Alpine Resort Fire Preparation Plan 2009</p>                                                                                                                                                          | <p>All new developments and any buildings that are being altered or extended by more than 25% of the floor area of the existing building, are to conform to the construction standards as set out in AS 3959-2009 "Construction of buildings in bushfire prone areas".</p> <p>It is recommended that 'Landscape and Building Design for Bushfire Areas' By Caird Ramsay and Laird Rudolph, 2003 be reviewed as part of the design process.</p> <p>As a guide the fuel management within Development Zones generally in the Village recommendations are;</p> <ul style="list-style-type: none"> <li>• Existing trees will remain provided that the trees have no part of its foliage within 2m of the building, limbs holding fine fuel within 2m of the ground are to be pruned. (Note existing trees and vegetation within the development zone shall be assessed for each site before pruning or removal as approved by FCRMB. Note Removal or trimming of vegetation will only be undertaken with written approval from FCRMB or consistent with an approved plan.</li> <li>• Under-scrub including saplings and shrubs are to be reviewed for removal to within 5 metres of a building, and the cleared area maintained as an area of minimum ground fuel, eg scattered shrub groups, prostrate shrubs, snow grass.</li> <li>• Minimum areas of garden and landscape planting areas with woody shrubs to be located in island groups more then five metres from any building, to avoid the potential transfer of fire toward buildings.</li> <li>• Plantings to be selected from species of lower flammability, species which remain green during drought periods, minimum leaf drop,</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| <p><b>General Landscaping of Resort areas</b></p> <p>Falls Creek Village is situated within sub-alpine woodland, dominated by snow gums and a dense shrubby understorey. Other vegetation types include alpine bog and creek side vegetation associated with creeks and ephemeral streams.</p> <p>The character of the Village is strongly influenced by the predominance of sub alpine snow gum woodland, the dominant species being <i>Eucalyptus pauciflora</i> ssp. <i>hedraia</i> which is distinguished from other snow gums by its very large fruit. Populations of this subspecies have a restricted distribution in the Victorian Alps and it is listed as rare in a state and national context. A Flora and Fauna Assessment of Falls Creek Village Central was carried out (Ecology Australia July 2000) and the key management issues were identified. The key issue for the Village is to maintain and improve its ecological character and protect existing significant vegetation. Alpine Bog is listed under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> and remnants within the Resort are of national significance. Snow Gum Woodland and Stream Complex are also of national significance. As the Village has expanded and snow gum woodland reduced planted exotics have attained a more prominent role resulting in an increasing weed flora. This issue is addressed by the FCRMB Vegetation and Weed Management Policy.</p> <p>In general, planting and revegetation should reinforce and enhance the existing indigenous vegetation patterns around the site and characteristic of the Falls Creek environment. The preservation of significant existing site features and the limiting of disturbed site area during construction will assist in maintaining site stability while the potential for erosion and sediment run-off will be minimised. Site controls during construction will also reduce the area of constructed landscape works and maximise the natural visual amenity. Private open space shall be functionally located to take advantage of outdoor opportunities, site topography, preferred solar orientation and to take account of the impact of adjacent buildings in terms of privacy and overshadowing. No perimeter fencing or garden sheds are permitted. A Landscape Site Analysis Plan and Rehabilitation/Landscape Plan is to be prepared by a suitably qualified consultant for each development proposal and is to be submitted for approval by FCRMB, Refer Falls Creek Vegetation and Weed Management Policy Appendix One (Draft February 2004) for detail requirements. Landscaping is to take into consideration the sections of AS 3959-2009 "Construction of buildings in bushfire prone areas" in relation to the classification of vegetation within 100m of the development and its influence on the Bushfire Attack level (BAL).</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Existing Site Features</b></p> <p>Refer current draft documents for detail requirements;</p> <ul style="list-style-type: none"> <li>Refer Falls Creek Stormwater Management Plan (Storm Consulting P.L. March 2003)</li> <li>Falls Creek Environment Improvement Plan (FCEIP) August 2003</li> <li>Falls Creek Vegetation &amp; Weed Management Policy (FCVWMP) Feb.2004</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Existing trees, understorey, rocks and watercourses are to be preserved where possible to maintain site stability and retain the indigenous character. They are to be suitably protected during construction in accordance with approved documentation. Removal of vegetation along the frontage to Bogong High Plains Road should be minimised. **</li> <li>Maximise the retention of Snow gums and associated understorey in line with FCRMB Policy.</li> <li>Existing trees to be retained or proposed for removal shall be identified on a survey for each development site.</li> <li>No trees are to be removed without the approval of the FCRMB. Note Removal or trimming of vegetation will only be undertaken with written approval from FCRMB consistent with an approved plan.</li> <li>Identify transplantable species such as snowgrass and shrubs which are located within the proposed building footprint. Once approved they are to be sodded and stored for reuse or transplanted to other areas of the site requiring revegetation or other areas of the Village requiring restoration.</li> <li>Protection of natural watercourses is fundamental, setbacks and landscape zones are to be established and accommodated in design layouts and construction methods, particularly drainage lines and alpine bog areas. FCVWMP recommends significant buffer strips to be maintained along drainage lines greater than 20m, to be assessed on a site basis by FCRMB.</li> <li>Drainage patterns are to be designed within lease areas to control snow dump, melt and run-off while detaining sediment before entering natural systems.</li> </ul> |

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|                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Previously disturbed stream environments are to be rehabilitated with indigenous species.</li> <li>Remaining areas of Alpine Bog are to be retained and protected and rehabilitated where identified by FCRMB.</li> <li>Landscaping to take into consideration the sections of AS 3959-2009 "Construction of buildings in bushfire prone areas" in relation to the classification of vegetation within 100m of the development and its influence on the Bushfire Attack level (BAL).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Environmental Management Issues</b>                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Soil Conservation</b><br>Refer current draft documents for detail requirements; <ul style="list-style-type: none"> <li>Refer Falls Creek Stormwater Management Plan (Storm Consulting P.L. March 2003)</li> <li>Falls Creek Environment Improvement Plan (FCEIP) August 2003</li> </ul> | <ul style="list-style-type: none"> <li>Limit the area of earthworks to minimise soil disturbance and exposure to erosion. The soils in and around the Resort are easily eroded after disturbance and where water is concentrated onto them. Construction shall follow local authority Guidelines for control of stormwater pollution and sediment control on Building sites.</li> <li>Clearly defined site access and construction zones must be identified with the development application in response to site cover and set back requirements. A Site Environmental Management Plan (SEMP) is to be prepared by a suitably qualified consultant for each development proposal and is to be submitted for approval by FCRMB, Refer Falls Creek Vegetation and Weed Management Policy for detail requirements.</li> <li>The agreed site area will be fenced as agreed with FCRMB, together with appropriate erosion control measures, which must be maintained throughout construction, to protect the vegetation beyond.</li> <li>There will be no access in protected zones without approval (eg connection of services, trenches will be back filled and revegetated).</li> <li>Existing topsoil within the proposed approved construction zone and free of weed species shall be stripped and stockpiled for revegetation purposes and protected with silt fencing. Topsoil containing weeds will be stockpiled at a site directed by FCRMB for treatment to remove weeds. Resort weedfree topsoil may be available for revegetation works from FCRMB stockpile.</li> <li>Existing trees and understorey is to be retained where possible in line with FCRMB policy.</li> <li>Disturbance of alpine bog areas, creek or drainage line vegetation shall be avoided, these areas are to be fenced and protected during construction to the satisfaction of FCRMB.</li> <li>Trees to be retained within the construction zone shall be individually protected by battening or fencing to the satisfaction of FCRMB.</li> </ul> |
| <b>Existing vegetation</b><br>Refer current draft documents for detail requirements; Falls Creek Vegetation & Weed Management Policy (Draft Feb.2004)                                                                                                                                      | <p>Existing trees &amp; understorey to be retained where possible, disturbance of creek or drainage line vegetation shall be avoided. Protect existing vegetation to be retained as per approved SEMP.</p> <p>FCRMB will work with lessees to ensure environmental conditions in leases are met and to determine appropriate actions where a breach occurs in relation to Resort approval or planning permit conditions.</p> <p>All native trees approved for removal will be collected and processed through a chipper for future use as mulch on the site. (Weed species shall be removed from site as directed by FCRMB and as Scheduled in the draft Weed Management Policy).</p> <ul style="list-style-type: none"> <li>Snowgum Woodland habitat supports approximately 90% of the vertebrate fauna recorded in the Village. All proposed development shall minimise the disturbance of habitat for native species and extend habitats by reinforcing indigenous species in disturbed areas adjacent to habitats.</li> <li>Existing Vegetation to take into consideration the sections of AS 3959-2009 "Construction of buildings in bushfire prone areas" in relation to the classification of vegetation within 100m of the development and its influence on the Bushfire Attack level (BAL).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Existing Fauna</b><br>Refer current draft documents for detail requirements; <ul style="list-style-type: none"> <li>Falls Creek Environment Improvement</li> </ul>                                                                                                                      | <p>Alpine Bog is listed under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> and remnants within the Resort are of national significance. Snow Gum Woodland and Stream Complex is also of national significance. Fauna species supported or potentially supported within these habitats include the Broad-toothed Rat, which is of state significance. It is possible that two <i>Flora and Fauna Guarantee Act 1988</i> listed skinks, the Alpine Bog Skink and Alpine Water Skink are evident in Alpine Bog or Stream Complex habitats.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| Plan ( August 2003)                                                                                                                                                                                                                                    | <p>Isolation and small patch sizes have reduced the potential utility of these areas.</p> <p>Design to discourage scavenging feral species particularly to outdoor storage and garbage areas both during construction and upon completion of the development is required. Domestic dogs that are registered with FCRMB are allowed within the resort boundaries.</p> <p>Landscaping to take into consideration the sections of AS 3959-2009 "Construction of buildings in bushfire prone areas" in relation to the classification of vegetation within 100m of the development and its influence on the Bushfire Attack level (BAL).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Environmental Controls</b><br>Refer current draft documents for detail requirements;<br>•Falls Creek Environment Improvement Plan ( August 2003)                                                                                                    | <ul style="list-style-type: none"> <li>• The extent of sedimentation and flow into streams / water courses affected by development shall be minimised.</li> <li>• Minimum Environmental controls are to include erosion control fencing installed down slope of the construction zone, where earthmoving works are undertaken and adjacent access routes.</li> <li>• Sediment traps are to be installed below disturbed areas to protect adjacent stormwater inlets.</li> <li>• Washing and refuelling of machinery will take place in an appropriately protected area designated by FCRMB.</li> <li>• Minimise the generation of noise, dust, odour and fumes which may cause environmental nuisance to surrounding accommodation.</li> <li>• Dust control measures such as watering, windbreak screens, covering stockpiles, reducing heights of stockpiles and the like shall be implemented.</li> <li>• Proposed Environmental controls including protective fencing, siltation control measures, tree protection, soil and mulch stockpiles, construction access and material stores are to be indicated on a Site Environmental Management Plan.</li> </ul>                                                                                                                                           |
| <b>Waste Management</b><br>Refer current draft documents for detail requirements;<br>•Falls Creek Environment Improvement Plan ( August 2003)                                                                                                          | <ul style="list-style-type: none"> <li>• No disposal of refuse shall be allowed on site (including disposal by burying or burning).</li> <li>• Non-putrescibles waste will be disposed of as directed by FCRMB.</li> <li>• All builders waste and rubbish is to be contained within site skips to prevent litter being blown around the site, each site is to provide at least one skip from an approved supplier and located as indicated on the approved SEMP in agreement with FCRMB.</li> <li>• All construction rubbish is to be removed from the Resort to the Mount Beauty council tip. Whilst being transported in the Resort or to the tip all rubbish shall be contained in a manner which will prevent spillage onto roadways or any other public place.</li> <li>• For putrescibles / hazardous waste handling procedures, emergency fuels &amp; chemicals procedures, emergency site incident procedures refer FCRMB for detail.</li> </ul>                                                                                                                                                                                                                                                                                                                                                    |
| <b>Weed Management</b><br>Refer current draft documents for detail requirements;<br>•Falls Creek Vegetation & Weed Management Policy ( Feb.2004)<br>Vegetation communities are particularly vulnerable to the spread of weeds following the bushfires. | <ul style="list-style-type: none"> <li>• A Landscape Site Analysis Plan indicating site features noted in Appendix one of FCVWMP is required which will indicate any weed species on site. All Schedule 1 listed weed species shall be removed from the site before construction commences to an approved council green waste depot. Temporary sedimentation control is to be installed with rapid revegetation of disturbed areas outside the building footprint to be implemented in accordance with the recommended species list. This includes a minimum 100mm depth mulching (preferred site brush chippings, or hardwood mulch from approved sources) and/or the use of approved organic erosion control mattings covering disturbed areas.</li> <li>• Exotic tree and shrub species that form part of the cultural landscape of the Village must also be assessed; only species in Schedule 3 may be permitted to be retained.</li> <li>• Earth moving equipment and vehicles shall be cleaned before entering the Alpine Resort area and machinery shall be washed in an appropriately protected area designated by FCRMB.</li> <li>• Each site is to maintain an ongoing site weed control program in conjunction with the current Falls Creek Vegetation &amp; Weed Management Policy.</li> </ul> |
| <b>Revegetation</b><br>•Falls Creek Vegetation & Weed Management Policy ( Feb.2004)                                                                                                                                                                    | <ul style="list-style-type: none"> <li>• A Revegetation / Landscape Site Plan indicating detail noted in Appendix one of FCVWMP is required for each site development.</li> <li>• Site landscaping shall include all works from the site boundary to the back of roadways / kerbs adjacent to the development site.</li> <li>• Minimum requirements will include revegetation of all disturbed areas using indigenous vegetation species.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| <p><b>Revegetation technique</b></p> <p><b>General landscape issues</b></p> | <ul style="list-style-type: none"> <li>• All landscape areas will be revegetated using the principles set out in the Falls Creek Vegetation and Weed Management Policy.</li> <li>• The seed mix to be used must be the FCRMB approved mix . 100% sterile rye corn as a cover crop in disturbed areas where approved for use or when available 100% Ledge grass (<i>Poa hothamensis</i>). All seeded areas are to be supplemented with Site Specific plantings recommended by the FCVWMP and characteristic of the typical indigenous plant community of the site. The predominant composition will be scattered trees and snow grass with random shrub groups in compliance with the FCRMB Fire Preparation Plan 2009.</li> <li>• All disturbed areas are to be revegetated before the works are deemed to be complete. This may include areas beyond the designated construction area if disturbed during construction. A FCRMB representative will direct the method of revegetation which will generally be as indicated on the approved Landscape Plan.</li> <li>• Landscaping to take into consideration the sections of AS 3959-2009 "Construction of buildings in bushfire prone areas" in relation to the classification of vegetation within 100m of the development and its influence on the Bushfire Attack level (BAL).</li> <li>• Site topsoil, seeding with 100% Ledge grass or sterile rye corn as directed by FCRMB, followed by organic erosion control netting, overplanted with snowgrass (<i>Poa fawcettiae</i> or <i>Poa hiemata</i>) cells 15-20 cells/m<sup>2</sup> and scattered site specific trees, shrubs and ground covers;</li> <li>• The topsoil must be spread evenly over the cultivated area then raked disturbed area min. 50mm depth, hand broadcast seed at a rate of approximately one generous handful / m<sup>2</sup> , spread min 50mm deep mulch layer over seeded bed, weed free straw or chipped site mulch, lay Treemax 'Soil saver' or approved equivalent to manufacturers direction, pegging at 1.0m intervals, overlay all joints min. 200mm pegged in place, water with a fine mist to moisten matting.</li> <li>• Plant trees, shrubs and snowgrass cells with 'wetting' agents such as 'Alcosorb' or 'Rainsaver' or approved equivalent. Allow one slow release plant fertilizer capsule in the base of each plant hole or as per manufacturers direction, fertiliser suitable for Australian native plants such as 'Langley' or 'Agriform' or approved equivalent. Install black plastic mesh tree guards 600mm high to all trees and shrubs.</li> <li>• Species are available from approved local nurseries including Australian Alpine Nursery. Snowgrass cells supplied from approved growers will also be used for ground cover revegetation works.</li> <li>• All exposed slopes resulting from clearing to allow for development shall be extensively revegetated with suitable protective / screen planting.</li> <li>• Slopes with a 1:2 grade or steeper shall be reinforced with appropriate erosion control matting or organic geotextile fabric.</li> <li>• Disturbed areas are to be progressively revegetated/stabilised as soon as possible after finished profiles are established.</li> <li>• In areas of soil compaction due to construction activities, ground along contours is to be lightly ripped to allow revegetation.</li> <li>• The use of fertilisers, pesticides or herbicides will be restricted and their proposed use is to be identified with any development submission for FCRMB approval.</li> <li>• Where buildings with elevated or pole construction is proposed, the open ground beneath and immediately surrounding the building shall be extensively revegetated with suitable native species where light penetrates.</li> <li>• All exposed visible areas are to be cleaned of building rubbish, raked smooth and mulched as a minimum treatment.</li> <li>• Completed landscape work will be monitored for a 3 year period from the date of practical completion. Where plants have died or are failing during the period, replacement of plants will be required at the lessee's expense.</li> <li>• Landscaping to take into consideration the sections of AS 3959-2009 "Construction of buildings in bushfire prone areas" in relation to the classification of vegetation within 100m of the development and its influence on the Bushfire Attack level (BAL).</li> </ul> |
| <p><b>Cultural Heritage</b></p>                                             | <ul style="list-style-type: none"> <li>• The Falls Creek Resort Aboriginal Heritage Study was completed in 2001 which highlighted significant sites within the Village. Proponents are to refer to FCRMB for specific lot significance and the need for any further investigation.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|  | <ul style="list-style-type: none"><li>• The Falls Creek Village Plan has identified significant European heritage buildings and proponents are to refer to FCRMB for specific lot significance and the need for retention, restoration, inclusion or recording of the structures / features. Exotic tree and shrub species that form part of the European cultural landscape of the Village will be assessed; only species in Schedule 3 of the FCVWMP may be permitted to be retained.</li></ul> |
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# FallsCreek

## All Season Alpine Resort