Planning Officer for PA2201858

Department of Transport and Planning

8 Nicholson Street,

East Melbourne, VIC 3002

By email: [development.approvals@delwp.vic.gov.au](mailto:development.approvals@delwp.vic.gov.au) [**XX July 2023]**

**Letter of Objection to PA2201858 – Permit relating to (UNLEASED CROWN LAND COMPRISING CA 9H, 2015, 2019, 2026, 2056), LAKESIDE PRECINCT, FALLS CREEK ALPINE RESORT VIC 3699**

To whom it may concern,

I am writing to you regarding [Ministerial Permit Application No. 2201858 regarding the proposal to redevelop the ANARE shed and allow for potential activation of the Lakeside Precinct at Falls Creek.]

I am [provide some personal background and explain briefly your connection to Falls Creek and why this is important to you – i.e., “I am a passionate cross-country and alpine skier and I regularly ski, bushwalk and mountain bike in Falls Creek and in the broader Victorian alpine region. I have built a deep connection to the area and am committed to advocating for a Falls Creek that meets the needs of its local broader Victorian community”].

It is my understanding that the applicant seeks to [Briefly explain your understanding of the proposal and the planning grounds that are at the core of your objection. i.e., I understand that the application proposes to redevelop the existing ANARE shed and construct a 73 space car park at the Lakeside Precinct of Falls Creek as well as potentially ‘activating’ the site in winter if Alpine Resorts Victoria determines that there is sufficient information available to ascertain if there is an operational requirement for the Bogong High Plains Road to be cleared. Winter activation would require the clearing of Bogong High Plains Road between Windy Corner and the Lakeside Precinct of Falls Creek. This would cause the major arterial XC route within the trail network to be cleared of snow, removing skiable access between the XC trails and the village, limiting access from XC trails to the Falls Creek Nordic Centre and day shelter at Windy Corner to the XC trails.”]

I object to this application for the following specific reasons.

1. **Redevelopment of the ANARE shed which is isolated from the Falls Creek Village:** [I object to the redevelopment of the ANARE shed as itwill create an isolated, satellite development away from the Falls Creek Village]. This is contrary to the Alpine Resorts Planning Scheme, which seeks to:
   * **12.04-1S** Provide for the development of consolidated alpine villages, including a diverse range of employment, social and economic opportunities
   * **12.04-1L** Focus commercial activity, community facilities, skier congregations, skifield access points and transport hubs around the resort centres
   * **17.02-2S** Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres
2. **Clearing of the road in winter:** [I object to the clearing of the road in winter is not consistent with the use of the area as a XC skifield and will create huge inefficiencies in the functioning of the XC trail network. Specifically, I object to the clearing of the road in winter because] it is contrary to the Alpine Resorts Planning Scheme, which seeks to:
   * **12.04-1S** Promote development for active recreation solely at Falls Creek
   * **12.04-1L** Design development to complement the operation of the skifields; Restrict the use of the skifields to snow based recreational activities; not impede ski runs or major skier routes
   * **17.04-1L** Facilitate sufficient skifield terrain catering to a range of skill levels, cross-country trails, snow play areas and associated infrastructure; encourage the integration of the cross country trail system with the trails of adjoining State and National Parks; encourage development of the cross country trail system, particularly in the Rocky Valley Dam area and the Nordic Bowl.
   * **18.01-2L** Facilitate pedestrian and skier links to adjoining recreational experiences within the Alpine National Park
3. **Winter activation of the ANARE shed:** [I object to the use and operation of a commercial building in winter. Placing a commercial café in the middle of a ski field that will cut off access to the existing café at the Nordic Centre is not acceptable. Winter activation of the ANARE shed is not needed or desired by the XC ski community and] is in contravention of the Alpine Resorts Planning Scheme, which seeks to:
   * **12.04-1L** Encourage small scale commercial and retail development in the ski fields if it: Fulfils a demonstrated need for snow users.
   * **15** Support human health and community wellbeing; Accommodate people of all abilities, ages and cultures; Enhance the function, amenity and safety of the public realm
   * **17.02-2S** Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.
4. **Creation and use of a large car park at the Lakeside Precinct:** I object to the creation of a car park at the Lakeside Precinct and specifically object to the use of thar car park in winter. This car park is in contravention of the Alpine Resorts Planning Scheme, which seeks to:
   * **18.02-4L** Locate short term/day car parking areas at Gully Portal, Village Plaza and Windy Corner; encourage car parking that: ensures that ski in/ski out access is maintained throughout the Village.
5. [ADD YOUR OTHER OBJECTIONS INCLUDING ENVIRONMENTAL, TRANSPARENCY OF WINTER USE WITHOUT ROAD CLEARED, WHETHER THE DEVELOPMENT IS APPROPRIATE FOR THE ALPINE ENVIRONMENT, BETTER OPTIONS HAVE NOT BEEN EXPLORED]

The proposed development under PA2201858 would if the road is cleared at any point in the future [decimate XC skiing in Falls Creek as we know it and is in direct contravention of a number of clauses within the Alpine Resorts Planning Scheme.]

I strongly encourage you to [consider rejecting the application based on its numerous Planning Scheme contraventions and I welcome further discussion with you around my concerns.]

Yours sincerely

[Your name]

[your email address]