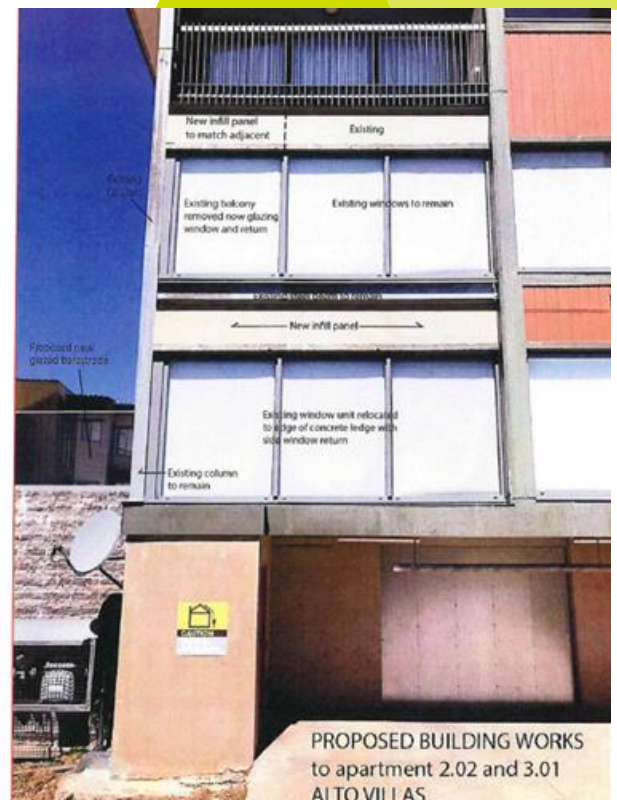
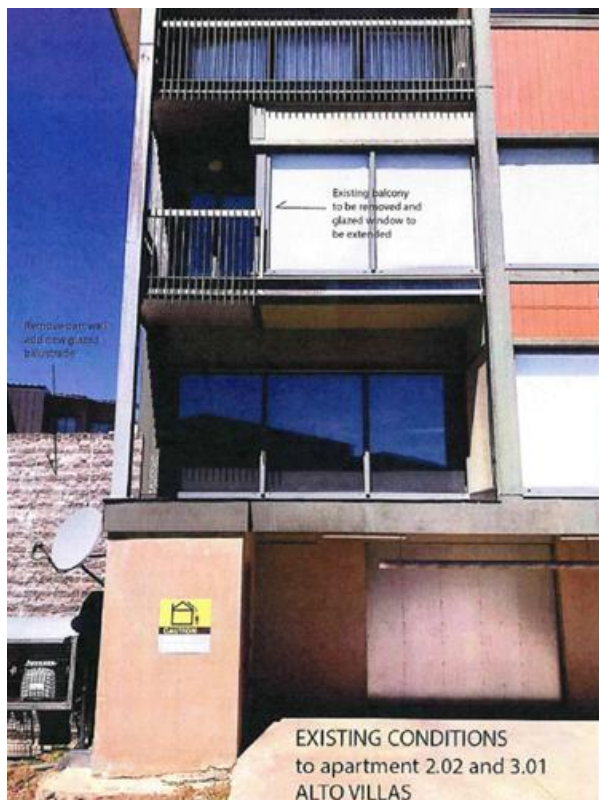


PA2604277 – Officer report
(Apartments 2.02 and 3.01), 6 Abom Way, Mount Buller



Officer Assessment Report
Development Assessment

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Department
of Transport
and Planning

OFFICIAL

Executive Summary

Key information	Details		
Application No.:	PA2604277		
Received:	12 March 2026		
Statutory Days:	48 (as of 14 July 2026)		
Applicant:	Melinda Ryan, c/- Healey Constructions		
Planning Scheme:	Alpine Resorts		
Land Address:	(Apartments 2.02 and 3.01), 6 Abom Way Mount Buller		
Proposal:	Buildings and works to include alterations to apartments 2.02 and 3.01		
Development value:	\$100,000.00		
Why is the Minister responsible?	In accordance with the schedule to Clause 72.01 of the Alpine Resorts Planning Scheme (the Scheme), the Minister for Planning is the Responsible Authority for administering and enforcing the Alpine Resorts Planning Scheme		
Why is a permit required?	Control	Clause	Trigger
Zone:	Comprehensive Development Zone Schedule 1 (CDZ)	Clause 37.02-4	<i>Construct a building or construct or carry out works</i>
Overlays:	Design and Development Overlay Schedule 1, Area 2 (DDO1-A2)	Clause 43.02-2	<i>Construct a building or construct or carry out works</i>
	Erosion Management Overlay Schedule 1 (EMO1)	Clause 44.01-2	<i>No permit triggered (Exempt as gross floor area not increasing by more than 20 square metres and approved in writing by the ARV).</i>
	Bushfire Management Overlay Schedule 1 (BMO1)	Clause 44.06	<i>No permit triggered (Exemption for 'An alteration or extension to an existing building (excluding a dwelling and a small second dwelling) that is less than 10 percent of the gross floor area of the existing building'.)</i>
Particular Provisions:	Native vegetation	Clause 52.17	<i>No permit triggered (No native vegetation proposed for removal).</i>
Cultural Heritage	The proposed alterations are on elevated levels of an existing building. As such, a Cultural Heritage Management Plan (CHMP) is not required.		
Referral authorities	No statutory referrals required.		
Notice	ARV – s.52 notice, pursuant to Clause 8.0 of Schedule 1 to CDZ (37.02) for 'any use or development' and Clause 5 of Schedule 1 to the DDO (43.02) for 'any development within Area A2'. Mansfield Shire Council – s.52 notice, pursuant to Clause 8.0 of Schedule 1 to CDZ (37.02) for 'any use or development'.		
Public Notice	Notice of the application was not required to be undertaken, because it was considered that the proposed development will not result in any material detriment to any person. (Refer to 'Advertising Memo' signed off by Manager on 28 May 2026.)		
Delegates List	Not required.		

Background



1. The key milestones in the process of the application were as follows:

Milestone	Date
Previous permit (PA1900738)	Permit for the same buildings and works was issued on 28 February 2020 however the permit lapsed.
Pre-application meeting	N/A
Application lodgement	12 March 2026
Further information requested	26 March 2026
Further information received	27 May 2026
Further plans submitted (formally under section 50 of the Act)	N/A
Further informally substituted sketch plans submitted (date)	N/A
Decision Plans	• Architectural Plans, prepared by Bruce Henderson Architects (11 sheets). • Site Environmental Management Plan (SEMP), signed by Nicholas Healey on 27 May 2026 (25 sheets). • Site Construction Management Plan (SCMP) and dated 22 May 2026 (25 sheets). • Construction Waste Management Plan (CWMP) (9 sheets). • Cover Letter/Planning Report, prepared by Town Planning & Co and dated 23 January 2026 (3 sheets). • Application Form.

2. The subject of this report is the decision plans (as described above).

3. The proposal can be summarised as follows:
 - Alterations to an existing building, specifically to Apartments 2.02 and 3.01.
4. Specific details of the application (referred to as 'the Project') include:

Apartment 2.02 (Refer to Figure 1):

- Remove small balcony facing north by enclosing the balcony area and enlarging the 'living room' by approximately 1.25 m.
- Insert a new fixed window to the west and north elevation;
- Remove part of the solid blockwork balustrade to within 260 mm from terrace together with a new frameless glass balustrade.

Apartment 3.01 (Refer to Figure 2):

- Remove north/west balcony by enclosing the balcony area and enlarging the 'living room'.
- Insert a new fixed window to the north/west corner.

5. A concept image of the 'existing conditions' and 'proposed development' is included at Figure 3.

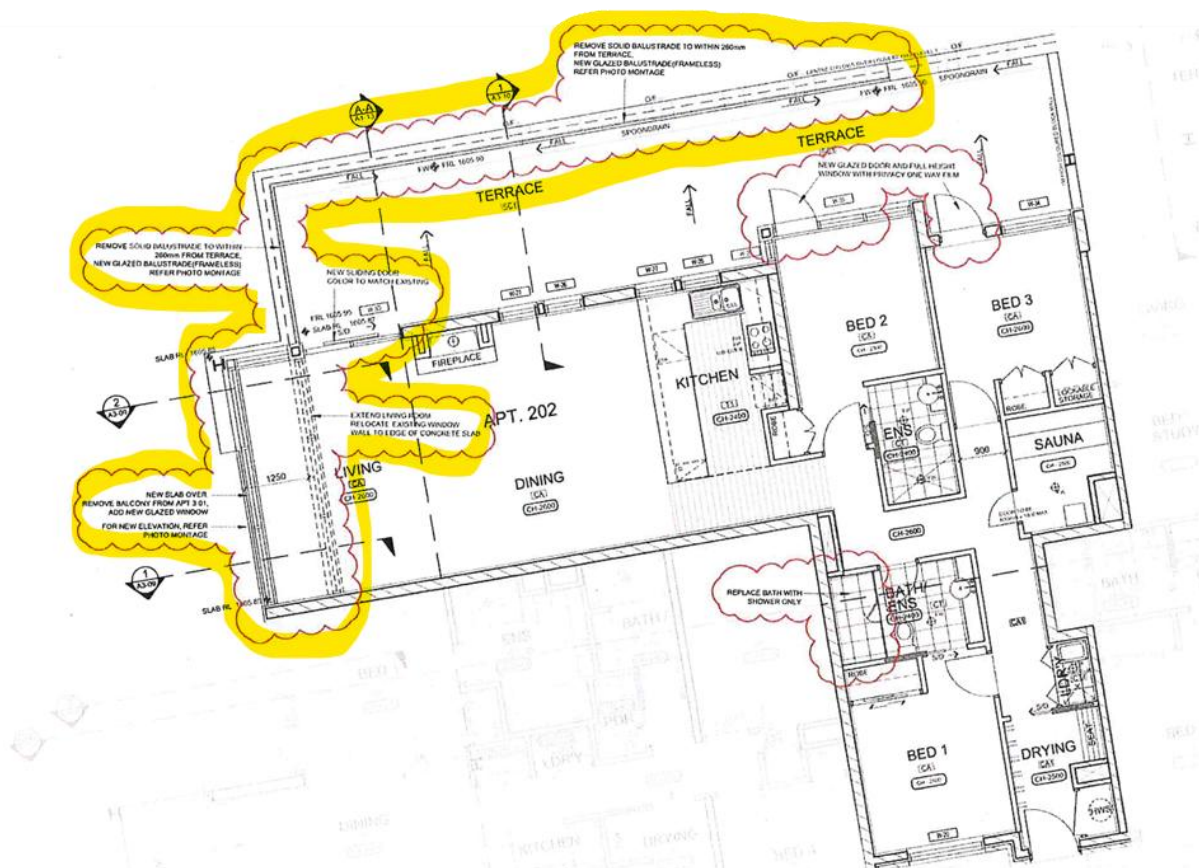
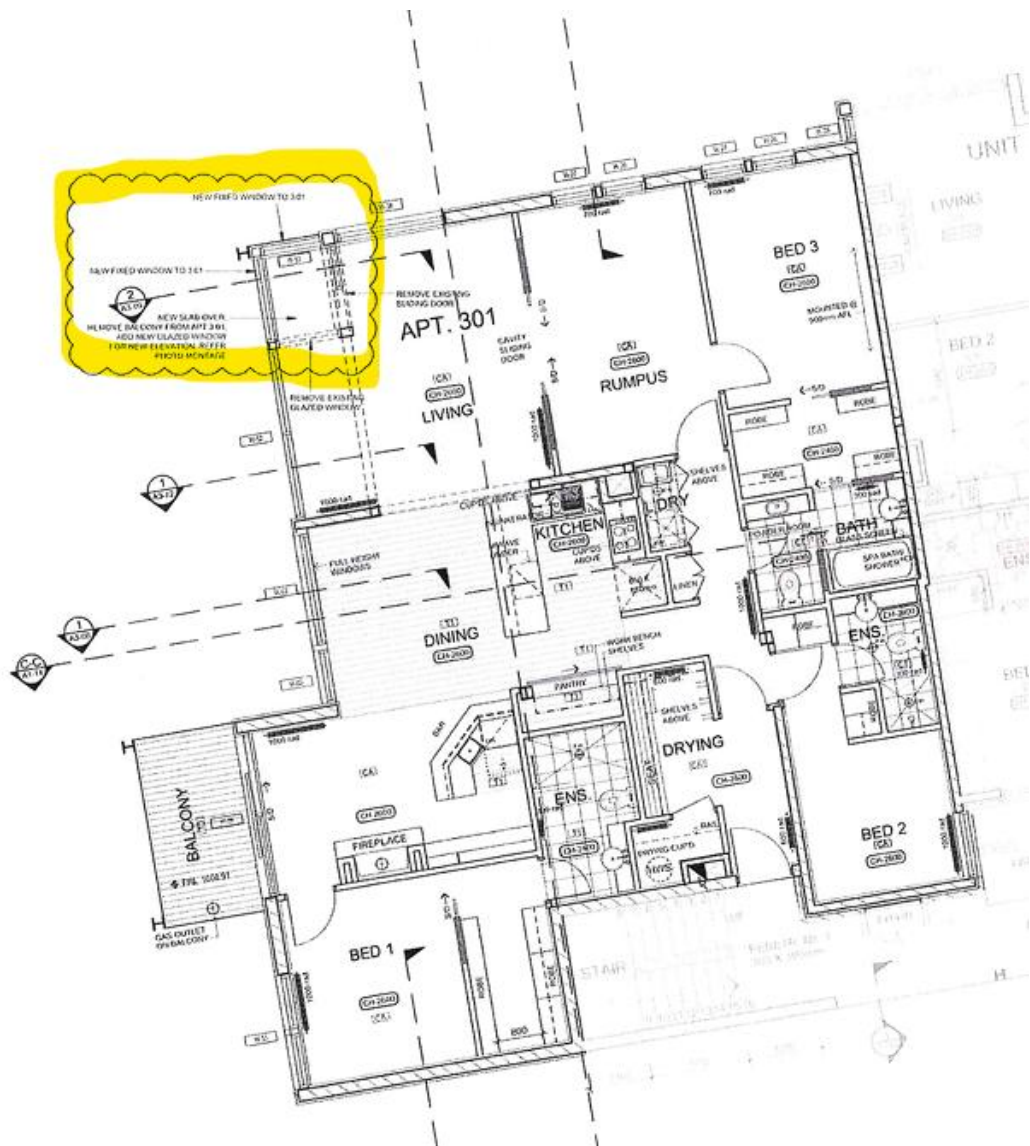


Figure 1: Proposed changes to floor plan of Apartment 2.02 outlined in yellow (Source: Application and modified by DTP)



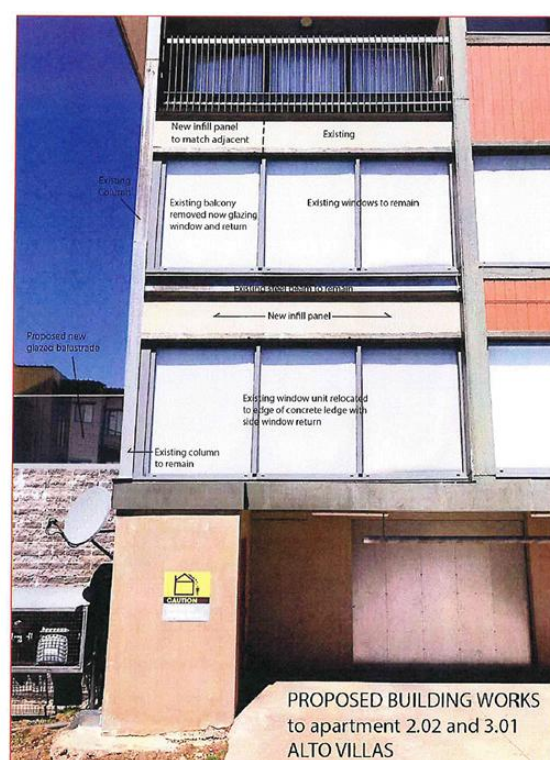
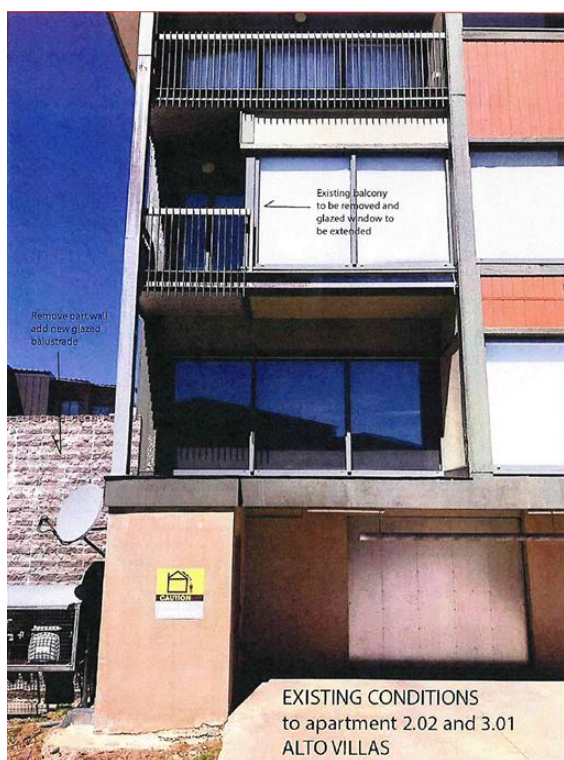


Figure 3: Concept image of existing conditions and proposed development (Source: Application)

Subject Site and Surrounds

Site Description

6. The subject site is located at 6 Abom Way, Mount Buller (Site 107A) and is currently occupied by Alto Villas. It contains up to 4 levels of apartments.
7. The site is irregular in shape, with a frontage to Abom Way and Athletes Walk of approximately 45 metres and a width of approximately 28 and 15 metres respectively to its western and eastern frontages.
8. To the east of the site is the Valley View Apartments. To the north of the site is Abom Way. To the west is the existing Abom Restaurant. The Bourke Street Ski Run and Athletes Walk is located south of Alto Apartments. (Refer Figure 4 for aerial map and the proposed location of alterations).



Figure 4: Site context and [proposed location of development highlighted in yellow – Source: Google maps (modified by DTP)



Planning Policy Framework

10. The Planning Policy Framework (PPF) provides the broad policy direction within the Victoria Planning Provisions. The planning principles set out under the PPF are to be used to guide decision making on planning proposals across the state.
11. The following policies are considered relevant to this application:

Clause no.	Description
02-03-5	Built environment
02-03-6	Economic development
12.04-1S	Sustainable development in alpine areas
13.02-1S	Bushfire planning
13.04-2S	Erosion and landslip
15.01-2S	Building design

Local Planning Policy Framework

12. The Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
13. The MSS within the Alpine Resorts Planning Scheme identifies the objectives and strategies for the Mount Buller alpine resort.
14. The following clauses are relevant:

Clause no.	Description
11.01-1L	Alpine villages
12.04-1L	Sustainable development – alpine resorts
12.04-1L	Sustainable development – Mt Buller Alpine Resort
13.02-1L	Bushfire planning – alpine resorts
13.04-2L	Erosion and landslip in alpine resorts
15.01-2L	Built form in alpine resorts
17.04-1L	Alpine tourism

15. The assessment section of this report provides an assessment of the relevant planning policies.

Statutory Planning Controls

Clause 37.02 – Comprehensive Development Zone, Schedule 1 (CDZ1)

16. The land is affected by the CDZ1.
17. A planning permit is triggered to construct a building or construct or carry out works pursuant to the CDZ1. The purpose of the CDZ1 is:
- *To encourage development and the year round use of land for a commercially orientated, alpine resort.*
 - *To provide for residential development in a variety of forms in an alpine environment.*
 - *To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.*
 - *To provide for the integrated development of land in accordance with a comprehensive development plan incorporated in this scheme.*

- 
18. CDZ1 includes application requirements and decision guidelines for consideration of the site's context, including a Site Environmental Management Plan (SEMP). The following sections include discussion of how the proposal responds to these requirements.

Clause 43.02 – Design and Development Overlay, Schedule 1 (DDO1)

19. A planning permit is triggered to construct a building or construct or carry out works pursuant to the DDO1. The site is located in a DDO1-A2 precinct which contains specific development requirements in relation to maximum height, minimum setbacks, maximum site coverage, colours and materials.
20. The design objectives of the DDO1 include:
- *To ensure that development within the Mt Buller Village creates and enhances an identifiable individual resort character.*
 - *To ensure building design provides a visually attractive and functionally effective interface with the public domain, particularly within the Village Square and adjacent to the Bourke Street ski run.*
 - *To ensure view corridors are protected between buildings and provide opportunities for view sharing.*
 - *To provide safe pedestrian and skier access and linkages within the Village and to the skifields.*
21. The following sections include discussion of how the proposal responds to these requirements.

Clause 44.01 – Erosion Management Overlay, Schedule 1 (EMO1)

22. A planning permit is **not** triggered pursuant to the EMO1.
23. The application meets the following exemption:
- *Extend a building or carry out works if the gross floor area is not increased by more than 20 square metres and stormwater from the building is discharged to a legal point of discharge or in the absence of formal stormwater infrastructure, as approved in writing by Alpine Resorts Victoria.*
24. The application meets the above exemption because the gross floor area is only being increased by approximately 8.75 sqm and the ARV provided an email of support dated 31 March 2026.

Clause 44.06 – Bushfire Management Overlay, Schedule 1 (BMO1)

25. A planning permit is **not** triggered pursuant to the BMO1.
26. The application meets the following exemption thus not triggering a planning permit:
- *An alteration or extension to an existing building (excluding a dwelling and a small second dwelling) that is less than 10 percent of the gross floor area of the existing building.*

Operational Provisions

Clause 65.01 – Approval of an application or plan

27. Clause 65 sets out the decision guidelines that the responsible authority must consider before deciding on an application, including the proposal's effect on the amenity of the area.

Clause 71.02-3 – Integrated decision making

28. Clause 71.02-3 outlines that planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.



Referrals

29. No referrals were required for the proposed development.

Notice

30. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Planning and Environment Act 1987 pursuant to the following provisions:
- Schedule 1 to Clause 37.02 (CDZ)
 - Schedule 1 to Clause 43.02 (DDO).
31. Clause 8.0 of Schedule 1 to CDZ (Clause 37.02) requires notice be given to the 'relevant Resort Management Board and relevant adjoining Municipal Council' for any use or development.
32. Notice was given to the ARV and Mansfield Shire Council on 28 May 2026. On 23 June, Mansfield Shire Council responded advising no objection and no conditions. On 28 May 2026, the ARV responded stating no objection subject to conditions. Their response was revised on 17 June 2026, stating no objection subject to conditions.
33. The applicant was not directed to given it was considered that the proposed development will not cause material detriment to any person. It is considered that reasons why notice is not required to be given include:
- Notice was formally given to the ARV and Mansfield Shire Council and no objections received to date.
 - The alterations to the apartments are relatively small in area and scale and are located within the existing building footprint.
 - The proposed alterations are non-structural.
 - The proposal complies with all the DDO1 requirements relating to height, setbacks, colours and materials.
 - No ground floor disturbance or vegetation removal are required.
 - The proposed development was considered and a permit issued as part of PA1900738 and notice was not given for that application, however the permit expired.
34. Refer to 'Advertising Memo' signed by Manager on 28 May 2026.



Planning Policy

Consistency with State and Local Planning Policies

35. Broadly, the planning policies relevant to this Project encourage the sustainable use and development of the Alpine areas for year-round use and activity, encourage tourism development, seek to protect areas prone to erosion and landslip and environmentally sensitive areas, and ensure that development respects the Alpine character.
36. The specific policies relevant to Mount Buller that apply, and a response to them, is provided as follows:
- To ensure that the design, scale, height and materials of development are sympathetic to the existing natural and built form character of the resorts (Clause 02.03-5).
 - To maintain the unique 'village' atmosphere by siting buildings within the alpine landscape, retain trees (where possible) and maintain the compactness of the developed area (Clause 02.03-5).
 - To facilitate the right mix of commercial, retail, accommodation, entertainment, community and service facilities for the ongoing viability of resorts as year round destinations (Clause 02.03-6).
 - Encourage a range of residential accommodation types and densities to cater for the needs of the permanent and visitor population (Clause 11.01-1L).
 - To facilitate sustainable use and development of Alpine areas for year-round use and activity (Clause 12.04-1S) and to maintain the character of the resort and its relationship to the broader natural and cultural landscape of Mt Buller and Mt Stirling (Clause 12.04-1L).
 - To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life (Clauses 13.02-1S and 13.02-1L).
 - To protect areas prone to erosion, landslip or other land degradation processes (Clause 13.04-2S) and to ensure that geotechnical hazards are managed throughout the resorts so as to minimise risk to property and persons (Clause 13.04-2L).
 - To achieve building design outcomes that contribute positively to the local context and enhance the public realm (Clause 15.01-2S) and to utilise materials such as the natural stone and timber to provide strong design elements, resulting in a cohesive design language for Mt Buller (Clause 15.01-2L).
 - Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities (Clause 17.04-1S) and to provide for year round recreation, having regard to environmental, social, ecological, economic, aesthetic and safety considerations (Clause 17.04-1L).
37. The Project is consistent with the relevant policies. The proposal is minor in nature and does not need to consider the geotechnical requirements or the bushfire requirements given it is exempt under the respective provisions. The proposal will also be developed in accordance with the submitted Site Environmental Management Plan (SEMP). The proposal does not require the removal of any vegetation. Furthermore, the development supports the Alpine Resorts as a major tourist destination by improving an existing tourist (accommodation) facility and making changes that make the apartments more functional and useable for the leaseholders.
38. The following section of this report will detail the key issues in this matter in light of relevant planning policy and controls.

Zoning and land use

39. The proposal meets the relevant purpose of the CDZ1 which include:
- *To encourage development and the year round use of land for a commercially orientated, alpine resort.*
 - *To provide for residential development in a variety of forms in an alpine environment.*
 - *To encourage development and the use of the land which is in accordance with sound environmental management and land capability practices, and which takes into account the significance of the environmental resources.*

- 
- 40. The proposed development seeks to include minor changes to two apartments that will improve the layout and functionality of the apartments for year round usage. The proposed development is on upper level apartments and as such will not result in any ground level disturbance, thus ensuring there is no environmental impacts.
 - 41. Construction will be undertaken in accordance with an approved Site Environmental Management Plan (SEMP) to protect offsite impacts from sediment discharge.

Built form

- 42. The site is subject to the Design and Development Overlay, Schedule 1 (Mt Buller Alpine Resort Village). Relevant design objectives include ensuring that the Mt Buller Village creates and enhances an identifiable individual resort character and to ensure building design provides a visually attractive and functionally effective interface with the public domain, particularly within the Village Square and adjacent to the Bourke Street ski run.
- 43. The proposed development includes alterations that remove two small balconies to two apartments and enclose the existing respective balcony space to form part of their respective living rooms. New glazed windows are proposed to the northern and eastern sides which will match the existing windows of the apartments.
- 44. A small section of existing blockwork balustrade will be replaced with a frameless glass balustrade for Apartment 2.02 on part of the northern and eastern section of the existing balcony. The height of the balustrade will remain the same as the existing. The glass section of balustrade will not increase the potential for overlooking as the height of the balustrade remains unchanged from the existing blockwork balustrade and it is approximately 1m high from the finished floor level of the terrace.
- 45. The proposed development does not change from the existing conditions when assessed against the DDO1-A2 requirements in relation to height, setbacks and site coverage. Furthermore, the colours and materials will match the existing building which is considered to be sympathetic to the natural environment.
- 46. No ground disturbance is required as the proposed alterations are located on two apartments above ground level.

Environmental Considerations

Geotechnical

- 47. The minor nature of the proposed development meets an exemption listed in the EMO1.

Site Environmental Management Plan (SEMP) & Construction Waste Management Plan (CWMP)

- 48. The submitted SEMP is considered satisfactory and will be endorsed to form part of any permit issued.

Cultural heritage

- 49. Given the proposed alterations are on elevated levels of an existing building, a Cultural Heritage Management Plan is not required.

Notice and referral responses

- 50. The application did not require referral to any authority. However, the ARV as part of the mandatory notice, did request conditions and permit notes be included in any permit to issue. Standard conditions relating to shutdown, site condition, SEMP, site induction, car parking, road closures and waste management will be included in any permit to issue. The ARV suggested 3 notes be included relating to being consulted before commencement of works, building permits to be lodged with the ARV and the monitoring of roads and stormwater drains be undertaken.
- 51. All permit conditions and the notes are considered acceptable and should be included on any permit that issues.

Recommendation



52. The development is generally consistent with the relevant planning policies of the Alpine Resorts Planning Scheme and will improve the functionality and use of the two apartments.
53. The proposal is supported by the ARV, subject to conditions.
54. **It is recommended that a Permit be** issued for Application No. PA2604277 being for *Buildings and works to include alterations to Apartments 2.02 and 3.01* at 6 Abom Way, Mount Buller, be issued subject to conditions.

Prepared approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

(Apartments 2.02 and 3.01), 6 Abom Way, Mount Buller



-
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:		Signed:	
Title:			
Phone:		Dated: 15 July 2026	

Reviewed by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
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Name:		Signed:	
Title:			
Phone:		Dated: 15 July 2026	

