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# Bushfire Management Statement: Parcel 2017, White Horse Village

FINAL REPORT

Prepared for Grollo Group

8 September 2023

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- Sam Panter (mapping)
- Gabby McMillan (quality assurance)

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# 1. Introduction

## 1.1 Background

Biosis was engaged by Grollo Group to prepare a Bushfire Management Statement (BMS) in support of a planning application to amend planning permit 201529926-6 under Section 72 of the *Planning and Environment Act 1987*.

The planning permit application (201529926-7) relates to land located within Crown Allotment 2017 and Crown Allotment 2020, Parish of Changue East, in Mount Buller (referred to as 'Parcel 2017' and 'Parcel 2020').

The application seeks to amend planning permit 201529926-6 and endorsed plans to replace the Café / restaurant building with four detached Chalets (Proposal) within the original development footprint of Parcel 2017 and to relocate the proposed waste bin huts within Parcel 2020.

This report focuses on the proposed Chalets ('proposed development') within Parcel 2017 ('study area') (Figure 1).

## 1.2 Scope of assessment

This assessment has been prepared in accordance with the application requirements at Clause 44.06 Bushfire Management Overlay schedule 1 (BMO1) of the Alpine Resorts Planning Scheme (Planning Scheme).

In particular this assessment incorporates:

- a bushfire hazard landscape assessment,
- a bushfire hazard site assessment; and
- a bushfire management statement.

The assessment is designed to meet the requirements of the schedule 1 to Clause 44.06 Bushfire Management Overlay (BMO1) and Clause 53.02 of the Scheme. The State policies at Clause 13.02 have also been taken into account during this assessment.

## 1.3 Proposed bushfire management under BMO1

Schedule 1 to Clause 44.06 (BMO1) in the Alpine Resorts Planning Scheme provides 'substitute approved measures' to manage bushfire hazard in the resort. The proposed development seeks to rely on the substitute approved measures under the BMO1 and will deliver BAL-40 construction in accordance with AS3959 Building in Bushfire Prone Areas (Standards Australia).

The proposed development also relies on the 'Mt Buller Community Bushfire Emergency Management Plan (Attachment 1) to provide effective alternatives to conventional BMO requirements. The unique management arrangements under the Mt Buller Community BEMP enables the BMO1 (and by extension the proposed development) to include tailored requirements that have been deemed acceptable to mitigate potential bushfire risks in the Mt Buller Alpine Resort.

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## 1.4 Location of the study area

The study area is located within Crown Allotment 2017, Parish of Changue East, in Mount Buller (Figure 1).

## 1.5 Planning context

### Bushfire planning policy

Clause 13.02 of the Planning Policy Framework prioritises the protection of human life over all other policy considerations. It stipulates that developments must properly assess bushfire risk, including consideration of the hazard (and the resultant risk) beyond the site level (Alpine Resorts Planning Scheme, 2018c).

### Planning controls

The study area is zoned Comprehensive Development Zone schedule 1 (CDZ1) and is covered by the following overlays:

- Clause 43.02 - Design and Development Overlay Schedule 1 (DDO1-A1)
- Clause 42.01 – Environmental Significance Overlay schedule 1 (ESO1)
- Clause 44.01 - Erosion Management Overlay Schedule 1 (EMO1)
- Clause 44.06 Bushfire Management Overlay Schedule 1 (BMO1)

Clause 52.03-2 provides a performance-based approach to implementing bushfire protection measures.

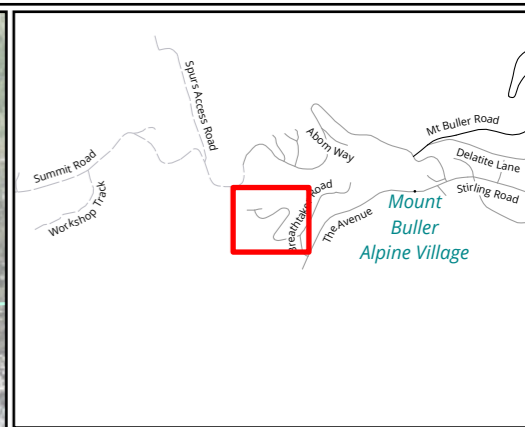
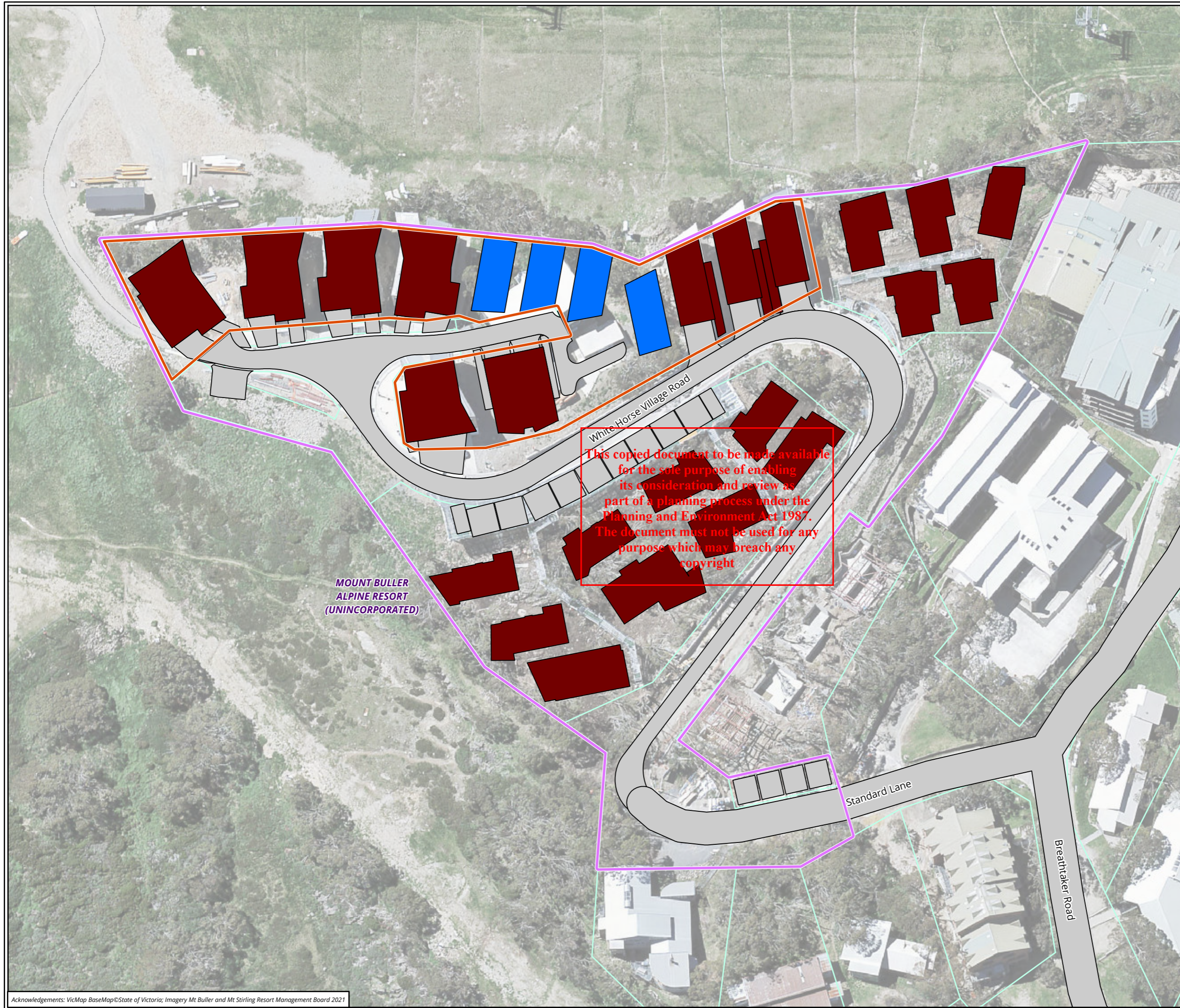
The objectives are:

- Clause 53.02-4.1 Landscape, siting and design objectives
- Clause 53.02-4.2 Defendable space and construction objective
- Clause 53.02-4.3 Water supply and access objective.

See Section 5 for the proposed developments' response to these objectives.

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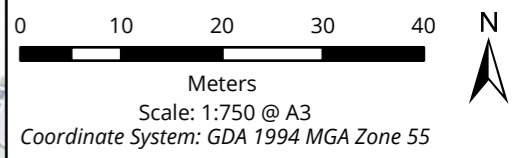
- Legend**
- Study area; Parcel 2017
  - White Horse Village precinct
  - Proposed development
  - Approved building
  - Existing road and parking
  - Current parcel boundary

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**Figure 1 Location of the study area**



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 Layout: 31101\_BMS\_F1\_Location  
 Project: P:\31100s\31101\Mapping\31101\_WhitehorseVillageMtBuller.aprx

## 2. Methods

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### 2.1 Literature review

In preparing the assessments contained in this report the following documents were reviewed:

- Australian Standard AS3959-2009 Construction of buildings in bushfire prone areas (2018)
- Alpine Resorts Planning Scheme (2018)
- Practice Note 64: Local Planning for Bushfire Protection (2015a)
- The Mount Buller Community Bushfire Emergency Management Plan (2019)
- The Mount Buller and Mount Stirling Mountains Fire Management Plan (2011-2021)
- Strategic bushfire management plan, Alpine and North East (2015b)

### 2.2 Mapping

Mapping was conducted using site plan and aerial photo interpretation. The accuracy of this mapping is therefore subject to the limitations of aerial photo rectification and registration.

Mapping has been produced using a Geographic Information System (GIS). Electronic GIS files which contain our spatial data are available to incorporate into design concept plans. However, this mapping may not be sufficiently precise for detailed design purposes.

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## 3. Bushfire landscape hazard assessment

### 3.1 Location description

The study area is located on Mt Buller, west of the Great Dividing Range at an altitude of around 1600m, approximately 46km east-southeast of Mansfield (see Figure 1 and 2).

The study area forms part of the White Horse Village precinct within the Mt Buller Alpine Village. The proposed development (the four Chalets) is adjacent to the Bourke Street Ski Run, White Horse Village Road and Chalets already developed in accordance with the current planning permit 201529926-6.

### 3.2 Landscape risk

The study area and Mount Buller Alpine Village is in an extreme bushfire risk landscape, and the surrounding landscape accords with Broader Landscape Type 4 (DELWP, 2017). Type 4 landscape, which consists of the following characteristics (DELWP, 2017):

- The broader landscape presents an extreme risk.
- Fires have hours or days to grow and develop before impacting.
- Evacuation options are limited or not available.

The study area, and the Mt Buller Alpine Village as a whole, could be approached by bushfire through dense vegetation from any direction over steep rugged terrain. However, it is noted that areas of land within the Village are highly modified, which reduces the intensity of any bushfire approaching the site.

The landscape is vulnerable to large fires over extensive areas with great difficulty of suppression, such as the Victorian Alpine Fire Complex of the 2003 and 2013 bushfire season. No potential fire runs are shown on Figure 2 as fires may approach the site from any direction after fire runs on many kilometres.

### 3.3 Vegetation

The study area is situated within a built environment, surrounding by the natural setting of the alpine National Parks and State Forests, with fragments of managed and unmanaged vegetation. This includes areas cleared for development or recreational uses such as ski run areas or walking trails.

There is a diverse range of vegetation types spread throughout the alpine environment including Montane Dry Woodland, Montane Damp Forrest, Shrubby Dry Forest, Damp Forest, Wet Forest and Herb-Rich Foothills (Mountains Fire Management Planning Committee, 2018).

### 3.4 Topography

The topography is complex and often very steep, with the possibility for extreme fire behaviour. Fire behaviour in this broader landscape may be beyond the default assumptions in the BMO, with the potential for severe fire winds and extreme fire behaviour associated with convective plumes. There are unique management arrangements such as the Mt Buller Community BEMP that enable the BMO1 to include tailored requirements that have been deemed acceptable to mitigate potential bushfire risks in the alpine resorts.

### 3.5 Access

The Mt Buller Resort Village has a single public access/egress road (Mt Buller Road) through steep and heavily forested terrain, leading down the mountain to Merrijig, beyond which are flatter pastoral areas toward Mansfield.

The study area is accessible via the existing Mt Buller Alpine Village road network and White Horse Village Road. The study area is approximately 400 metres west of the Mt Buller Neighbourhood Safer Place and 500 metres west of the Country Fire Authority Station.

### 3.6 Fire History

Historical bushfire extents from 1982 is shown on Figure 2. Based on Figure 2, the extensive 2007 fires shown over most of the map extent.

Two bushfires have occurred in close proximity to or within the Mt Buller Mt Stirling Resorts over the past 20 years (Mountains Fire Management Planning Committee, 2018). The 2002-2003 fires approached but did not impact the Resort(s). Although the 2006-2007 bushfires burnt patches of vegetation, the built infrastructure of the Resorts remained unaffected (Mountains Fire Management Planning Committee, 2018).

### 3.7 Emergency management arrangements

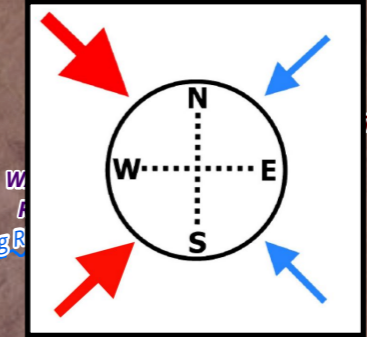
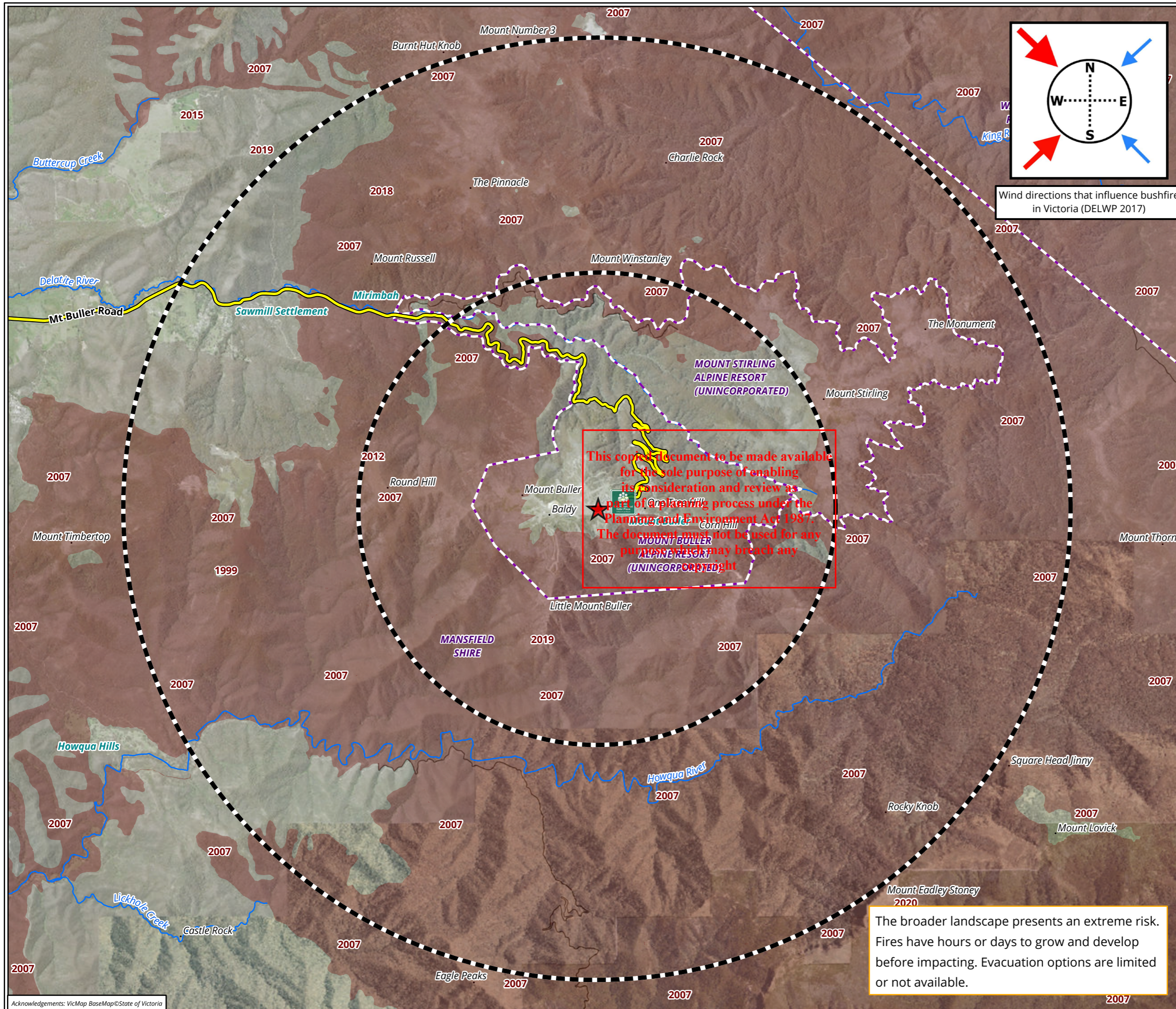
The RMB operates the following relevant management plans to mitigate bushfire risk across the locality:

- Mt Buller Municipal Emergency Management Plan 2018-2021 (Mount Buller and Mt Stirling Alpine Resort Management Board, 2020)
- Mt Buller Fire Management Plan (Mountains Fire Management Planning Committee, 2018)
- Mt Buller Community Bushfire Emergency Management Plan - updated January 2019 (Mt Buller Mt Stirling Management Board, 2019) (Mt Buller Community BEMP) (Attachment 1)

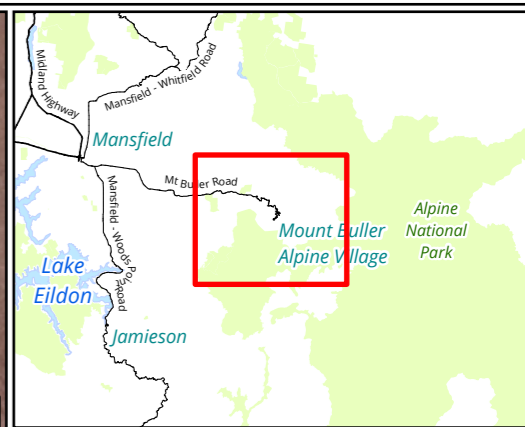
The RMB has distinct emergency management authority which enables the RMB to temporarily restrict access, control visitor movement within the resort and or deem areas to be off limits during emergencies (or where there is a reasonable threat of one occurring) (Mt Buller Mt Stirling Management Board, 2019). The proposed development will adhere to the emergency management arrangements under the Mt Buller Community BEMP to rely upon the substitute measures of the BMO1 and ensure bushfire hazard risk is reduced to an acceptable level.

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Wind directions that influence bushfire in Victoria (DELWP 2017)

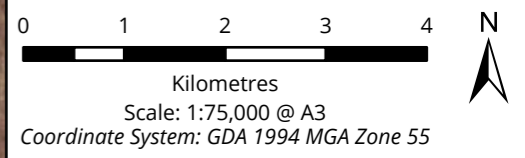


- Legend**
- ★ Assessment site
  - ⊖ Broader landscape type four (5 km and 10 km radii)
  - ⊖ Local government area
  - Bushfire since 1982 (labelled with most recent year)
  - 🏠 Neighbourhood Safer Place
  - 🛣️ Access and egress to study area (Mt Buller Road via Mansfield)

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**Figure 2 Bushfire hazard landscape assessment**



The broader landscape presents an extreme risk. Fires have hours or days to grow and develop before impacting. Evacuation options are limited or not available.



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 Date: 06 September 2023,  
 Prepared for: GHG, Prepared by: SP, Last edited by: spanter  
 Layout: 31101\_BMS\_F2\_Landscape\_assessment  
 Project: P:\31100s\31101\Mapping\31101\_WhitehorseVillageMtBuller.aprx

Acknowledgements: VicMap BaseMap © State of Victoria

## 4. Bushfire site hazard assessment

### 4.1 Classified Vegetation

Classified vegetation is vegetation that is deemed hazardous with regard to bushfire. The classification system is not directly analogous to Ecological Vegetation Classes (EVCs) but uses a generalised description of vegetation based on AS 3959:2018. Vegetation on and around the study area was classified in accordance with the likely fire behaviour it may generate using the AS 3959:2018 classifications (see Figure 3).

Vegetation within the 150m assessment zone around the study area has been classified in accordance with the AS 3959-2018 methodology. Three types of classified vegetation were identified which accord with the AS 3959-2009 classifications of woodland, modified and low-threat vegetation (see Figure 3).

#### 4.1.1 Woodland

Unmanaged tree vegetation are located within the study area, however to facilitate construction of the development, this vegetation will be removed. Other unmanaged tree vegetation are located beyond the buildings to the north and to the east, best accords with the Woodland group of AS3959:2018.

Woodland vegetation comprises areas with trees 10-30m tall, 10–30% foliage cover dominated by eucalypts (and/or callitris) with a prominent grassy understorey, may contain isolated shrubs (Standards Australia, 2018).

#### 4.1.2 Modified vegetation

Modified vegetation is vegetation that doesn't fit into the vegetation classifications in AS3959:2018 as it:

- has been modified, altered or is managed due to urban development, or gardening,
- has different fuel loads from those assumed in the standard,
- has limited or no understorey vegetation, or
- is not low-threat or low-risk vegetation as defined in the standard' (Alpine Resorts Planning Scheme, 2018a).

Modified vegetation may occur where fuel loads are higher than typical residential gardens and therefore the vegetation cannot be excluded as low-threat. However, because of the amount of disturbance and modification that has occurred due to development within Mt Buller Village (e.g. small, fragmented patches and/or reduced or no understorey/surface vegetation), the fuel load and anticipated fire behaviour is likely to be different from that presumed in the AS 3959:2018 methodology.

Modified vegetation may not produce a 100m wide fire front moving at a quasi-steady state rate of forward spread, as presumed in the AS3959:2018, but may generate radiant heat and localised flame contact that needs to be fully considered (DELWP, 2017).

The vegetation on the fringe of the area of Woodland, adjacent to the ski run to the south is modified with reduced canopy cover, and in some places in the village, as small patches around some buildings, is a mix of modified and low threat vegetation (see Map 1) or entirely comprises low threat vegetation. Where it is not low threat, it is modified and at least 'partially managed', fragmented into small patches by the presence of non-vegetated areas and discontinuous to larger areas of classified vegetation.

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### 4.1.3 Low-threat areas

Low-threat areas excluded from classification generally comprise fragments of vegetation without remnant tree canopy cover throughout the alpine village, within private properties and public areas. Non-vegetated areas include the roads, driveways, paths and structures within the 150m site assessment zone (see Figure 3).

## 4.2 Topography

The BMO/AS 3959 methodology requires that the 'effective slope' be identified to determine the BAL and applicable defendable space or vegetation setback distances. This is the slope of land under the classified vegetation that will most significantly influence the bushfire attack on a building.

The following broad slope types apply to the Site:

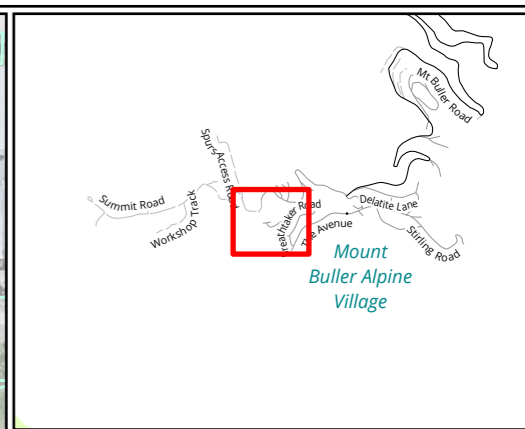
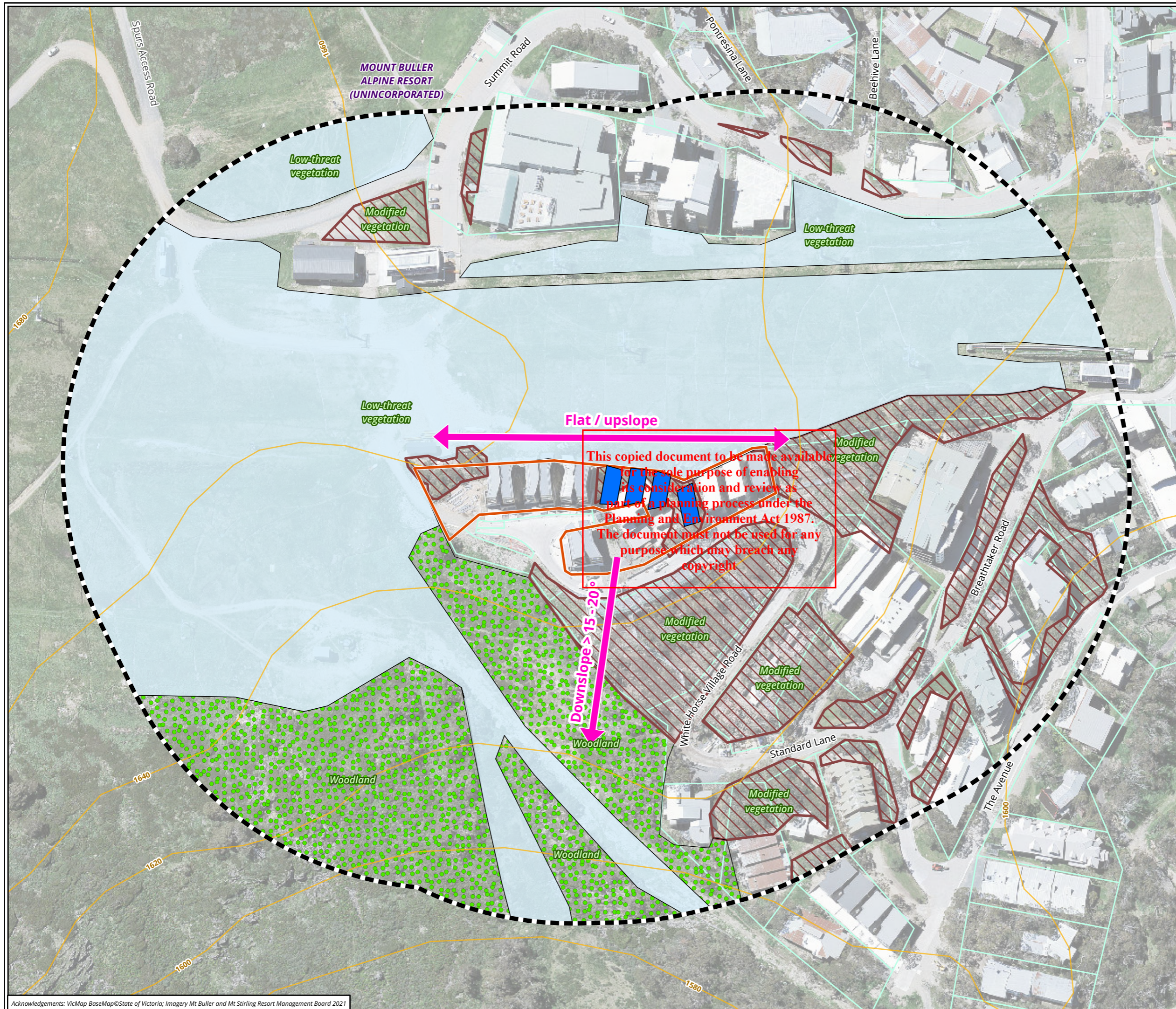
- Flat/Upslope: land that is flat or on which a bushfire will be burning downhill in relation to the development. Fires burning downhill (i.e. on an upslope) will generally be moving more slowly with a reduced intensity.
- Downslope: land under the classified vegetation on which a bushfire will be burning uphill in relation to the development. As the rate of spread of a bushfire burning on a downslope (i.e. burning uphill towards a development) is significantly influenced by increases in slope, downslopes are grouped into five classes in 5° increments from 0° up to 20°.

The study area is at an elevation of approximately 1,600 metres.

The topography under the Woodland to the south of the site within the 150m assessment zone comprises a 15-20° downslope. Beyond the 150 zone, there are steep downslopes exceeding 20° to the south. However, for the purposes of determining the BAL and defendable space, the applicable slope class is 'Downslope >15° - 20°'. See Figure 3 for further detail.

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- Legend**
- Study area
  - 150 metre buffer
  - Proposed development
  - Current parcel boundary
  - Contour 20 m interval
- Vegetation classification**
- Woodland
  - Low-threat vegetation
  - Modified vegetation
- Slope**
- ➔ Downslope
  - ➔➔ Flat / upslope

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**Figure 3 Bushfire hazard site assessment**

0 10 20 30 40 50  
Meters  
Scale: 1:1,500 @ A3  
Coordinate System: GDA 1994 MGA Zone 55



Matter: 31101,  
Date: 07 September 2023,  
Prepared for: GHG, Prepared by: SP, Last edited by: spanter  
Layout: 31101\_BMS\_F3\_Site\_assessment  
Project: P:\31100s\31101\Mapping\31101\_WhitehorseVillageMtBuller.aprx

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

## 5. Assessment against the BMO1 and Clause 53.02 of the Planning Scheme

The proposed development has been assessed against the BMO1, its schedule and Clause 53.02 of the Scheme. This assessment is found below in Table 1 and Table 2.

**Table 1 Response to application requirements and decision guidelines of Clause 44.06 - Bushfire Management Overlay schedule 1**

Requirements	Proposal Response
<b>Clause 44.06-3 Application Requirements – 44.06 Bushfire Management Overlay</b>	
<b>Locality and site description</b>	See Section 1.3 and 3 of this report, as well as Figure 1 and 2.
<b>A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.</b>	A bushfire hazard landscape assessment is provided Section 3 and Figure 2 of this planning report.
<b>A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development.</b>	A bushfire hazard site assessment is provided at Section 4 and Figure 3.
<b>A bushfire management statement describing how the proposed development responds to the requirements in Clause 53.02.</b>	A bushfire management plan has been prepared in response to the bushfire risks associated with the study area and proposed development. A detailed response is provided in Table 2.

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Requirements	Proposal Response
<p><b>Clause 44.06-5 Mandatory condition - Pathway 2 Application</b></p> <p><b>Proposed building and works are as per planning report and architectural package. No additional vegetation is required to be removed for defensible space as to what is already approved under the current planning permit.</b></p>	<p>The requirements on any Bushfire Management Plan (BMP) will be integrated into the development. See Figure 4.</p> <p><b>Requirements of the Bushfire Management Plan</b></p> <p><u>Construction standard</u></p> <p>The buildings must be designed and constructed to a minimum BAL-40 standard with the addition that all external building elements are of non-combustible materials.</p> <p><u>Defendable Space Management</u></p> <p>Defendable space must be provided for to the property boundaries and be managed in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>• Grass must be shorn and cropped and maintained during the declared fire danger period.</li> <li>• All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.</li> <li>• Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.</li> <li>• Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.</li> <li>• Shrubs must not be located under the canopy of trees.</li> <li>• Individual and clumps of shrubs must not exceed 5m<sup>2</sup> in area and must be separated by at least 5m.</li> <li>• Trees must not overhang or touch any elements of the building.</li> <li>• The canopy of trees must be separated by at least 5m.</li> <li>• There must be a clearance of at least 2 metres between the lowest tree branches and ground level.</li> </ul> <p>The bushfire protection measures proposed in this document do not guarantee survival of the building or the occupants in the event of a bushfire. Grollo Group is strongly encouraged to develop and practice a bushfire survival plan including determining triggers for leaving early on days of severe or higher, fire danger. Information and assistance including a template for a Bushfire Survival Plan is provided on the CFA website at <a href="https://www.cfa.vic.gov.au/plan-prepare">https://www.cfa.vic.gov.au/plan-prepare</a>.</p>

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**Table 2 Response to application requirements and decision guidelines of Clause 53.02 Bushfire Planning**

Bushfire Protection Objectives and Approved Measures – Clause 53.02 and Substitute Approved Measures – Clause 44.06 Schedule 1	
<p><b>53.02-4.1 Landscape, siting and design objectives:</b></p> <ul style="list-style-type: none"> <li>• Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.</li> <li>• Development is sited to minimise the risk from bushfire.</li> <li>• Development is sited to provide safe access for vehicles, including emergency vehicles.</li> <li>• Building design minimises vulnerability to bushfire attack.</li> </ul> <p><b>Approved Measures:</b></p> <ul style="list-style-type: none"> <li>• AM 2.1 The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</li> <li>• AM 2.2 A building is sited to ensure the site best achieves the following:               <ul style="list-style-type: none"> <li>○ The maximum separation distance between the building and the bushfire hazard.</li> <li>○ The building is in close proximity to a public road.</li> <li>○ Access can be provided to the building for emergency service vehicles.</li> </ul> </li> <li>• AM 2.3 A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building</li> </ul>	<p>The Village has high bushfire potential due to the local topography and vegetation. Bushfire hazard management in this environment requires an alternative approach to that used in most other areas of Victoria.</p> <p>The schedule to 44.06 (BMO) in the Alpine Resorts Planning Scheme provides 'substitute approved measures' to manage bushfire hazard in the resort. The Mount Buller Alpine Resort also relies on its 'Community Bushfire Emergency Management Plan' to provide effective alternatives to conventional BMO requirements.</p> <p>The proposed development seeks to rely on the substitute approved measures under the BMO1. The unique management arrangements such as the Mt Buller Community BEMPs that enable the BMO1 to include tailored requirements that have been deemed acceptable to mitigate potential bushfire risks in the alpine resort. The Mt Buller Community BEMP has therefore informed the proposed developments' response to bushfire mitigation as a prerequisite to rely on the substitute approved measures.</p> <p><b>Responses to AM 2.1</b> – The landscape is of extreme bushfire risk. However, the proximity to the Mt Buller CFA station and the RMBs integrated approach to fire management ensures significant resorts are devoted to mitigating risk to people during the summer fire danger period. The bushfire risks of the study area can be mitigated to an acceptable level by implementing the bushfire protection measures in compliance with the BMO1 and BAL-40 Construction standard.</p> <p><b>Response to AM 2.2</b> – The small size of study area and the area of the proposed development precludes viable alternative siting options. The siting of the proposed development is deemed appropriate in meeting the objectives of the BMO1 and Clause 13.02 of the Planning Scheme. This is as hazardous vegetation is relatively distant from the study area and the proposed development. The front part of the study area can be accessed by emergency service vehicles and access can be provided to the proposed development for emergency service vehicles.</p>

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	<p><b>Response to AM 2.3</b> – The proposed development is designed to BAL 40 which provides for a high standard ember protection. The proposed development will accord with the site management requirements of the Site Environmental Management Plan to ensure that accumulation of debris will be negligible across the development.</p>
<p><b>53.02-4.2 Defendable space and construction objective:</b></p> <ul style="list-style-type: none"> <li>Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.</li> </ul> <p><b>Substitute approved measures under BMO1</b></p> <p><b>AM 3.2</b></p> <ul style="list-style-type: none"> <li><b>The construction of buildings must be one of the following:</b></li> <li><b>BAL-40 construction in accordance with AS3959 Building in Bushfire Prone Areas (Standards Australia).</b></li> <li><b>Determined by a suitably qualified and experienced practitioner that the building will be capable of withstanding an equivalent level of predicted bushfire attack and levels of exposure.</b></li> <li><b>A suitably qualified and experienced practitioner has the same meaning as ‘fire safety engineer’ within the Building Regulations 2006.</b></li> <li><b>Determined using an alternative methodology to the satisfaction of the relevant fire authority.</b></li> <li>Buildings must be provided with defendable space to the satisfaction of the relevant fire authority.</li> </ul>	<p><b>Response to AM3.2</b></p> <ul style="list-style-type: none"> <li>The proposed development will be in accordance with the BMO as it will deliver BAL-40 construction in accordance with AS3959 Building in Bushfire Prone Areas (Standards Australia).</li> <li>The fuels within the assessment area mainly comprise of Modified vegetation and non-vegetated areas. Only a few small patches of Woodland are identified at the periphery of the 150m assessment area that could sustain a fully developed fire that meets the design fire conditions. The greater risk to the site is the Modified vegetation closer to and around the site. The rate of spread of a fire approaching the village and site will likely be moderated by the discontinuities in the fuel hazard.</li> <li>The Bushfire Management Plan (BMP) (Figure 4) shows detailing of the study area, defendable space and building construction standards to be applied. Bushfire protection measures for the development will be consistent with the CFA’s standard permit conditions and the BMP guidance.</li> </ul>
<p><b>53.02-4.3 Water Supply and Access Objectives:</b></p> <ul style="list-style-type: none"> <li>A static water supply is provided to assist in protecting property.</li> <li>Vehicle access is designed and constructed to enhance safety in the event of a bushfire.</li> </ul> <p><b>Substitute approved measures under BMO1</b></p> <p><b>AM4.1</b></p> <p>All buildings and works must provide access and egress arrangements which meet the requirements of the relevant fire authority.</p>	<p><b>Response to AM4.2</b></p> <ul style="list-style-type: none"> <li>These objectives can be achieved via utilisation of the existing alpine village firefighting water and access infrastructure. The village incorporates a reticulated</li> </ul>

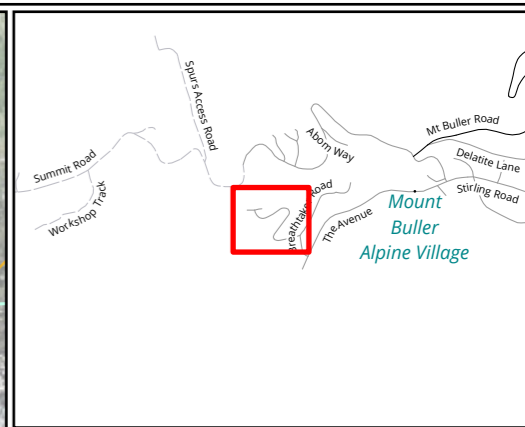
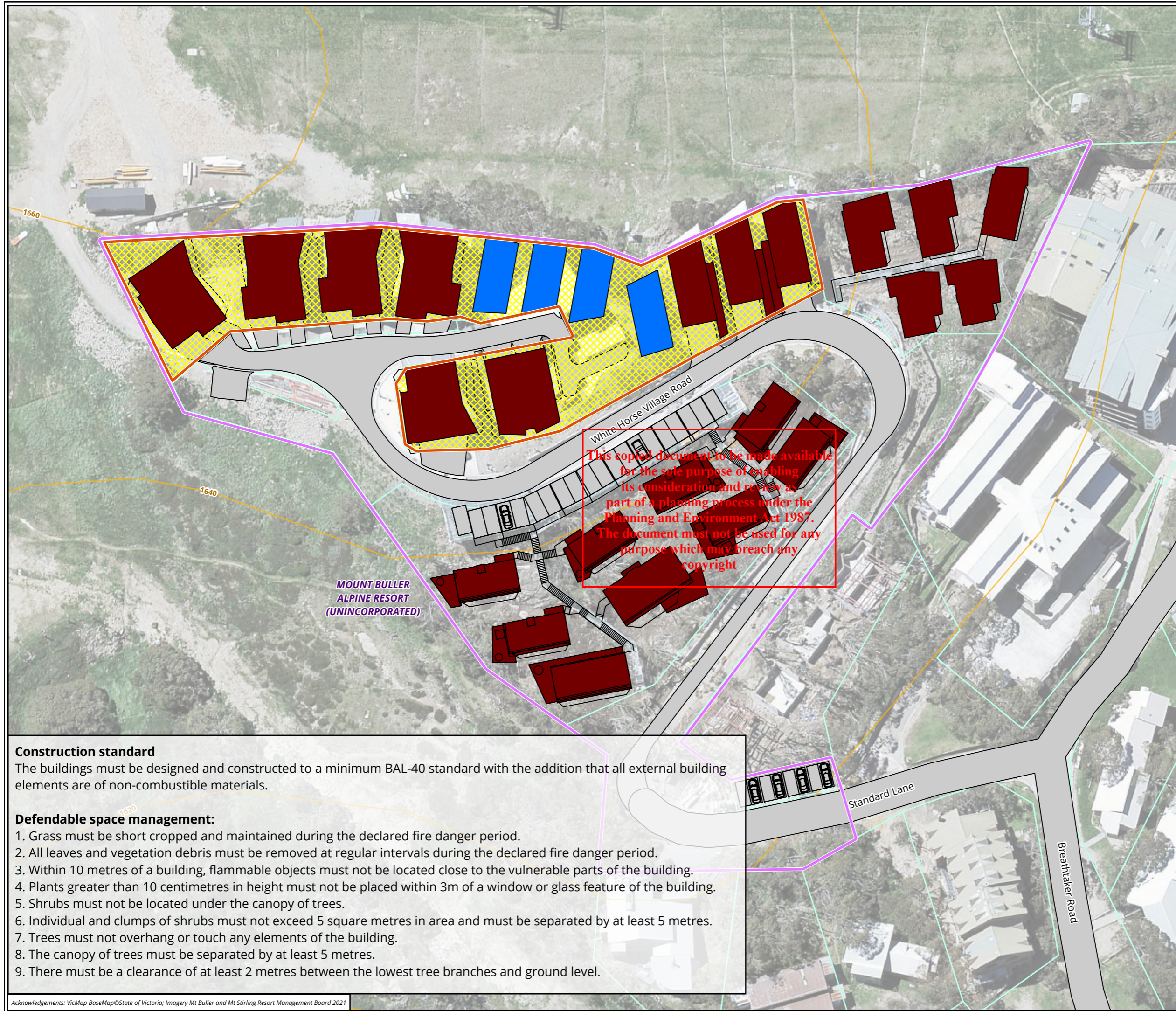
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hydrant system for firefighting, and snowmaking infrastructure is used to assist mitigate bushfire impacts within and around the village.

- The proposed development already provides access and egress that was originally approved by the relevant fire authority. At the proposed development does not seek to amend the access/egress arrangements, this requirement is considered to be satisfied. The existing access and egress provided by White Horse Village Road, Standard Lane and Breathmaker Road are all designed and constructed to enhance safety in the event of a bushfire.
- The proposed development is in accordance with Substitute approved measure AM4.2 in the BMO1 schedule for the resort, which does not require a static water supply.
- It is also noted that Clause 13.02-1L Bushfire Planning – Alpine Resorts has a strategy to: 'Facilitate the provision of sufficient quantities of water for landowners, leaseholders and emergency services to enable them to suppress a fire and defend property'.

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- Legend**
- Study area
  - White Horse Village precinct
  - Defendable space management area
  - BAL-40 construction standard
  - Approved building
  - Existing road and parking
  - Current parcel boundary
  - Contour 20 m interval

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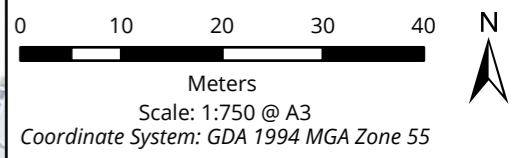
MOUNT BULLER ALPINE RESORT (UNINCORPORATED)

**Figure 4 Bushfire management plan**

**Construction standard**  
The buildings must be designed and constructed to a minimum BAL-40 standard with the addition that all external building elements are of non-combustible materials.

**Defendable space management:**

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



Matter: 31101,  
Date: 06 September 2023,  
Prepared for: GHG, Prepared by: SP, Last edited by: spanter  
Layout: 31101\_BMS\_F4\_Bushfire\_mgmt\_plan  
Project: P:\31100s\31101\Mapping\31101\_WhitehorseVillageMtBuller.aprx

## 6. Conclusion

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The proposed development located within Parcel 2017 of the White Horse Village Precinct was assessed using the BMO site assessment methodology for compliance with Clause 13.02, schedule 1 to Clause 44.06 and Clause 53.02 of the Alpine Resorts Planning Scheme.

The proposed development uses the Clause 53.02-4 application pathway and the substitute approved measures under the BMO1. The proposed development on Parcel 2017 will be built to a minimum BAL-40 construction standard in accordance with the substitute approved measures and defensible space on-site will be provided. The proposed development has been assessed against the alternate measures within the schedule to the BMO and it is considered that these alternate measures have been met as have the objectives of the BMO.

The development responds to Woodland to the south of the study area (within 150 metres of the boundary), and small areas of mixed low threat/modified vegetation in all directions. Modified/low-threat/non-vegetated areas surrounding the study area will also provide effective defensible space in accordance with Clause 53.02.

The study area, and the Mt Buller Alpine Village as a whole, is subject to the requirements of the Mt Buller Community Bushfire Emergency Management Plan (2019), providing an integrated approach to emergency management. With the implementation of the Bushfire Management Plan (Figure 4), it is considered that bushfire risk can be mitigated adequately in accordance with Clause 13.02, schedule 1 to Clause 44.06 and Clause 53.02 of the Alpine Resorts Planning Scheme.

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## 7. References

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ARMB 2014. Mountains Emergency Management Plan, Mt Buller and Mt Stirling Alpine Resort Management Board.

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DELWP 2015b. Strategic bushfire management plan, Alpine and North East, Victorian Government Department of Environment, Land, Water and Planning.

DELWP 2018. Alpine Resorts Planning Scheme, Victorian Government Department of Environment, Land, Water and Planning.

Mountains Fire Management Planning Committee, 2018. Mount Buller and Mount Stirling Mountains Fire Management Plan. Mt Buller Mt Stirling Resort Management.

Standards Australia 2018. *Australian Standard AS.3959-2018 – Construction of buildings in bushfire prone areas (AS.3959-2018)*, Council of Australian Standards.

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## Attachment 1 – Mt Buller Community BEMP, 2019

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**Mt Buller Alpine Resort  
Mt Stirling Alpine Resort**

**Community  
Bushfire Emergency Management Plan**

Version 2.1  
21 January 2019



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## Authorisation

This Community Bushfire Emergency Management Plan was prepared for the Mt Buller & Mt Stirling Alpine Resorts and endorsed by the Mt Buller Mt Stirling Emergency Management Planning Committee and Mountains Fire Management Planning Committee on 21 January 2019.

This Community Bushfire Emergency Management Plan is here signed by the Chair Mt Buller Mt Stirling Emergency Management Planning Committee, the Chair Mt Buller Mt Stirling Mountains Fire Management Planning Committee and Mt Buller Mt Stirling Resort Management Board Chief Executive Officer.

### Chair Mt Buller Mt Stirling Emergency Management Planning Committee



\_\_\_\_\_  
Date signed: 21.1.2019

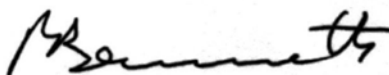
### Chair Mt Buller Mt Stirling Mountains Fire Management Planning Committee



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\_\_\_\_\_  
Date signed: 21.1.2019

### Mt Buller Mt Stirling Resort Management Chief Executive Officer



\_\_\_\_\_  
Date signed: 21.1.2019

For the purposes of the Alpine Planning Scheme, the Bushfire Management Overlay and CFA endorsement of the Schedule to the Bushfire Management Overlay, this Community Bushfire Emergency Management Plan is here signed by the CFA Assistant Chief Officer. This endorsement is effective to 30 December 2021.

### CFA Assistant Chief Officer



\_\_\_\_\_  
Date signed: 30/07/2019

## Review

This plan has been prepared to assist with preparing for and responding to a bushfire emergency. This plan will be reviewed annually, in March, post bushfire season.

***Next Review: March 2019***

## Version Control Table

<b>Version Number</b>	<b>Date of Issue</b>	<b>Amendment</b>	<b>Authorised</b>
Draft 1.0	1/9/14	Draft for comment	P. McNamara
Draft 1.1	2/10/14	Edits from MEMPC meeting 19/9/14	P. McNamara
Version 1.1	17/10/14	Draft edits adopted and plan endorsed	P. McNamara
Version 2.0	23/11/18	Full update	L. Perrin
Version 2.1	21/01/2019	Full update	L. Perrin

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## Glossary of Terms

BEMP	BUSHFIRE EMERGENCY MANAGEMENT PLAN
BMO	BUSHFIRE MANAGEMENT OVERLAY
BSL	BULLER SKI LIFTS
CEO	CHIEF EXECUTIVE OFFICER
CFA	COUNTY FIRE AUTHORITY
FDI	FIRE DANGER INDEX
FDP	FIRE DANGER PERIOD
FFMV	FOREST FIRE MANAGEMENT VICTORIA
IMT	INCIDENT MANAGEMENT TEAM
MBTR	MOUNT BULLER TOURIST ROAD
MEMPC	MOUNTAINS EMERGENCY MANAGEMENT PLANNING COMMITTEE
MEMP	MOUNTAINS EMERGENCY MANAGEMENT PLAN
MERC	MOUNTAINS EMERGENCY RESPONSE COORDINATOR
MERO	MOUNTAINS EMERGENCY RESOURCE OFFICER
MFMP	MOUNTAINS FIRE MANAGEMENT PLAN
MFMPC	MOUNTAINS FIRE MANAGEMENT PLANNING COMMITTEE
MRM	MOUNTAIN RECOVERY MANAGER
NSP	NEIGHBOURHOOD SAFER PLACE
PPE	PERSONAL PROTECTIVE EQUIPMENT
PV	PARKS VICTORIA
Resorts	MT BULLER MT STIRLING RESORTS
RMB	RESORT MANAGEMENT BOARD
SAP	SAFEST AVAILABLE PLACE
SIP	SHELTER IN PLACE
SMS	SHORT MESSAGE SERVICE
TFB	TOTAL FIRE BAN

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## Chapter 1: Introduction

### ***Purpose & Objective***

The purpose of this Community Bushfire Emergency Management Plan (BEMP) is to enhance community bushfire safety within the Mt Buller Mt Stirling Alpine Resorts (Resorts).

Its key objective is to ensure that life is prioritised in the event of a bushfire impacting the Resorts.

### ***Background***

The Resorts are defined under the *Alpine Resorts Act 1983* and are administered by the Mt Buller Mt Stirling Alpine Resort Management Board (RMB) under the *Alpine Resorts (Management) Act 1997*. The RMB is responsible for the development, promotion, management and use of Resorts land, utilities and infrastructure.

The Resorts are a major tourist destination in North East Victoria that offers a variety of holiday experiences in both summer and winter seasons and delivers economic and social wealth to the region.

The Resorts are bound by the Alpine National Park, and the Mansfield State Forest making Parks Victoria and FFMV respectively their only significant neighbours. The resorts are not part of a municipal district but are surrounded by the Mansfield Shire. However, it is important to note that under section 5 of the *Alpine Resorts (Management) Act 1997* that for the purposes of the *Emergency Management Act 1986* and the *Environment Protection Act 1970*, an alpine resort is deemed to be a municipal district and its board a municipal council. The RMB is, therefore, responsible for delivering a range of public services including a significant role in emergency management within the resort.

Bushfire risk management is complex within the Resorts due to their isolated location, steep topography, climate, environmental significance, management arrangements and the vegetation in the surrounding public land. However, the RMB has some distinct emergency management authority. The *Alpine Resorts (Management Act) 1997* enables the RMB to temporarily restrict access, control visitor movement within the resort and or deem areas to be off limits during emergencies (or where there is a reasonable threat of one occurring).

In November 2011 following recommendations of the 2009 Victorian Bushfires Royal Commission, planning schemes in Victoria were amended to improve how they respond to bushfire. This included new State Planning Policy with a focus on prioritising life and introduction of the Bushfire Management Overlay (BMO). Where a permit is required under the BMO, bushfire protection measures are implemented to ensure the protection of life is prioritised. The standard BMO bushfire protection measures include access, water supply, defensible space and bushfire construction requirements.

The alpine environment at Mt Buller and Mt Stirling presents challenges in meeting the standard requirements of the BMO. For example, managing defensible space in the steep terrain has the potential for significant environmental impacts including loss of habitat, land slip and visual/amenity impacts. However, with suitable planning and procedures the RMB has the power under the *Alpine Resorts (Management Act) 1997* to ensure life is appropriately prioritised and development within the resorts achieves the strict requirements of the State Planning Policy Framework and the alpine planning scheme.

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### ***Emergency Management Context***

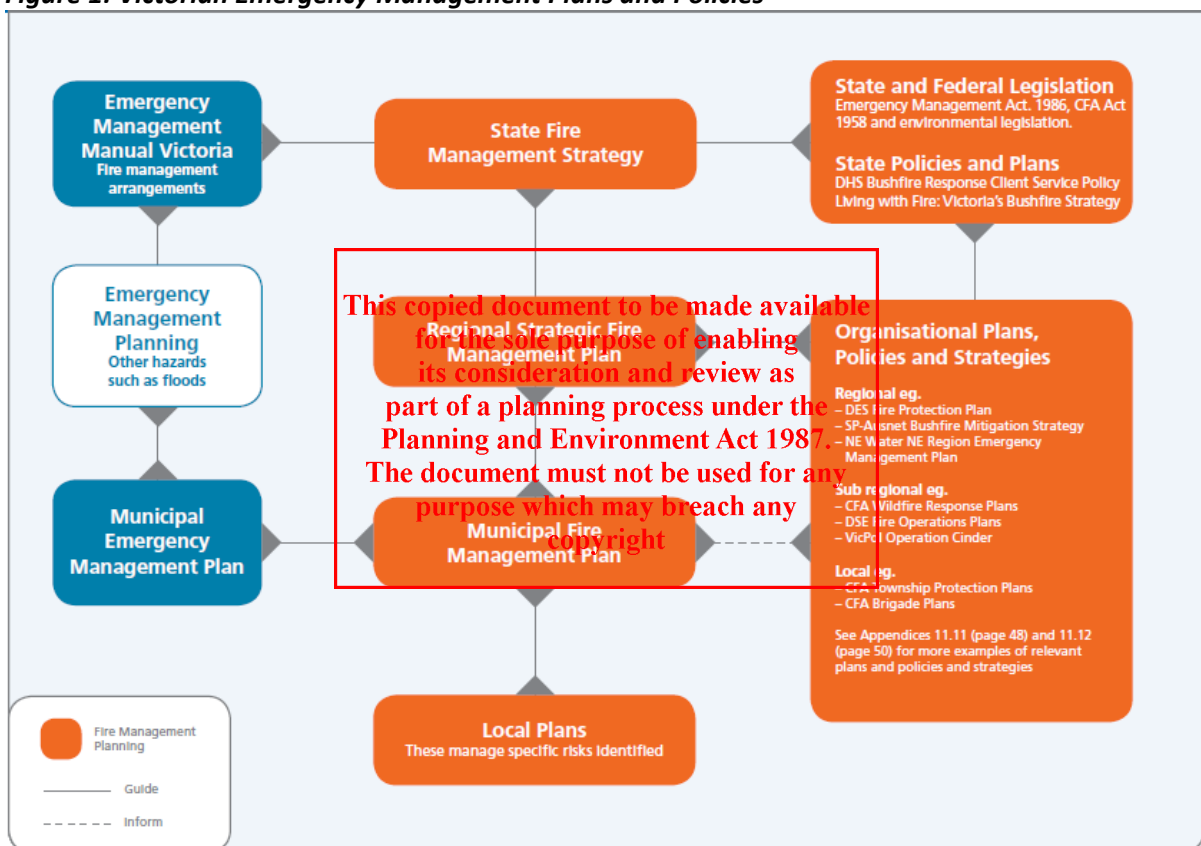
Section 5 of the *Alpine Resorts (Management) Act 1997* deems the RMB to be a municipality for the purposes of the *Emergency Management Act 1986*. Under these obligations the RMB has a key role in

prevention and mitigation activities that reduce and minimise the effects of emergencies when they occur. This includes the formation of the Mountains Emergency Management Planning Committee (MEMPC) and the development, maintenance and three yearly review of the Mountains Emergency Management Plan (MEMP).

Within a tiered emergency management framework of state, regional and municipal plans, the RMB prepares and implements a range of plans, policies and procedures that are directly involved in, or impact on, fire management. This includes the formation of a Mountains Fire Management Planning Committee (MFMP) which acts as a subcommittee to the MEMPC and the preparation of a Mountains Fire Management Plan (MFMP).

As can be seen in Figure 1, this Community Bushfire Emergency Management Plan (BEMP) is subordinate to the MEMP and MFMP. It also instigates the development of individual BEMPs for accommodation, lodges and businesses within the resort.

**Figure 1: Victorian Emergency Management Plans and Policies**



**Note:** DSE Fire Operations Plans have been superseded with joint Fire Management Program  
CFA Township Protection Plans are now CFA Local Response Plans

The Mt Buller Mt Stirling Community BEMP should be read in conjunction with:

- The Mt Buller Mt Stirling Resort Management Board Emergency Management Plan.
- The Mt Buller & Mt Stirling Mountains Fire Management Plan March 2018.
- Buller Ski Lifts (BSL) Bushfire Management Plan

Collectively these documents provide a detailed description of the Resorts:

- Environment and surrounds

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- Demographics
- Emergency management arrangements
- Fire history
- Measures implemented to reduce the impact of bushfire through planning, preparation, response and recovery.

### ***Development of the Community BEMP***

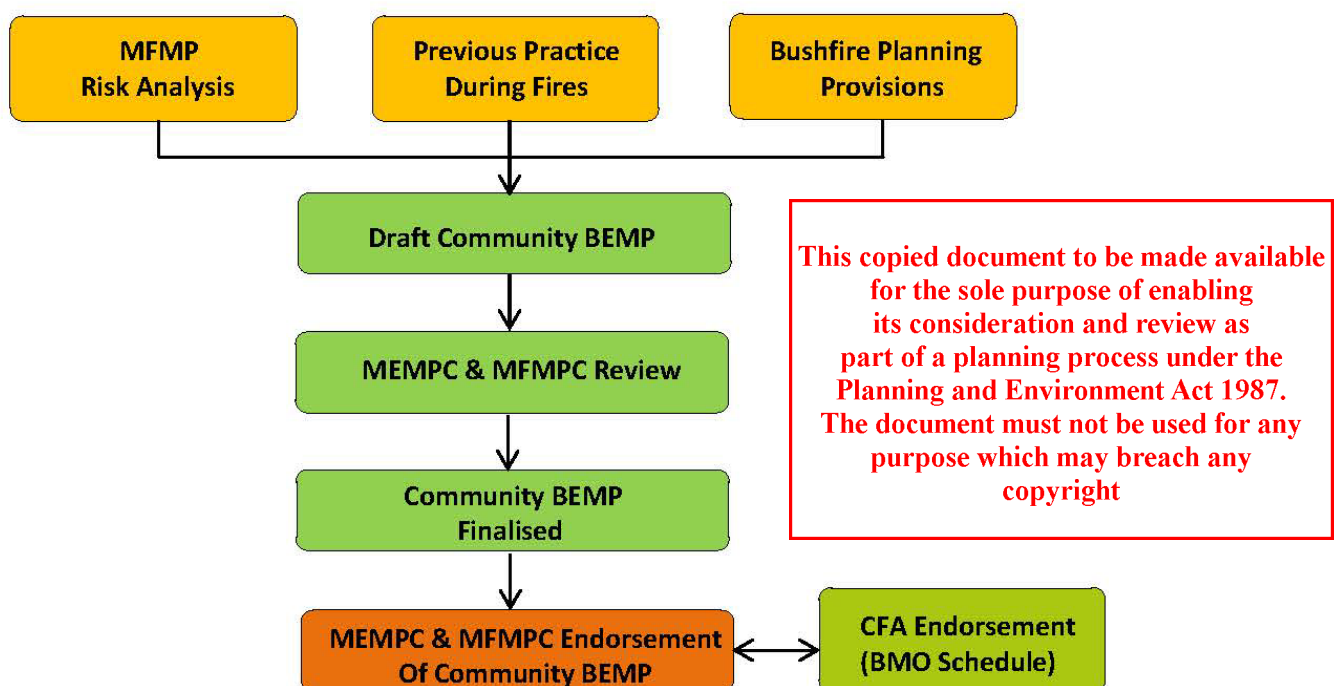
The Resorts' MFMP was developed through the risk based planning process described by *ISO 31000: 2009 Risk Management – Principles and Guidelines*. As a subset of the MFMP, this Community BEMP draws on the risk assessment and risk analysis process already undertaken through the broader fire management planning process.

Mt Buller and Mt Stirling were impacted by bushfires in 2006 and threatened in 2013. During these fires various practices were implemented regarding the management of residents, staff and visitors. While these practices are understood by resort management there is a need to ensure they are formally documented. The Mt Buller Mt Stirling Community BEMP fulfils the need to document these procedures including describing appropriate triggers for when actions are to be implemented.

To ensure life is prioritised to the extent necessary to enable development to proceed under the BMO, consideration of measures over and above those historically implemented by the Resort must also be taken into account. This includes consideration of restricting access to the Resort when there is significant risk to life safety from bushfire and evacuating all but essential personnel.

With these factors in mind the draft Community BEMP was developed before it was circulated to stakeholders for review and endorsement. The document was then endorsed by the MEMPC, MFMPC and RMB. Figure 2 outlines the process undertaken to develop the BEMP.

**Figure 2: Development of the Community BEMP**



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## Chapter 2: Strategy & Trigger Points

### *Strategies for enhancing community safety*

The Community BEMP is a plan for protecting the Mt Buller and Mt Stirling community. It is not intended to direct operational response to fire. Operational response will be determined by the Incident Management Team (IMT established by the Control Agency).

This Community BEMP as far as practicable seeks to avoid the risk to life by limiting the number of people potentially exposed to bushfire and implements a number of strategies to enhance community safety and prioritise life. It adopts a tiered approach, based on forecast fire weather as well as implementing actions when the Resorts are threatened by fire. The trigger points in this hierarchy are:

- Forecast fire weather
  1. Prior to declared Fire Danger Period
  2. During declared Fire Danger Period
  3. Total Fire Ban Days (TFB)
  4. Declared Code Red Days
- A bushfire event
  1. A local bushfire event
  2. Under threat

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Figure 3 shows Victoria's fire danger rating system. A Total Fire Ban will generally be declared by the CFA Chief Officer when the fire danger rating is forecast to be 'severe' or above. The trigger point in this Community BEMP is based on forecast fire danger ratings for the forecast district (which for Mt Buller and Mt Stirling is the North East District) not the specific fire danger indices for the Resort.

Consideration will be given to activating this plan when the neighbouring West & South Gippsland Forecast District is in Code Red, as the Resorts lie near the border of the two Districts. A decision to activate this plan based on a Code Red declaration for the West & South Gippsland Forecast District will be made by the RMB in consultation with the CFA District.

**Figure 3: Victoria's fire danger ratings**





CFA declares the Fire Danger Period for a municipality based on fire conditions such as grassland curing and underlying forest fuel moisture. Once the Fire Danger Period has been declared, fire restrictions come into force. Fires cannot be lit in the open air without a permit.

The declaration of the Fire Danger Period signals the potential for bushfire of sufficient intensity to impact the State of Victoria, municipalities and by extension the Resorts. It is therefore reasonable that pre-season activities are in place before the Fire Danger Period is declared.

The Resort in effect will close to new visitors under Code Red Conditions and if significantly threatened by fire. This avoids risk by minimising the number of people in harm's way and is consistent with the procedures for the neighbouring public land. If, following discussions with the CFA District, FFMV or an Incident Management Team (IMT) it's determined necessary and safe to do so, visitors already on the mountain will be encouraged to leave early. A decision to formally evacuate the Resort will be made in accordance with the Emergency Management Manual Victoria and the State's Emergency Response Procedures. For the purposes of this plan, closure of the resorts involves signage and other forms of communication but does not include any physical barriers other than those instigated by an Incident Management Team.

Code Red days have historically occurred at infrequent intervals, less than one event per year on average for any fire district. A Code Red declaration indicates the most catastrophic fire weather conditions are expected on that day has the potential to result in multiple large and fast moving fires that cause a significant drain on state resources. They are often predicated by two or three days of public awareness information that an upcoming Code Red event is likely.

A large proportion of the permanent residents on the mountain either work for the RMB or BSL or have a pecuniary interest in lodges or businesses. The summer population is variable and includes construction personnel. The RMB will communicate through a number of methods, including:

- Email
- Phone
- SMS
- Social media such as Facebook
- The Mt Buller and Mt Stirling websites
- Internal two-way radio network
- Electronic and other signage
- Face-to-face contact

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The Resorts will use their existing assets and experience developed for its winter operations for communicating fire conditions over summer. Under certain circumstances, such as the Resort being significantly threatened by fire the RMB will consider door knocking every lodge and record who is in the Resorts and their mobile phone number. This high level of communication with the residents, workers and visitors is a keystone to protecting life at the Resorts during bushfires.

The primary access route to Mt Buller is kept open all year round via the Mt Buller Tourist Road from Mansfield to Mt Buller Village, a total of 45km. It consists of approximately 29km of sealed road through farm land and forest and the final 16km from the resort entry to the village is sealed, windy road, through mountainous forested terrain, with occasional steep grades. Being caught on the final section of this road in particular in the event of a fire is a significant risk.

The primary year round access route to Mt Stirling Alpine National Park and the State Forest is the Mt Stirling Road, 9kms of dirt road to TBJ and the Circuit Road. Mt Stirling is often used as a gateway to surrounding bushland and connects to numerous other access points during non-winter months. Roads in these areas are generally gravel roads with most not trafficable to two wheel drive vehicles.

If threatened by fire, police or the Incident Controller may determine it necessary to close parts of the Resorts access roads.

### ***Shelter in Place***

The permanent summer population at the Resort includes up to 30 permanent residents, 80 permanent workers and up to 200 contractors. Summer visitation fluctuates between low numbers up to several thousand depending on the events occurring. Given the lower fuel levels of the ski runs and the road and track network in the immediate vicinity, Mt Buller Village (specifically Village Square Plaza) has been assessed as the best available location from bushfire for a considerable distance.

There is a designated Neighbourhood Safer Place (NSP) at the Village Square Plaza at the Mt Buller Village Square. There is no suitable location at Mt Stirling for a NSP or Shelter in Place.

Where the resorts are under significant threat, a decision to use a NSP or to fall back to a 'shelter in place' will be made in conjunction with the Incident Controller.

### ***Management of Events During FDP***

Management of events during the declared Fire Danger Period needs to take into account the Community BEMP to assist in reducing the number of people potentially exposed to bushfire. Event Managers must take into consideration their event's exposure to bushfire risk. Their event's BEMP must include an appropriate FDR trigger for cancellation of the event.

Emergency Management Plans and procedures need to be developed and approved by the RMB for all events held within the Resorts during the FDP. These plans must address the strategy and trigger points of the Resorts Community BEMP and prioritise life safety by their design.

### ***Management of Contractors During FDP***

Management of contractors during the declared Fire Danger Period should take into account the Community BEMP to assist in reducing the number of people potentially exposed to bushfire. Contractors must take into consideration their exposure to bushfire risk. Their works program must include an appropriate FDR trigger for modification and/or cancellation of works.

### ***Defendable Space around Buildings & Infrastructure***

The RMB has an annual vegetation management program in place for the maintenance and upkeep of defendable space around RMB buildings and infrastructure.

To support the Bushfire Management Overlay Schedule (BMO), all lessees are contacted each year prior to the fire danger period, advising them of their obligations to manage and ensure the areas around their buildings are cleared and maintained prior to the FDP commencing. The RMB has the power to enforce these obligations through clauses in the leases and may even complete the required work and recover the costs from the relevant lessee(s) if necessary.

The prescribed standard includes but is not limited to:

- Cut/whipper-snip long grass
- Remove wood and rubbish (flammable or not) from around your building
- Do not stack firewood on or under timber balconies - Close all property windows and doors
- Reduce gaps in your building (i.e. seal up any holes in eaves and cladding)
- Rake up areas of fine fuel such as leaf litter and bark Remove fallen limbs and twigs

These activities are a significant part that supports waiving the defendable space requirements of the BMO.

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## Chapter 3: Action Statements

This chapter identifies who is responsible for implementing the plan and the actions to be implemented.

### 1. Roles and Responsibilities

Table1 outlines who has the responsibility for implementing this plan for the various trigger points.

Staff Member	Role in this plan	Responsibility	Contact
Mark Bennetts	CEO	Principle Accountable Officer	0405 120 250
Kirsten Alexander	MERO	To coordinate on the ground resources	0447 686 960
Brian Doyle	Deputy MERO	To support the MERO and step up to acting MERO as required.	0400 997 195
Amanda Vogt	MRM	To ensure this plan is implemented as prescribed by this plan Monitor, review and disseminate this plan	0477 728 100
Louise Perrin	Deputy MRM	To support the MRM and step up to acting MRM as required	0409 417 405
Judith Margetts	EMCA	Administrative support to EM Committees and roles	0408 009 535

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## 2. Action Statement: Prior to Fire Danger Period

Activity	Description	When	Responsible	Actioned
Ensure Community BEMP is up to date	Undertake a minor review of the Community BEMP to ensure it is up to date.	October	EMCA	
Ensure resort emergency management contact list is up to date	Update Appendix 2 Emergency Contact List (Part 8 of MEMP)	October	EMCA	
Ensure resort vehicles are 'fire season ready'	RMB vehicles & equipment listed and equipped as per appendix 3	November	MERO	
Stakeholder Notification to lodges, business etc.	<p>A Stakeholder Notification will be sent to lodges, businesses and residents on the database reminding them of their responsibilities, including:</p> <ul style="list-style-type: none"> <li>• Manage defensible space around their buildings</li> <li>• Develop and or/update their buildings BEMP in consultation with Local CFA</li> <li>• Familiarise themselves with the Community BEMP</li> </ul>	As determined, in consultation with CFA	MRM	
Inspect all RMB buildings, Essential and Key Infrastructure	<p>RMB buildings will be inspected to ensure defensible space has been appropriately implemented including:</p> <ul style="list-style-type: none"> <li>• Vegetation managed</li> <li>• Combustibles such as wood piles removed</li> <li>• Buildings as far as practical are maintained</li> </ul>	As determined, in consultation with CFA	MERO	
Inspect village buildings, essential and key Infrastructure	<p>All buildings will be inspected to ensure defensible space has been appropriately implemented including:</p> <ul style="list-style-type: none"> <li>• Vegetation managed</li> <li>• Combustibles such as wood piles removed</li> <li>• Buildings as far as practical are maintained</li> </ul>	November	Asset owners and managers	
PPE	Ensure RMB Staff have appropriate personal protective equipment (PPE) for the bushfire season	November	MERO	
First Aid	<p>Update list of RMB Staff qualified in First Aid</p> <p>Train staff in first aid as required (all staff required to have Level 2 within</p>	November	Office Manager	

Activity	Description	When	Responsible	Actioned
	one year of joining RMB) Ensure First Aid Supplies are in stock (full list Appendix 4)			
RMB building generator	Ensure generator is maintained and operational. This includes: <ul style="list-style-type: none"> <li>• Oil and Fuel Levels</li> <li>• Drive Belt and Battery</li> <li>• Automatic Charging Units</li> <li>• Emergency stop buttons and leads</li> <li>• Staff Training</li> <li>• Current instructions for use</li> </ul>	November	Deputy MERO	
Consider fire and other training needs for staff	Determine staff training needs to adequately implement this plan and deal with bushfire Staff will undertake training as required E.g. Use of equipment Incident management training Fire Warden training	October	Office Manager/MERO	
Check RMB building firefighting infrastructure	Check the following is operational: <ul style="list-style-type: none"> <li>• Fire hose reels</li> <li>• Building essential safety measures</li> <li>• Fire extinguishers</li> </ul>	November	MRM	
Check fire hydrants	Check fire hydrants Manage water supply and upgrades in conjunction with BSL and CFA	November	MERO	

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### 3. Action Statement: During Fire Danger Period

Activity	Description	When	Responsible	Actioned
Monitor CFA website, radio and Vic Emergency App	For; <ul style="list-style-type: none"> <li>• Fire starts</li> <li>• Advice &amp; Warnings</li> <li>• TFB Declarations</li> <li>• Fire Weather Forecasts</li> <li>• North East and West &amp; South Gippsland District</li> </ul>	Morning and Afternoon	MRM, MERO and EMCA, Customer Service Staff	
Ensure all major events have a BEMP	All major events within the Resorts will have an individual BEMP based on a risk assessment for the event. The event BEMP will be consistent with the Resorts Community BEMP and be developed to the satisfaction of the RMB. Triggers and associated actions within event BEMPs are inherently event specific given their different types, formats and locations.	Prior to approval of the event	RMB Events Manager	
Check RMB building firefighting infrastructure	Check the following is operational: <ul style="list-style-type: none"> <li>• Fire hose reels (bi-annually)</li> <li>• Building essential safety measures ((bi-annually)</li> <li>• Defendable Space (monthly)</li> <li>• Generator (monthly)</li> </ul>	Fire season declaration date	MRM	
Ensure RMB fire response vehicles are ready	Water truck with tank Landcruiser with tank	Fire season declaration date and weekly checks	MERO	
Notification of fire restrictions	Mt Buller and Mt Stirling websites Stakeholder Notification Electronic signage at Resort Entry	Fire season declaration date	Marketing Manager	

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## 4. Action Statement: Total Fire Bans

Activity	Description	When	Responsible	Actioned
Stakeholder Notification to staff, lodges, businesses and commercial operators.	Using stakeholder notification service, an email will be sent to all staff, lodges and business and commercial operators signed up to the database to: <ul style="list-style-type: none"> <li>• Inform them of the TFB declaration</li> <li>• Request they notify their visitors</li> </ul>	When declared	RMB Marketing Manager	
Contact local CFA	Discuss bushfire potential and any other concerns	When declared	MERO	
Place TFB notification on Mt Buller and Mt Stirling websites	Update Mt Buller and Mt Stirling websites to inform visitors of the TFB declaration	When declared	RMB Marketing Manager	
Inform Events	Inform any major event managers: <ul style="list-style-type: none"> <li>• Of TFB declaration</li> <li>• Forecast FDR for the day</li> <li>• Need to consider and implement their Event BEMP</li> </ul>	When declared	RMB Marketing Manager	
TFB Signage (A-Frames)	“Today is a day of Total Fire Ban” signs will be placed in visible locations out the front of the Mt Buller Fire Station, Alpine Central, Mt Stirling (TBJ) and at Resort Entry.	By 8:30am	RMB Customer Service Staff, Marketing Mgr, Deputy MRM and CFA	
TFB Signage (Electronic)	“Today is a day of Total Fire Ban” will be uploaded onto the electronic signs at Resort Entry and adjacent to the Clocktower.	By 8:30am	RMB Customer Service Staff and Marketing Manager	
Patrolling visitor nodes at Mt Stirling	Informing visitors of TFB and appropriate behaviour	When declared	Deputy MRM	
Compliance with CFA Act	Continue to monitor hot works procedures are adhered to on construction sites.	When declared	MRM	
Continue to monitor CFA website and radio	For; <ul style="list-style-type: none"> <li>• Fire starts</li> <li>• Advice &amp; Warnings</li> <li>• TFB Declarations</li> <li>• Fire Weather Forecasts</li> <li>• North East and West &amp; South Gippsland District</li> </ul>	Morning and Afternoon	MRM, MERO and EMCA Customer Service Staff	

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## 5. Action Statement: Declared Code Red Days

Activity	Description	When	Responsible	Actioned
Stakeholder notification to staff, lodges businesses and commercial operators	Using Stakeholder Notification service an email will be sent to all staff, lodges business and commercial operators to: <ul style="list-style-type: none"> <li>Inform them of the Code Red declaration</li> <li>Request they notify their visitors the resort will be closed and they should leave early</li> </ul>	When declared	RMB Marketing Manager	
Contact local CFA	Discuss bushfire potential and any other concerns	When declared	MERO	
Place TFB notification on Mt Buller and Mt Stirling websites	Update Mt Buller and Mt Stirling websites to inform visitors of the TFB declaration	When declared	RMB Marketing Manager	
Inform Events	Inform any major event managers: <ul style="list-style-type: none"> <li>Of Code Red declaration</li> <li>Need to consider and implement their Event BEMP</li> <li>Potential closure of tracks and trails</li> </ul>	When declared	RMB Marketing Manager	
TFB Signage (A-Frames)	<p>"Today's Fire Danger Rating is Code Red" signs will be placed in visible locations out the front of the Mt Buller Fire Station, Alpine Central, Mt Stirling (TBJ) and at Resort Entry.</p> <p>Place Road Closure signage at the Bridge at Mirimbah on the Mt Stirling Road to discourage visitor entry.</p>	By 8:30am	RMB Customer Service Staff, Marketing Manager, Deputy MRM and CFA	
TFB Signage (Electronic)	"Today's Fire Danger Rating is Code Red" will be uploaded onto the electronic signs at Resort Entry and adjacent to the Clocktower.	By 8:30am	RMB Customer Service Staff and Marketing Manager	
Patrolling visitor nodes at Mt Stirling	Informing visitors of Code Red and Resort closure	When declared	Deputy MRM	
Establish register of persons in the resort	Identify who is in the Resort through phone calls, door knocks Update Contact List and set up SMS messaging, send advice message to	Day before	MRM	



	activate leaving or staying procedures. Activate the stay & go list			
Contact BSL	Advise of current situation and activate their BEMP	Morning	MERO	
Check RMB Access Points at Mt Buller	Check access points which are usually locked are unlocked NSP unlocked Key assets unlocked Manager presence	Evening before	MERO	
Check RMB Access Points at Mt Stirling	Check access points which are usually locked are unlocked	Evening before	Deputy MRM	
Check BSL Access Points	Check access points which are usually locked are unlocked	Evening before	BSL Mountain Manager	
Compliance with CFA Act	Ensure hot works procedures do not occur on construction sites.	When declared	MRM	
Continue to monitor CFA website and radio	For; <ul style="list-style-type: none"> <li>• Fire starts</li> <li>• Advice &amp; Warnings</li> <li>• TFB Declarations</li> <li>• Fire Weather Forecasts</li> <li>• North East and West &amp; South Gippsland District</li> </ul>	Morning and Afternoon	MRM, MERO, EMCA and Customer Service Staff	

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## 6. Action Statement: Under Threat (Watch and Act)

Activity	Description	When	Responsible	Actioned
		All Actions will be considered for implementation upon fire start and as per Bushfire Event table		
Contact CEO, MERO, MRM	The first member to receive a call must notify each other of fire.	Fire Start	CEO, MERO, MRM	
Contact CFA and FFMV Duty Officers (DELWP)	Discuss potential fire behaviour and threat to the Resort	Fire Start and subsequent mornings	MERO	
Contact BSL	Advise of current situation and activate their BEMP	Fire Start and subsequent mornings	MERO	
Stakeholder notification to staff, lodges businesses and commercial operators	Using Stakeholder Notification service an email will be sent to all staff, lodges business and commercial operators to: <ul style="list-style-type: none"> <li>Inform them of the 'Watch and Act' declaration and any other relevant information as required</li> </ul>	When declared	RMB Marketing Manager	
Place 'Watch and Act' notification on Mt Buller and Mt Stirling websites	Update Mt Buller and Mt Stirling websites to inform visitors of the 'Watch and Act' declaration	When declared	RMB Marketing Manager	
Inform Events	Inform any major event managers: <ul style="list-style-type: none"> <li>Of 'Watch and Act' declaration</li> <li>Need to consider and implement their Event BEMP</li> <li>Potential closure of tracks and trails</li> </ul>	When declared	RMB Marketing Manager	
'Watch and Act' Signage (Electronic)	'Fire in vicinity Watch and Act' notification will be uploaded onto the electronic signs at Resort Entry and adjacent to the Clocktower.	When declared	RMB Customer Service Staff and Marketing Manager	
Patrolling visitor nodes at Mt Stirling	Informing visitors of 'Watch and Act' and appropriate behaviour	When declared	Deputy MRM	
Establish register of persons in the resort	Identify who is in the Resort through phone calls, door knocks (CFA) Update Contact List and set up SMS messaging, send advice message to activate leaving or staying	When declared	MRM	

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	<p>procedures.</p> <ul style="list-style-type: none"> <li>Consider activation of the stay &amp; go list</li> </ul>			
Check RMB access Points at Mt Buller	<p>Check access points which are usually locked are unlocked</p> <p>NSP unlocked (Village Square Plaza)</p> <p>Key assets unlocked</p> <ul style="list-style-type: none"> <li>Boggy 1</li> <li>Burnt Hut Reservoir Fence</li> <li>Gas Farm</li> <li>Boggy Corner – Deluge Tank</li> <li>STP</li> <li>Carparks <ul style="list-style-type: none"> <li>Lower Tyrol</li> <li>Walkers</li> <li>CSIR</li> </ul> </li> </ul> <p>Manager presence</p>	When declared	MERO	
Check RMB access points at Mt Stirling	Check access points which are usually locked are unlocked	When declared	Deputy MRM	
Check BSL access points	Check access points which are usually locked are unlocked	When declared	BSL Mountain Manager	
Check firefighting equipment	<p>Fire hydrants</p> <p>Vehicles (slip ons and fire trucks)</p> <p>Building essential safety measures</p> <p>Snow making reticulation &amp; guns</p>	When declared	RMB MERO, CFA and BSL	
Key Stakeholder meeting	Meeting held with RMB, CFA, BSL, FFMV	As required	MERO	
Compliance with CFA Act	Ensure hot works procedures do not occur on construction sites.	When declared	MRM	
Continue to monitor CFA website and radio	<p>For;</p> <ul style="list-style-type: none"> <li>Advice &amp; Warnings</li> <li>Fire Weather Forecasts</li> <li>North East and West &amp; South Gippsland District</li> </ul>	Morning and Afternoon	MRM, MERO, EMCA and Customer Service Staff	

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## 7. Action Statement: Bushfire Event

Activity	Description	When	Responsible	Actioned
		All Actions will be considered for implementation upon fire start and as required		
Evacuation	Contact MERC to determine if evacuation is required	Fire Start	VicPol, CFA, FFMV	
Contact CFA and FFMV Duty Officers	Discuss potential fire behaviour and threat to the Resort	Fire Start and subsequent mornings	MERO	
Contact BSL	Advise of current situation and activate their BEMP	Fire Start and subsequent mornings	MERO	
Stakeholder notification to staff, lodges businesses and commercial operators	Using Stakeholder Notification service an email will be sent to all staff, lodges business and commercial operators to: <ul style="list-style-type: none"> <li>Inform them of the event and any other relevant information as required.</li> </ul>	As required	RMB Marketing Manager	
Place bushfire event notification on Mt Buller and Mt Stirling websites	Update Mt Buller and Mt Stirling websites to inform visitors of the bushfire event	As required	RMB Marketing Manager	
Inform Events	Inform any major event managers: <ul style="list-style-type: none"> <li>Of bushfire event</li> <li>Need to implement their Event BEMP</li> </ul>	As required	RMB Marketing Manager	
Bushfire event signage (Electronic)	'Bushfire Event – No Access' notification will be uploaded onto the electronic signs at Resort Entry and adjacent to the Clocktower.	As required	RMB Customer Service Staff and Marketing Manager	
Patrolling visitor nodes at Mt Stirling	If safe to do so, inform visitors of bushfire event and direct to safe place	Fire Start and subsequent mornings	Deputy MRM, CFA and FFMV	
Establish register of persons in the resort	As appropriate: <ul style="list-style-type: none"> <li>Identify who is in the Resort through phone calls, door knocks</li> <li>confirm no residents on the mountain unaccounted for</li> </ul>	Fire Start and subsequent mornings	MRM	

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	<ul style="list-style-type: none"> <li>• Shut all windows and doors</li> <li>• Tape door to show it has been checked</li> <li>• Place sign on door stating the Resort is under threat and they must contact the RMB</li> <li>• Update Contact List and set up SMS messaging, send advice message to activate leaving or staying procedures.</li> <li>• Activate the stay &amp; go list</li> </ul>			
Check RMB Access Points at Mt Buller	Check access points which are usually locked and unlock – if safe to do so	Fire Start and subsequent mornings	Deputy MERO	
Check BSL Access Points	Check access points which are usually locked and unlock – if safe to do so	Fire Start and subsequent mornings	BSL Mountain Manager	
Check RMB Access Points at Mt Stirling	Check access points which are usually locked and unlock – if safe to do so	Fire Start and subsequent mornings	Deputy MRM	
Check firefighting equipment	Fire hydrants Vehicles (slip ons and fire trucks) Building essential safety measures Snow making reticulation & guns	Fire Start and subsequent mornings	RMB MERO, CFA and BSL	
Key Stakeholder meeting	Meeting held with RMB, CFA, BSL, FFMV	Fire Start and subsequent mornings	MERO	
Communications	Ensure currency of information on websites, social media, group text applications and signage	Hourly	Marketing Manager	
Compliance with CFA Act	Ensure hot works procedures do not occur on construction sites.	As required	MRM	
Continue to monitor CFA website and radio	For; <ul style="list-style-type: none"> <li>• Advice &amp; Warnings</li> <li>• Fire Weather Forecasts</li> <li>• North East and West &amp; South Gippsland District</li> </ul>	Morning and Afternoon	MRM, MERO and EMCA Customer Service Staff	

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## ***8. Training/Awareness Schedule***

Annually prior to and/or during the Declared Fire Danger Period the following will occur:

- Review and confirm BEMP Roles and Responsibilities
- Review and confirm Fire Warden training and undertake drills

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## 9. References

MBMSRM Emergency Management Plan

Mt Buller and Mt Stirling Mountains Fire Management Plan March 2018

Buller Ski Lifts - Bushfire Management Plan – 20.2.2019

Victorian Planning Scheme Bushfire Management Overlay and the BMO Schedule

Event and Contractor EMPs

CFA - websites below contain relevant reference information

- [www.cfa.vic.gov.au](http://www.cfa.vic.gov.au)
- [www.emergency.vic.gov.au](http://www.emergency.vic.gov.au)
- [www.saferplaces.cfa.vic.gov.au](http://www.saferplaces.cfa.vic.gov.au)

Vic Emergency App

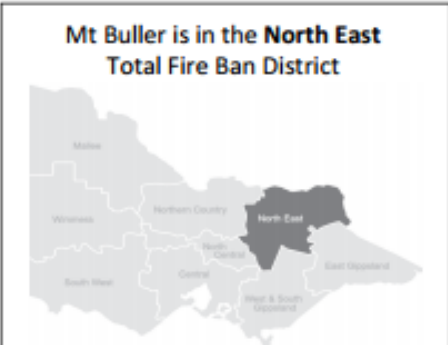
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# Mount Buller Fire Ready Information

Mt Buller has an **EXTREME** bushfire risk as it is surrounded by National Park and State Forest. Bushfires can be deadly and start without warning. Planning and preparation can save lives. If you chose to work in or visit areas of high fire risk it is vital to your safety to have a well developed survival plan for ALL days when hot, dry and windy conditions create a fire risk. Use this guide to help you and your family prepare.

Note your districts Fire Danger Rating daily as your **trigger** to act



Refer to "Fire and Machinery" for limitations during a Total Fire Ban day



Triggers	Actions
<p><b>WHAT DOES IT MEAN?</b></p> <p><b>CODE RED</b></p> <ul style="list-style-type: none"> <li>&gt; These are the worst conditions for a bush or grassfire.</li> <li>&gt; Homes are not designed or constructed to withstand fires in these conditions.</li> <li>&gt; The safest place to be is away from high-risk bushfire areas.</li> </ul> <p><b>EXTREME</b></p> <ul style="list-style-type: none"> <li>&gt; Expect extremely hot, dry and windy conditions.</li> <li>&gt; If a fire starts and takes hold, it will be uncontrollable, unpredictable and fast moving. Spot fires will start, move quickly and come from many directions.</li> <li>&gt; Homes that are situated and constructed or modified to withstand a bushfire, that are well prepared and actively defended, may provide safety.</li> <li>&gt; You must be physically and mentally prepared to defend in these conditions.</li> </ul> <p><b>SEVERE</b></p> <ul style="list-style-type: none"> <li>&gt; Expect hot, dry and possibly windy conditions.</li> <li>&gt; If a fire starts and takes hold, it may be uncontrollable, unpredictable and fast moving. Spot fires will start, move quickly and come from many directions.</li> <li>&gt; Well prepared homes that are actively defended, may provide safety. You must be physically and mentally prepared to defend in these conditions.</li> <li>&gt; If a fire starts, it can move quickly and uncontrollably.</li> <li>&gt; Be aware of how fires can start.</li> <li>&gt; Considered to be a high risk area. Check for fire permits apply.</li> </ul> <p><b>VERY HIGH</b></p> <ul style="list-style-type: none"> <li>&gt; If a fire starts, it can move quickly and uncontrollably.</li> <li>&gt; Be aware of how fires can start.</li> <li>&gt; Considered to be a high risk area. Check for fire permits apply.</li> </ul> <p><b>LOW-MODERATE</b></p> <ul style="list-style-type: none"> <li>&gt; If a fire starts, it can move quickly and uncontrollably.</li> <li>&gt; Be aware of how fires can start.</li> <li>&gt; Considered to be a high risk area. Check for fire permits apply.</li> </ul>	<p><b>WHAT SHOULD I DO?</b></p> <p><b>CODE RED</b></p> <ul style="list-style-type: none"> <li>&gt; Leaving high-risk bushfire areas the night before or early in the day is your safest option – do not wait and see.</li> <li>&gt; Avoid forested areas, thick bush or long, dry grass.</li> <li>&gt; Know your trigger – make a decision about             <ul style="list-style-type: none"> <li>– when you will leave</li> <li>– where you will go</li> <li>– how you will get there</li> <li>– when you will return</li> <li>– what you will do if you cannot leave.</li> </ul> </li> </ul> <p><b>EXTREME</b></p> <ul style="list-style-type: none"> <li>&gt; Consider staying with your property only if you are prepared to the highest level. This means your home needs to be situated and constructed or modified to withstand a bushfire, you are well prepared and you can actively defend your home if a fire starts.</li> <li>&gt; If you are not prepared to the highest level, leaving high-risk bushfire areas early in the day is your safest option.</li> <li>&gt; Be aware of local conditions. Seek information by listening to ABC local radio, commercial and designated community radio stations, or watch Sky News TV, visit cfa.vic.gov.au, call the Victorian Bushfire Information Line on 1800 240 667 or via National Relay Service on 1800 555 677.</li> </ul> <p><b>SEVERE</b></p> <ul style="list-style-type: none"> <li>&gt; Well prepared homes that are actively defended can provide safety – check your Bushfire Survival Plan.</li> <li>&gt; If you are not prepared, leaving bushfire-prone areas early in the day is your safest option.</li> <li>&gt; Be aware of local conditions. Seek information by listening to ABC local radio, commercial and designated community radio stations, or watch Sky News TV, visit cfa.vic.gov.au, call the Victorian Bushfire Information Line on 1800 240 667 or via National Relay Service on 1800 555 677.</li> </ul> <p><b>VERY HIGH</b></p> <ul style="list-style-type: none"> <li>&gt; Check your Bushfire Survival Plan.</li> <li>&gt; Monitor conditions.</li> <li>&gt; Action may be needed.</li> <li>&gt; Leave if necessary.</li> </ul> <p><b>LOW-MODERATE</b></p> <ul style="list-style-type: none"> <li>&gt; Check your Bushfire Survival Plan.</li> <li>&gt; Monitor conditions.</li> <li>&gt; Action may be needed.</li> <li>&gt; Leave if necessary.</li> </ul>

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### What should I do before the fire season?

- Decide where you'll go on bad fire-risk days - For example, a major town, shopping centre complex, or stay with friends or family in safer areas
- Work out different ways you can get there in case roads are blocked
- Tell your family and friends what you plan to do on hot, dry, windy days
- Prepare protective clothing that covers your skin and is made from natural fibres including gloves and a hat
- Get together an emergency kit including things you will need and want to take with you including:
  - \* Medicines and first aid kit
  - \* Mobile phone and charger
  - \* Battery powered radio and torch with spare batteries
  - \* Water and food
  - \* Toiletries and sanitary supplies
  - \* Woollen blankets
  - \* Important papers such as passports, will, ID and photos.

### How will I stay informed?

On hot, dry, windy days, fires will start and spread quickly. It's up to you to stay informed.

**Fire Danger Ratings** are a good way to decide when to leave. They are not a weather forecast – they tell you how dangerous a fire would be if one started. As the ratings increase, so does the risk of a fast moving and uncontrollable fire. Check the Fire Danger Ratings daily and act before a fire starts to keep your family safe. Monitor Fire Danger Ratings at [emergency.vic.gov.au](http://emergency.vic.gov.au) or on the Vic Emergency App.

**Warnings** tell you that a fire has already started. You should never wait for a formal warning to act. There are three levels of warnings.

**Advice**- general information to keep you up to date

**Watch and Act**- An emergency threatens you, conditions are changing and you need to act now

**Emergency Warning**- You are in imminent danger, you will be impacted by the emergency. You may receive a warning on your mobile phone or landline.

You can check warnings at [emergency.vic.gov.au](http://emergency.vic.gov.au) or on the Vic Emergency App.

You can also stay tuned to emergency broadcasters ABC 774 AM, ABC 103.7 FM, Star 93.7 FM and Sky News TV.

**Remember-** don't rely on a warning to act. On hot, dry windy days monitor warnings, use your senses and check if you can smell smoke, or see smoke or flames. It's up to you to stay informed.

### Where should I go?

- If you wait until a fire has started before you leave, you risk the serious danger of driving your family through thick smoke, fallen trees and power lines, and face the threat of collisions, being trapped or worse. Choose the safer option of leaving early and protect yourself and your family.
- On Severe or Extreme Fire Danger Rating days, it's safer to leave early in the morning or the night before. Never travel into bush or grassland areas when a Code Red has been forecast.
- From Mount Buller, you could consider travelling to a large regional centre such as: Mansfield, Benalla or Yea.

### How can I shelter from a bushfire?

Protect yourself from radiant heat by covering all exposed skin and seek shelter in a structure.

If you are caught outside, look for an open area that is as far from vegetation as possible, or shelter behind a solid structure or an earth barrier, to provide protection from radiant heat.

If the travel path is open and safe, you may consider sheltering at the local Neighbourhood Safer Place/ Bushfire Place of Last Resort, which is located at:

Village Square Plaza, 3 Summit Road, Mt Buller  
Remember, there may be no facilities or emergency services there. Sheltering at a Neighbourhood Safer Place does not guarantee your safety.



### Fires and Machinery

#### What you can and can't do during summer

	Fire Danger Period	Total Fire Ban
Have a barbecue?	YES check conditions	YES check conditions
Light a campfire?	YES with conditions	NO
Drive a vehicle that will be in contact with vegetation?	YES check conditions	YES check conditions
Weld, grind or solder?	YES check conditions	NO (Section 40 permit required)
Use machinery with internal combustion or heat engine?	YES check conditions	YES check conditions
Use chainsaws, plant or grass trimmers or lawn mowers?	YES check conditions	YES check conditions

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#### Web sites to stay informed and safely plan your day:

Can't I? Full details.  
<https://qoo.gl/CzUJTA>

Current Fire Danger Ratings  
<https://qoo.gl/F4TBE4>



### Emergency Information

In EMERGENCY Dial 000 (TTY 106)

Victorian Bushfire Information Line (VBIL): 1800 240 667

Emergency Broadcasters: ABC 774AM, ABC 103.7 FM, Star 93.7 FM, and Sky News TV

Emergency Management Victoria: [emergency.vic.gov.au](http://emergency.vic.gov.au)

Road closures: 13 11 70 or [www.vicroads.vic.gov.au](http://www.vicroads.vic.gov.au)

Park closures - Parks Victoria Hotline: 13 61 86

State forest closures (DELWP): 13 61 86

School closures (DEECD): 1800 809 834

24 Hour Wildlife Emergency: 1300 094 535

24 Hour NURSE-ON-CALL: 1300 60 60 24

Mt Buller and Mt Stirling Resort Management:  
(03) 5777 6077 or [www.mtbuller.com.au](http://www.mtbuller.com.au)

Prepared by Mt Buller Community and supported by



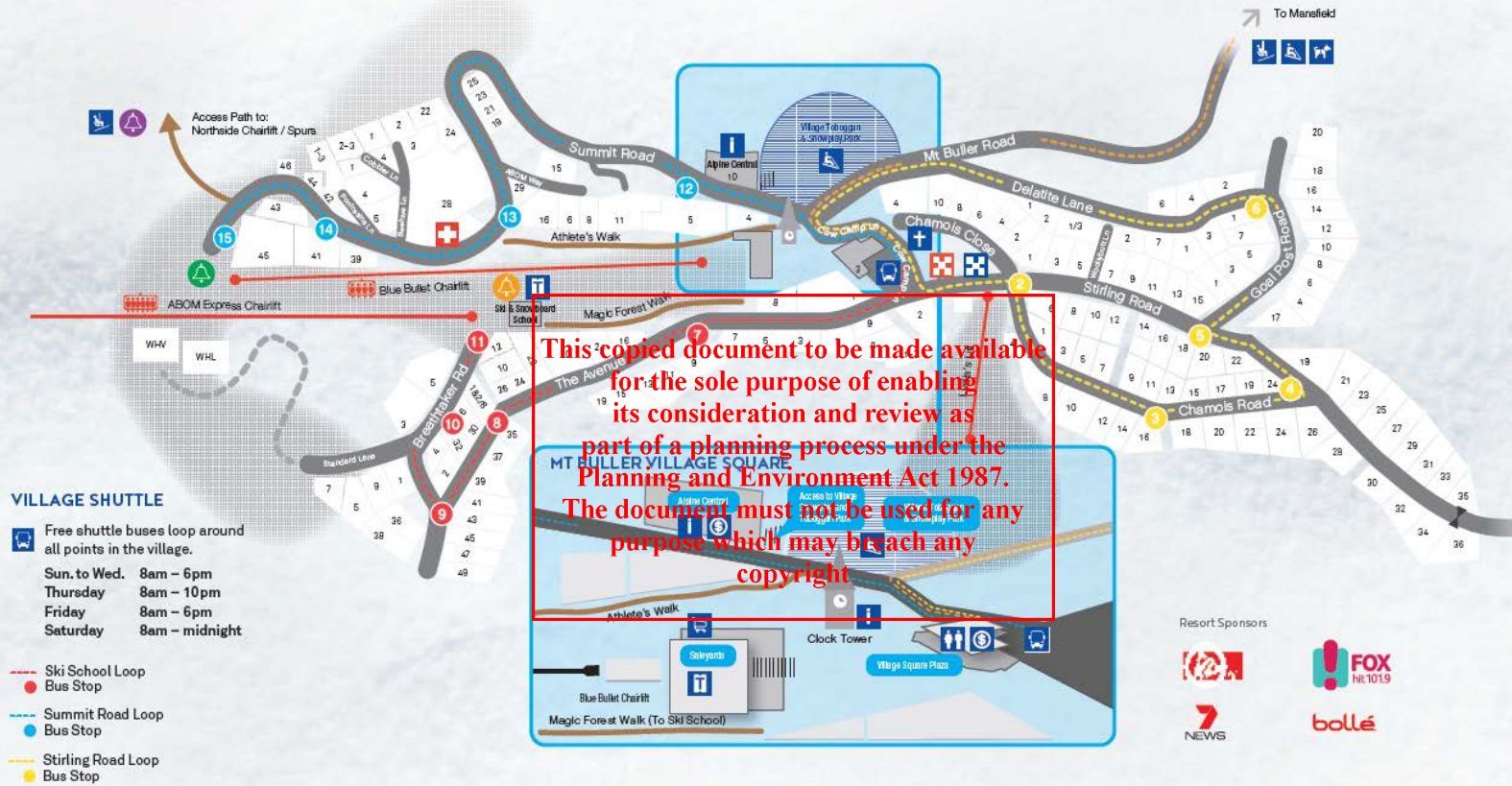
Environment, Land, Water and Planning



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**PREPARE. ACT. SURVIVE.**  
**FireReady** Victoria

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# VILLAGE MAP



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Resort Sponsors



**ADVERTISED PLAN**

## ACCOMMODATION

Abom Chalets	29 Summit Rd
Abom Hotel and Apartments	16 Athlete's Walk
ACV	11 The Avenue
Aeski Lodge	5 Goal Post Rd
Ajax Ski Club	18 Stirling Rd
AKLA Ski Club	45 The Avenue
Atkira Ski Club	2 Chamois Close
Alpine House	3 Stirling Rd
Alpine Retreat	6 Stirling Rd
Alto Villas	6 ABOM Way
Altamont	26 The Avenue
Amber Lodge	8 Goal Post Rd
AMO	2 – 3 Cobbler Lane
Apira Ski Club	3 The Avenue
Arlberg Hotel	45 Summit Rd
Army Alpine Lodge	12A Goal Post Rd
Auscamp Alpine Lodge	21 Stirling Rd
Australian Women's Ski Club	7 The Avenue
The Avenue	24 Breathtaker Rd
Bayerland	16 Goal Post Rd
Beehive Apartments	4 Pontresina Ln
Belmore Apartments	10 Breathtaker Rd
Benalla Ski Club	16 Chamois Rd
Benmore Ski Club	4 Breathtaker Rd
Black Diamond Ski Apartments	17 Chamois Rd
Black Forest Lodge	16 The Avenue
Black Tulip Ski Club	37 The Avenue
Blue Eyes Ski Club	1 Delatite Ln
Bluff Lodge	5 Pontresina Ln
Bluff View Apartments	15 Chamois Rd
BMW Ski Club	12 Breathtaker Rd
Bombora Apartments	41 The Avenue
Boulders	23 Summit Rd
Brackenwood Apartments	5 Stirling Rd
Breathtaker All Suite Hotel	3 Breathtaker Rd
Buffalo Views	25 Summit Rd
Buller Backpackers	1 Village Square
Buller Central	8 The Avenue
Burnt Hut	2 – 3 Cobbler Ln
Candoux Apartments	8 Chamois Close
Cariboux	11 Chamois Rd
Cawarra Ski Club	7 Stirling Rd
Cedar Ski Club	3 Goal Post Rd
Chalet Apartments	11 Summit Rd
Chamois Ski Club	8 Cow Camp Ln
Chetwynd Lodge	24 Breathtaker Rd
The Christiana Apartments	1 Breathtaker Rd
Club 25	1 Breathtaker Rd
Cobbler Ski Club	4 Cobbler Ln
Collegians Ski Club	38 The Avenue
Coonamar Ski Club	15 Stirling Rd
Corio Ski Club	6 Delatite Ln
Cortina Ski Club	7 Chamois Rd
Corviglia Ski Club	1 Cow Camp Ln
Courchevel	22 The Avenue
Cresta Apartments	4 Cow Camp Ln

Crosscut Lodge	3 Beehive Ln
CSIR Ski Club	4 Delatite Ln
Cuckoo Lodge	1 Beehive Ln
Currawong Ski Club	6 Chamois Close
Dandenong Lodge	24 The Avenue
Delatite Ski Club	11 Stirling Rd
Dicsobolous	4 Goal Post Rd
Double B Ski Club	39 The Avenue
Downhill Ski Club	1/8 Breathtaker Rd
Drifters	13 Chamois Rd
Duck Inn	18 Goal Post Rd
Elk Ski Lodge	6 Breathtaker Rd
Elkhorn Apartments	10 Chamois Rd
Eltham	3/15 The Avenue
Engadin	1–3 Pontresina Ln
ETNA Lodge	9 Stirling Rd
Firmow Ski Club	10 Stirling Rd
Four Winds Ski Club	1 Goal Post Rd
Geelong Ski Club	2/8 Breathtaker Rd
Glacier Lodge	7 Delatite Ln
Gliss Ski Club	3 Standard Ln
Gonzaga Ski Club	2 Hovea Ln
Gran Sasso	14 Summit Rd
Grimus Apartments	5 Breathtaker Rd
Herringbone	1 – 3 Pontresina Ln
Hima Flats	8 Chamois Rd
Hotel Enzian	5 Breathtaker Rd
Hotel Pension Grimus	5 Breathtaker Rd
Howqua Ski Club	20 Chamois Rd
Huski Ski Apartments	3 Chamois Rd
Icicles Ski Club	3 Chamois Rd
Igloo Apartments	13 Stirling Rd
Iltis Ski Club	13 Stirling Rd
Ivor Whittaker Lodge (SCV)	28 Summit Rd
Jungfrau Ski Club	18 Chamois Rd
K2 Apartments	4 Summit Rd
Kandahar Ski Club	1 Cobbler Ln
Koomerang Ski Club	42 Summit Rd
Lazenby	1 – 3 Pontresina Ln
M Ski Club	5 Cow Camp Ln
Majella	1 Chamois Rd
Malamute	22 Chamois Rd
Mansfield Ski Club	7 Standard Ln
Mark II	10 Chamois Close
Mawson	13 The Avenue
Meki Ski Club	1/3 Woolybutt Ln
Melbourne Walking Club	2 Stirling Rd
Melbourne Uni. Alpine Lodge	9 Cow Camp Ln
Meribel	22 The Avenue
Merrijig Ski Club	26 Stirling Rd
Mitre Ski Club	49 The Avenue
Molony's Apartments	4 Athlete's Walk
Moose Lodge	5 The Avenue
Mt Buller Chalet Hotel	5 Summit Rd
Mulligatawny Ski Club	24 Stirling Rd
Neringa Ski Club	23 Stirling Rd

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Neverest Ski Club	5 Chamois Rd
Nomad Ski Club	36 The Avenue
Nutcracker Ski Lodge	6 Goal Post Rd
OGG Ski Club	8 Stirling Rd
OLOS Ski Club	12 Stirling Rd
Omega Ski Club	6 Cow Camp Ln
Omski Ski Club	2 Delatite Ln
OPAL Ski Club	20 Goal Post Rd
Panorama	8 Chamois Rd
Patscherkofel Lodge	2 Breathtaker Rd
The Peak	1 Stirling Rd
Polski	2/15 The Avenue
Pontresina	1–3 Pontresina Ln
Preston Ski Club	30 Stirling Rd
RAN Ski Club	47 The Avenue
Reindeer Apartments	32 The Avenue
Royal Childrens Hospital Ski Club	19 Stirling Rd
Schuss Ski Club	25 Stirling Rd
Shaky Knees Lodge	22 Summit Rd
Ski Club of Victoria	28 Summit Rd
Ski Lib Alpine Club	17 Stirling Rd
Ski View Flats	5 Standard Ln
Snowdown Ski Lodge	3 Delatite Ln
Snowflake Apartments	22 Stirling Rd
Snowmass Apartments	20 The Avenue
Snowy Mountains Ski Club	1 The Avenue
Spark Ski Club	19 Chamois Rd
St Anton	20 Stirling Rd
Star Alpine Apartments	2 Beehive Ln
The Stripes	4 Chamois Rd
Star Alpine	1/15 The Avenue
Star Alpine	32 Stirling Rd
Subarash	1 Plum Pine Ln
Summit Lodge	43 Summit Rd
Sundowner Lodge	28 Stirling Rd
Tatry Ski Club	12 Chamois Rd
Telemark Lodge	7 Goal Post Rd
Terama Ski Club	10 Goal Post Rd
Timberline Ski Lodge	35 The Avenue
Timbuktu	39 Summit Rd
Twin Towers	41 Summit Rd
ULLR Apartments	7 Cow Camp Ln
ULLR Ski Club	3 Cow Camp Ln
University Ski Lodge	9 The Avenue
Vail Club	4 Goal Post Rd
Valley View Apartments	8 ABOM Way
VSL Ski Club	24 Chamois Rd
Whistler Lodge	14 Chamois Rd
Whitestar Ski Club	2 Woolybutt Ln
Whitehorse Village	WHV
Whitehorse Lodge	WHL
Winterbrook Ski Lodge	30 The Avenue
Winterhaven Ski Club	9 Chamois Rd
Wombat Lodge	1 Beehive Ln
Woolybutt Apartments	24 Summit Rd
Yurredla	4/15 The Avenue

## VILLAGE SQUARE OUTLETS

(D) Downstairs (U) Upstairs (N) North (S) South (R) Rear

## RENTAL AND RETAIL

Black Mountain	Village Square Plaza
Buller Sports Central	Saleyards - D
George's Ski Hire	Village Square - N

## SPECIALITY

The Alpine Life	Village Square - S
Altitude	Saleyards Downstairs
Buller Grocer	Athlete's Walk
Freeride	Village Square - S
The Photo Shop	Village Square - S
Rip Curl Mt Buller	Village Square - S
Snowfox Boutique	Buller Central

## DINING

Birdcage	Mt Buller Chalet Hotel
Black Cockatoo	Mt Buller Chalet Hotel
Burger Haus	Village Square - N
Cattleman's Café	Saleyards - U
Kooroora Hotel	Village Square - S
Fish and Chippery	Village Square Plaza - U
Pats Italian	Village Square Plaza - U
Powder Bar	Buller Central
Ts High Country Café	Saleyards - D

## SERVICES / FACILITIES

Alpine Central	10 Summit Road
– Post Office	
– Information	
– Mt Buller Mt Stirling Resort Management	
– Cinema	
– Gym	
– Sports Hall	
– Museum	
Breathtaker Alpine Spa	3 Breathtaker Rd
Buslines (MMBL)	Village Square Plaza - R
– Day Visitor Car Park Shuttle	
– Intra Village Shuttle	
– Taxis	
Cinema	10 Summit Road
Clock Tower	Village Square
– Information	
– Lost and Found	
Day Visitor Centre	Village Square Plaza
Lift Ticket Sales	Saleyards - U
Ski & Snowboard School	Bourke St Run
– Buller Ski Lifts Administration	
– Buller Kids Centre & Creche	
– Lift Ticket Sales	
– Toilets	
– Lessons	

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