Construction standard

The buildings in parcel 'B' must be designed and constructed to a minimum Bushfire Attack Level of BAL-40 and the buildings in parcel 'D' to a minimum Bushfire Attack Level of BAL-29

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MOUNT BULLER ALPINE RESORT (UNINCORPORATED)

1660

1640

Parcel D

Parcel B

White Horse Village Road

Standard Lane

Breathtaker Road

PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME

PERMIT NO. 2015529926-13

MODIFIED ENDORSED PLAN
Sheet 1 of 1

Signed: for
MINISTER FOR PLANNING
Date: 19 SEPTEMBER 2024

Defendable space: inner zone

Vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

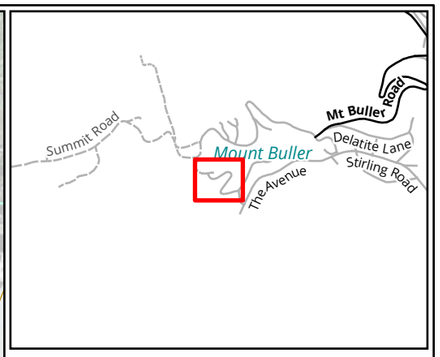
- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Defendable space: outer zone

Vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Trees must not overhang the roofline of any building, touch walls or other elements of the buildings.
- Grass must be no more than 5 centimetres in height and all leaves and vegetation debris are to be removed at regular intervals.
- Plants greater than 10 centimetres in height at maturity must not be placed directly in front of a window or other glass feature.
- Tree branches below 2 metres from ground level must be removed.

Acknowledgements: VicMap BaseMap©State of Victoria; Imagery Mt Buller and Mt Stirling Resort Management Board 2021



Legend

- Site
- White Horse Village
- Current parcel boundary

Proposed development

- Approved White Horse Village construction footprint
- Service trench
- BAL-29 construction standard (Parcel D)
- BAL-40 construction standard (Parcel B)
- Retarding tank area
- Existing or proposed road

Defendable space

- Inner zone
- Outer zone

Elevation

- Contour 20 m interval

Whitehorse Village Development Precinct Mount Buller Bushfire Management Plan

ADVERTISED PLAN

0 5 10 15 20
Meters
Scale: 1:700 @ A3
Coordinate System: GDA2020 MGA Zone 55

N

biosis

Matter: 39907,
Date: 05 July 2024 ,
Prepared for: MR, Prepared by: SP, Last edited by: spanter
Layout: 39907_BMS_F4_Bushfire_mgmt_plan
Project: P:\39900s\39907\Mapping\
39907_WHV_Cabin_1_Parcel_D.aprx