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Planning Report

Cabin 7A, Parcel B, White Horse Village, Mount Buller

Prepared for Martin Ansell

15 April 2026

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- Martin Ansell
- Interlandi Mantesso Architects: John Mantesso
- Victorian Government Department of Transport and Planning.

Biosis staff involved in this project were:

- Luciano Solomon (Report Writer)
- Charlotte Kitchin (Quality Assurance)
- Sally Mitchell (GIS Consultant)

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Biosis acknowledges the Aboriginal and Torres Strait Islander peoples as Traditional Custodians of the land on which we live and work.

We pay our respects to the Traditional Custodians and Elders past and present and honour their connection to Country and ongoing contribution to society.

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	A detailed Geotechnical Assessment and Landslide Risk Assessment has been prepared for the proposed development at 1A Whitehorse Village Road (D M Lawrance Soil Testing Pty Ltd, 2026). Review of this assessment confirms that it satisfies the requirements of the Erosion Management Overlay – Schedule 1 (EMO1), as it provides a site-specific evaluation of slope stability, geotechnical constraints and landslide risk in accordance with the AGS (2007) Guidelines.	29
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	The assessment concludes that no evidence of significant past or present slope instability exists on or adjacent to the site, and that the proposed development can proceed without increasing the risk to life or property, provided the documented geotechnical constraints are incorporated into the design and construction. The calculated annual probability of a foreseeable instability event is unlikely, and the overall risk to life and property is within the tolerable range defined by AGS (2007).	29
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1 Introduction

1.1 Background

Biosis Pty Ltd (Biosis) has been engaged by Martin Ansell (the 'applicant') to prepare this report in support of a planning application to amend planning permit 201529926-16 (existing planning permit or planning permit) under Section 72 of the Planning and Environment Act 1987 (PE Act).

Planning permit 201529926-16 relates to a larger tract of land referred to as 'White Horse Village' comprising Crown Allotment 2017 and Crown Allotment 2031 (Parcel D), Crown Allotment 2032 (Parcel B), Part of Crown Allotment 2033 (Parcel A) (White Horse Village) and Crown Allotments 2034 and 2035 (leased) and Crown Allotments 2020 and 2036 (unleased) White Horse Road, Mt Buller (White Horse Village or permit land).

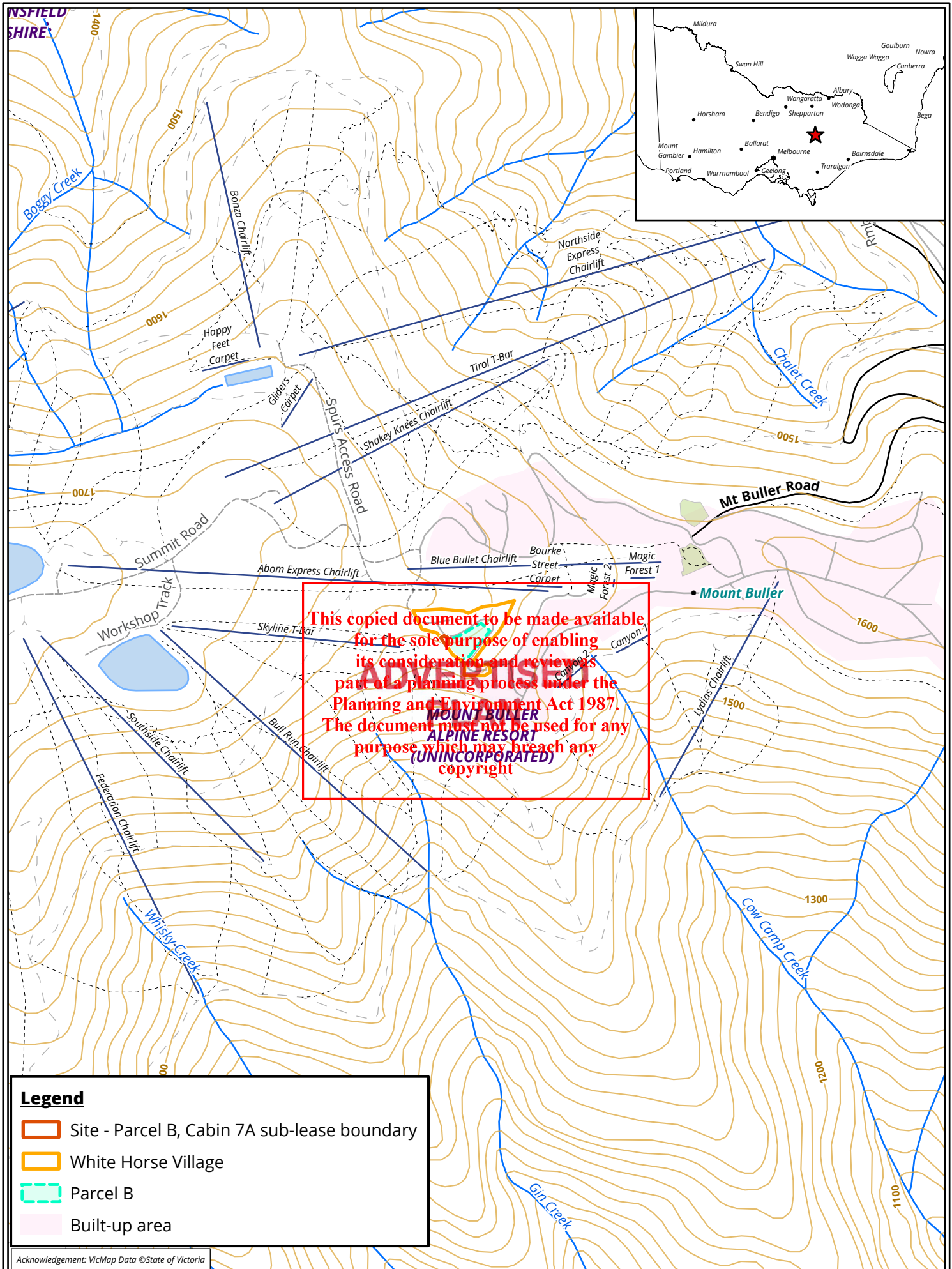
This application is made in relation to a part of the permit land, being the sub-lease area of Cabin 7 within Parcel B of White Horse Village (the 'site'). See Figure 1.

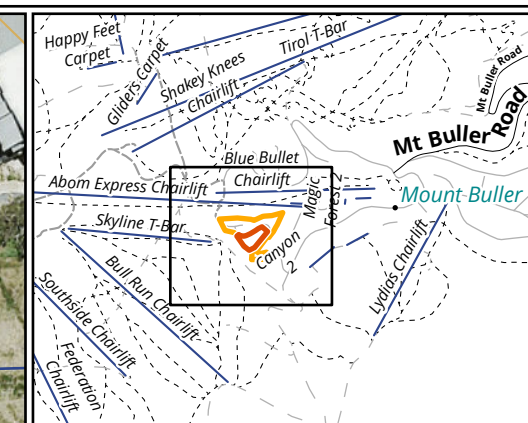
This Section 72 amendment application seeks to amend the endorsed architectural plans under Planning Permit 201529926-16 to include an additional three-storey dwelling. No changes are proposed to the planning permit preamble or conditions.

This report has been prepared to address the relevant policies and statutory requirements of the Alpine Resorts Planning Scheme (Planning Scheme).

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- Legend**
- Site - Parcel B, Cabin 7A sub-lease boundary
 - White Horse Village
 - Parcel B
 - Proposed development (Cabin 7A)
 - Approved cabins
 - Internal sub-lease boundary

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Figure 2 Site location, White Horse Village, Mt Buller

0 10 20 30 40 50

Metres

Scale: 1:1,600 @ A3

Coordinate System: GDA2020 MGA Zone 55



Matter: 43802,
Date: 10 April 2026,
Prepared for: LS, Prepared by: SKM, Last edited by: smitchell
Layout: 43802_F1_Site
Project: P:\43800s\43802\Mapping\43802_WHV_MTBuller_parcelB_cab7A.aprx

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1.2 Planning permit history

Planning permit 201529926 was granted to Grollo Group (permit holder) in 2016 for six chalets, a hotel and new vehicle access connecting to Standard Lane, works to Standard Land, the removal of vegetation and reduction in the car parking requirements.

Since its approval, Planning permit 201529926 has been amended on 16 November 2018 (Permit no. 201529926-1), 29 October 2020, (Permit no. 201529926-2), 30 April 2021 (Permit no. 201529926-3), 14 September 2021 (Permit no. 201529926-4), 10 February 2022 (201529926-5), 9 September 2022 (201529926-6) and 21 November 2023 (201529926-7), 24 November 2023 (201529926-8), 9 May 2024 (201529926-9), 2 July 2024 (201529926-10), 30 July 2024 (201529926-11), 19 August 2024 (201529926-12), 19 September 2024 (201529926-13), 23 December 2024 (201529926-14), 7 February 2025 (201529926-15) and 24 October 2025 (201529926-16) (the existing permit).

1.3 Planning controls

The site is subject to the Comprehensive Development Zone schedule 1 (CDZ1) (Figure 2) Design and Development Overlay Schedule 1 (DDO1-A1) (Figure 3), Erosion Management Overlay Schedule 1 (EMO1) (Figure 4) and Bushfire Management Overlay Schedule 1 (BMO1) (Figure 5).

The site is not affected by the Environmental Significant Overlay schedule 1 (ESO1), however it is within close proximity to land affected by this overlay, as shown in Figure 6. The proposal does not seek additional impacts to any vegetation, including native vegetation as to what is available is endorsed under the planning permit 201529926-16. No works are proposed outside of the site on parcel B and all proposed works will remain within the original development footprint of White Horse Village. ESO1 is not discussed further in this report hereinafter as it is not considered to be relevant to the proposal and application.

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1.4 Planning scheme requirements

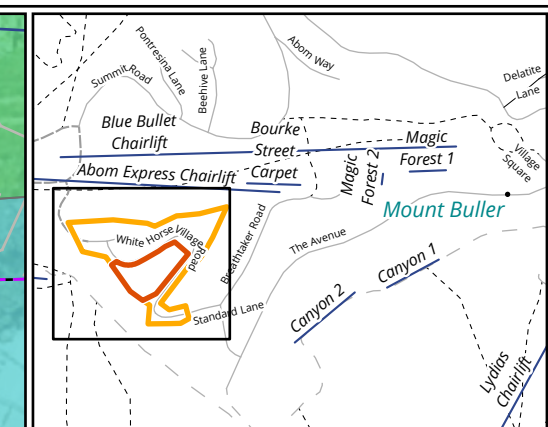
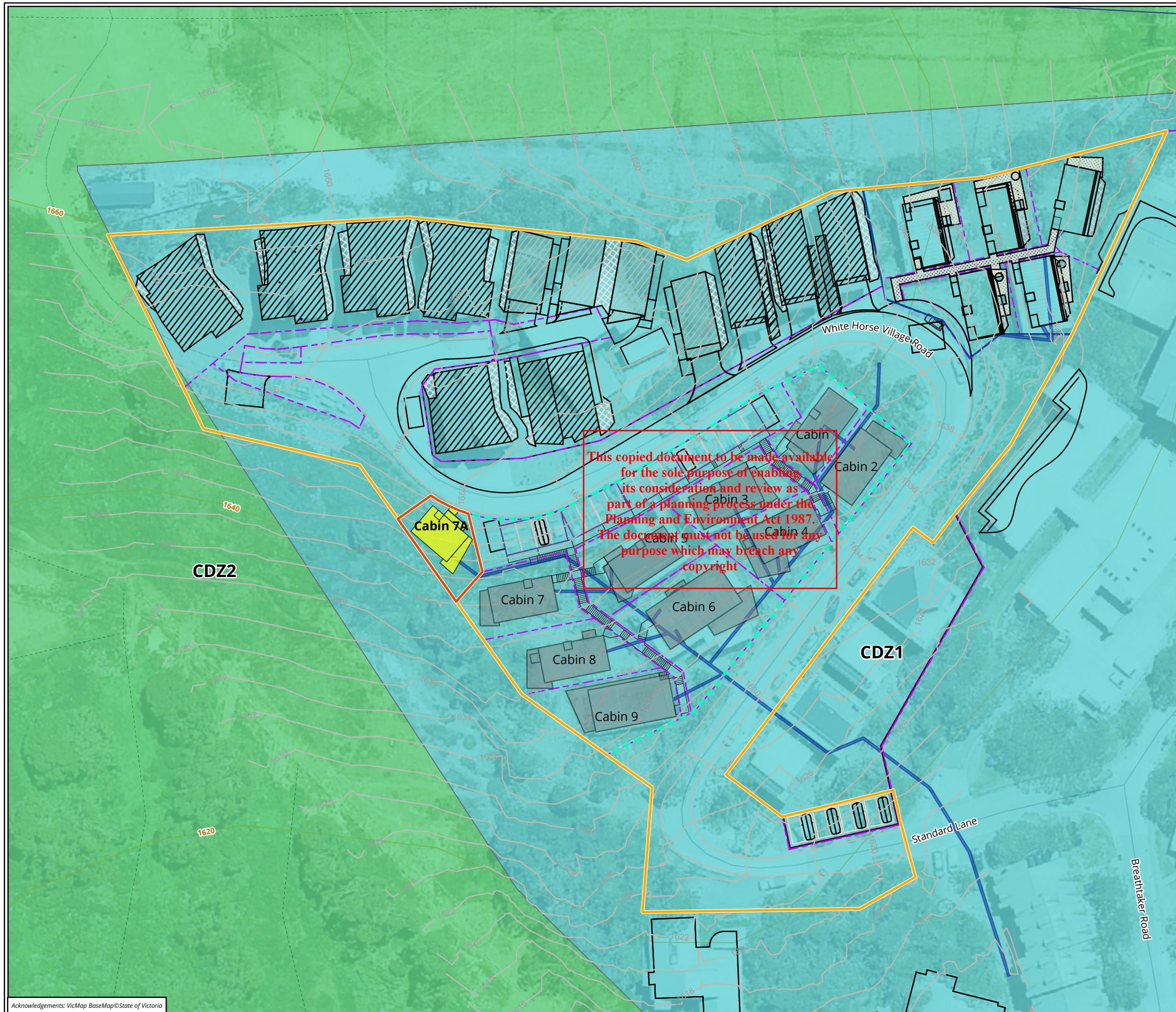
A planning permit is required for the proposal pursuant to the following provisions of the Planning Scheme:

- Clause 37.02-2 - Comprehensive Development Zone Schedule 1 (CDZ1) to construct a building or construct or carry out works.
- Clause 43.02-2 - Design and Development Overlay Schedule 1 (DDO1-A1) to construct a building or construct or carry out works.
- Clause 44.01-2 - Erosion Management Overlay Schedule 1 (EMO1) to construct a building or construct or carry out works.
- Clause 44.06 - Bushfire Management Overlay Schedule 1 (BMO1) to construct a building or construct or carry out works associated with Accommodation.

A detailed assessment of the proposal against the requirements of the Planning Scheme is provided in sections 5 and 6 of this report.

Summary of supporting documentation

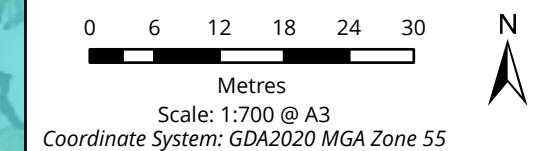
Table 1 below provides a summary of documents accompanying this planning report in response to the application requirements relevant to the proposal.



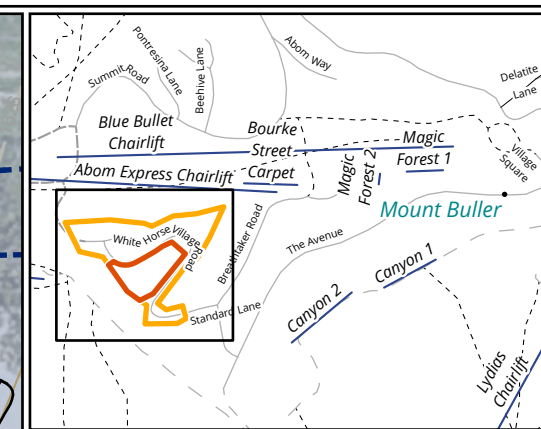
- Legend**
- Site - Parcel B, Cabin 7A sub-lease boundary
 - White Horse Village
 - Parcel B
 - Proposed development (Cabin 7A)
 - Approved cabins
 - Internal sub-lease boundary
 - Site service trench
- Planning zones**
- CDZ1 Comprehensive Development Zone - Schedule 1
 - CDZ2 Comprehensive Development Zone - Schedule 2

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Figure 2 Planning Zones



Matter: 43802,
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- Legend**
- Site - Parcel B, Cabin 7A sub-lease boundary
 - White Horse Village
 - Parcel B
 - Proposed development (Cabin 7A)
 - Approved cabins
 - Internal sub-lease boundary
 - Site service trench
- Planning overlays**
- Design and Development Overlay (DDO, DDOPT)

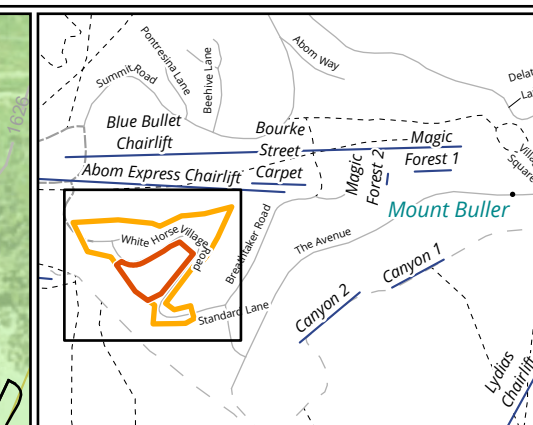
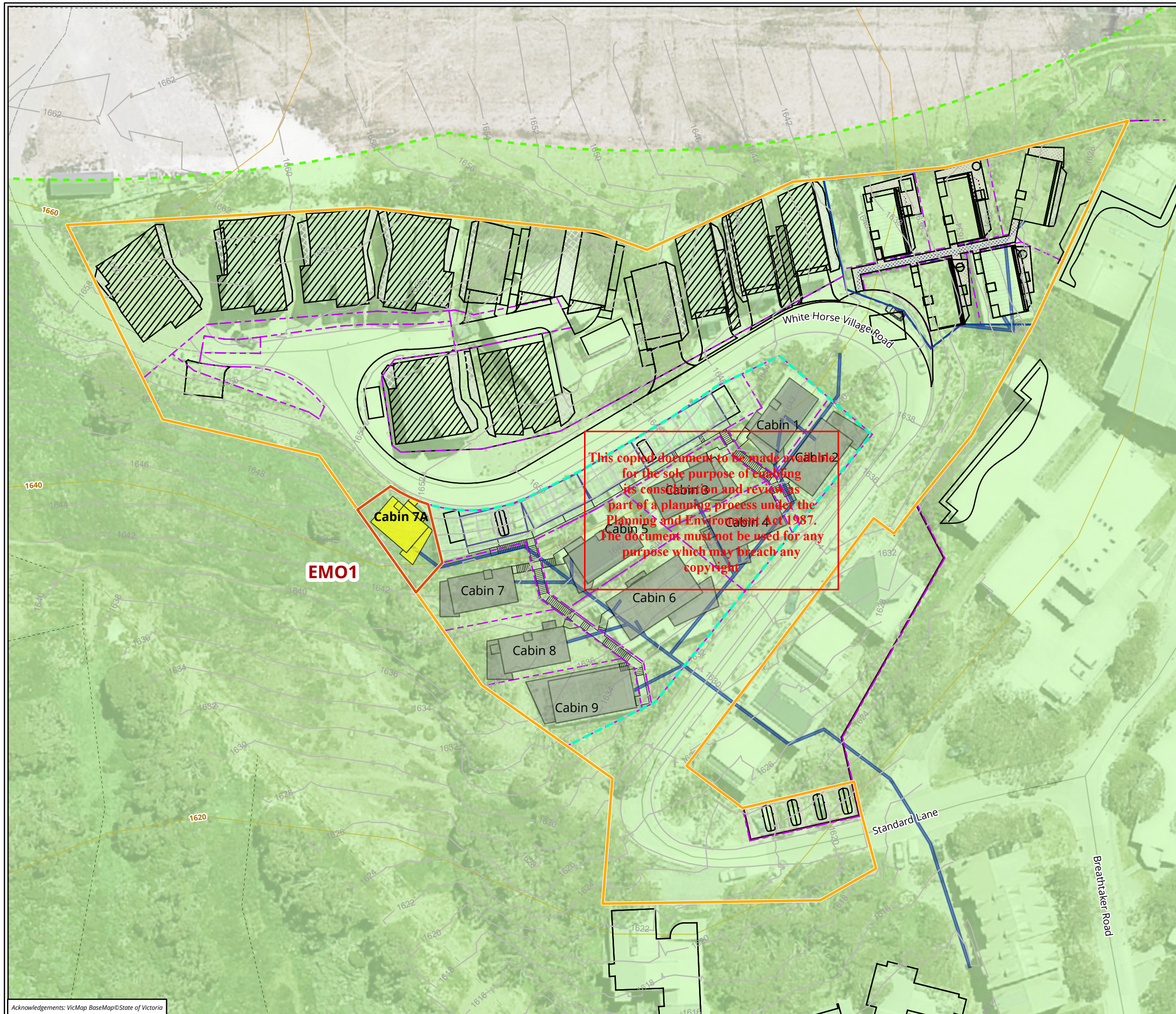
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Figure 3 Planning overlays within the site : Design and Development Overlay

0 6 12 18 24 30
Metres
Scale: 1:700 @ A3
Coordinate System: GDA2020 MGA Zone 55



Matter: 43802,
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Prepared for: LS, Prepared by: SKM, Last edited by: smitchell
Layout: 43802_Overlays_F
Project: P:\43800s\43802\Mapping\43802_WHY_MTBuller_parcelB_cab7A.aprx



Legend

- Site - Parcel B, Cabin 7A sub-lease boundary
- White Horse Village
- Parcel B
- Proposed development (Cabin 7A)
- Approved cabins
- Internal sub-lease boundary
- Site service trench

Planning overlays

- Erosion management overlay (EMO)

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Figure 4 Planning overlays within the site : Erosion Management Overlay

0 6 12 18 24 30

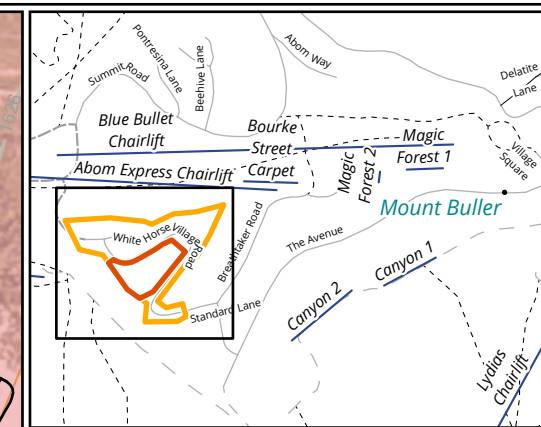
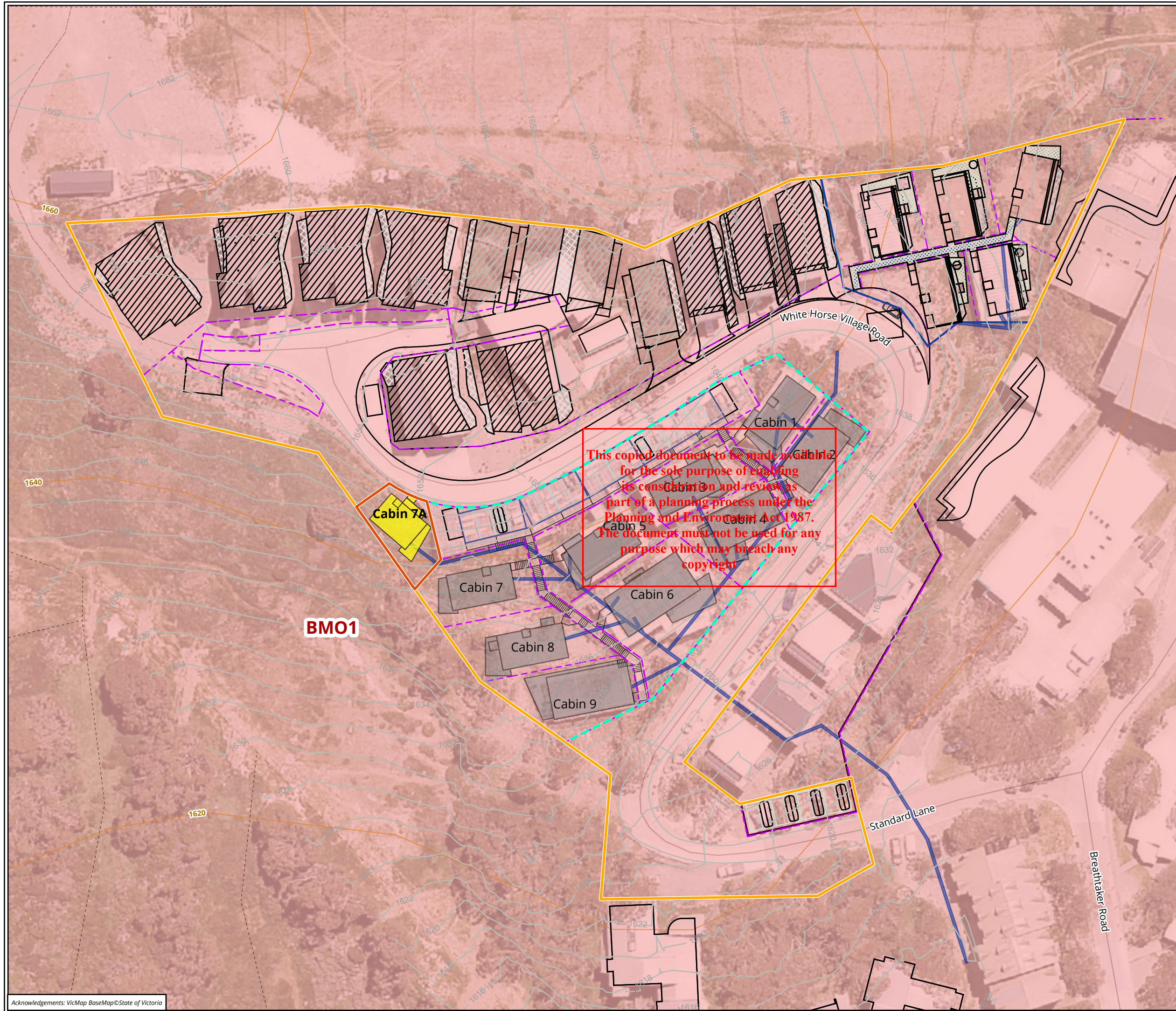
Metres

Scale: 1:700 @ A3

Coordinate System: GDA2020 MGA Zone 55



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- Legend**
- Site - Parcel B, Cabin 7A sub-lease boundary
 - White Horse Village
 - Parcel B
 - Proposed development (Cabin 7A)
 - Approved cabins
 - Internal sub-lease boundary
 - Site service trench
- Planning overlays**
- Bushfire Management Overlay (BMO)

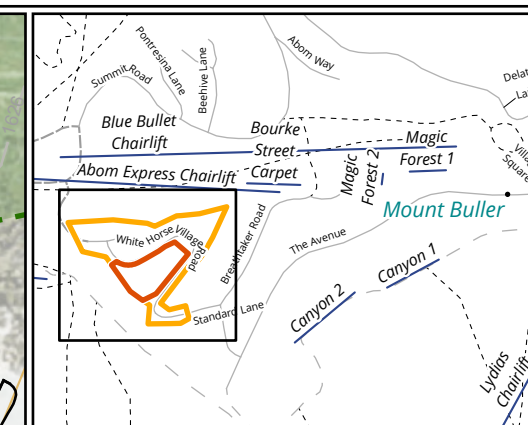
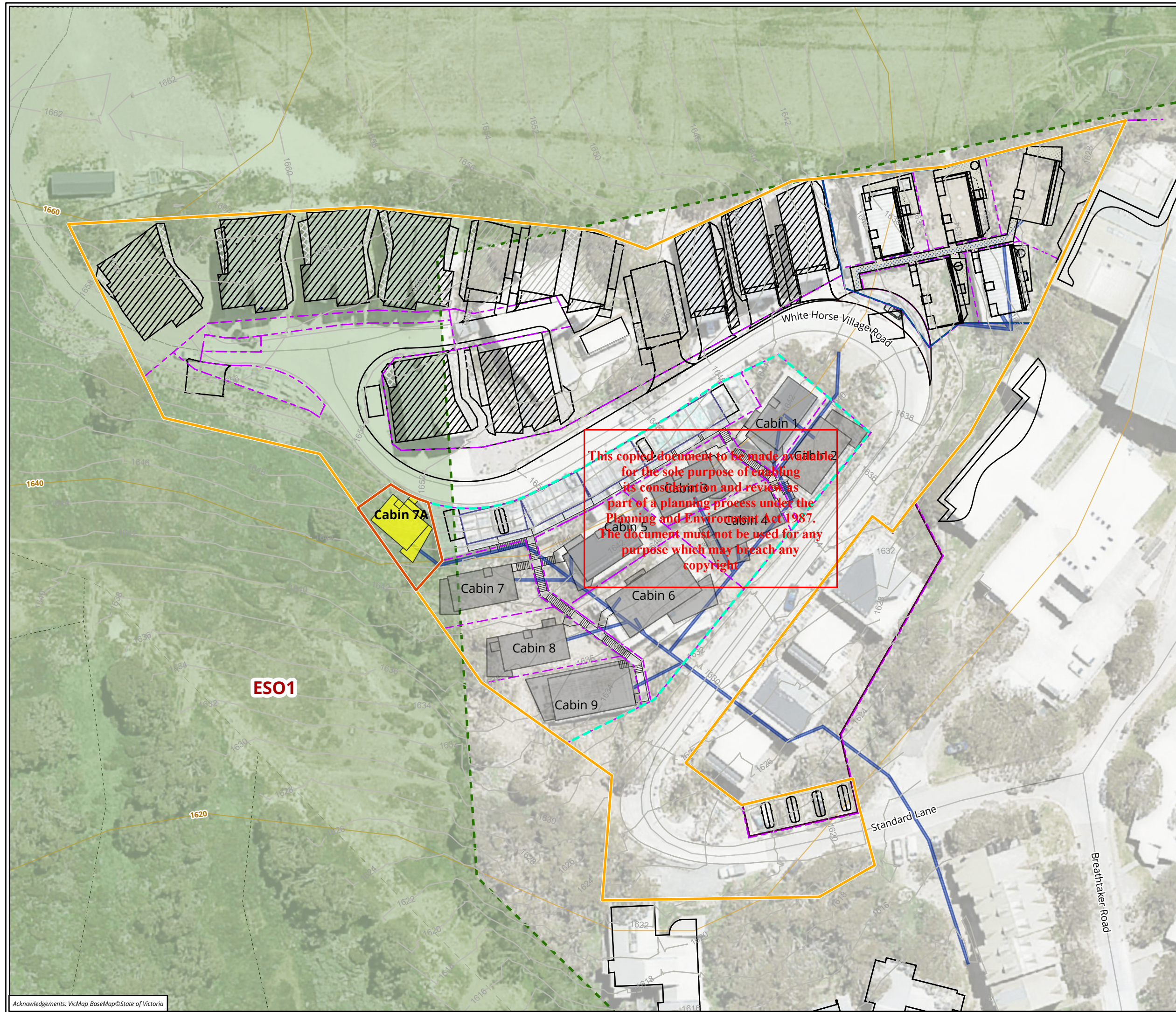
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Figure 5 Planning overlays within the site : Bushfire Management Overlay

0 6 12 18 24 30
Metres
Scale: 1:700 @ A3
Coordinate System: GDA2020 MGA Zone 55



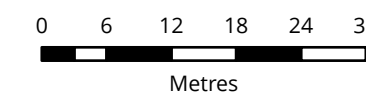
Matter: 43802,
Date: 10 April 2026,
Prepared for: LS, Prepared by: SKM, Last edited by: smitchell
Layout: 43802_Overlays_F
Project: P:\43800s\43802\Mapping\43802_WHY_MT_Buller_parcelB_cab7A.aprx



- Legend**
- Site - Parcel B, Cabin 7A sub-lease boundary
 - White Horse Village
 - Parcel B
 - Proposed development (Cabin 7A)
 - Approved cabins
 - Internal sub-lease boundary
 - Site service trench
- Planning overlays**
- Environmental Significance Overlay (ESO)

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Figure 6 Planning overlays within the site : Environmental Significance Overlay



Scale: 1:700 @ A3
Coordinate System: GDA2020 MGA Zone 55



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Date: 10 April 2026,
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Layout: 43802_Overlays_F
Project: P:\43800s\43802\Mapping\43802_WHY_MTBuller_parcelB_cab7A.aprx

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Summary of supporting documentation

Table 1 below provides a summary of documents accompanying this planning report in response to the application requirements relevant to the proposal.

Table 1 Summary of supporting documentation

Item/information requirement	Description	Attachment
Notification to the landowner	Copy of notification to the landowner pursuant to Section 48 of the <i>Planning and Environment Act 1987</i> .	Attachment 1
Copy of land titles	Copy of the Crown allotment plan.	Attachment 2
Architectural drawing package	Refer to site plans, floor, roof and elevation plans prepared by Interlandi Mantesso Architects.	Attachment 3
Endorsed Site Environmental Management Plan (SEMP)	Required pursuant to the CDZ1. Refer to the endorsed Site Environmental Management Plan, prepared by Biosis Pty Ltd, dated 21 December 2020.	Attachment 4
Geotechnical advice	Geotechnical advice from D.M. Lawrence Soil Testing Pty Ltd	Attachment 5
Endorsed Bushfire Management Plan (Parcel B and D)	Under the Bushfire Management Overlay (BMO) and the Bushfire Management Plan (BMP). Refer to the updated BMP prepared by Biosis March 2026.	Attachment 6

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Notice and referral requirements

Clause 66 of the Planning Scheme specifies the notice and referral requirements under the PE Act.

An application must be referred under Section 55 of the PE Act to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise.

This application would be referred to the following agencies:

- Country Fire Authority (CFA) (Recommending referral authority) pursuant to Clause 66.03 of the Planning Scheme.
- Mt Stirling and Mt Buller Resort Management Board (now referred to as Alpine Resorts Victoria (ARV)) (Determining referral authority) (Clause 7.0 of Schedule 1 to CDZ (37.02) Alpine Village).

This application is exempt from notice requirements pursuant to:

- Clause 4.2 of Schedule 1 to CDZ, an application is exempt from the notice requirements and review rights if the development is consistent with the CDZ1.
- Clause 6.0 of the Schedule 1 to EMO, the planning permit application is 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 PE Act.
- Clause 44.06-7 to BMO, an application is 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 Act, unless a schedule to this overlay specifies otherwise.

2 Site context

2.1 Location

The site is located within Crown Allotment 2032 (Parcel B) of White Horse Village in Mt Buller Alpine Resort.

Whilst the permit applies to all of White Horse Village, this amendment application is related to land within the sub-lease boundary of Cabin 7 ('the site') (see Figure 2).

The site is located within the southwestern section of White Horse Village and is situated among existing cabins and associated infrastructure. Proposed Cabin 7A directly adjoins Cabin 7 to the south, with established car parking areas immediately to the east. The White Horse Village access road defines the northern boundary, providing the site's primary vehicular interface and a key public vantage point. To the west, the site interfaces with the broader ski area landscape.

Figure 7 below depicts the proposed location of Cabin 7A in context to its surroundings.

Figure 8: Aerial image of subject site



Source: Aerial imagery of the subject site sourced from VicPlan (Victorian Government, Department of Transport and Planning), accessed on 1/4/2026. Used for planning and assessment purposes.

2.2 Existing conditions

The site is situated within the built environment of Mt Buller Alpine Resort, surrounded by the natural setting of the alpine environment and areas cleared of vegetation for development or recreational uses such as ski run areas or walking trails.

Cabin 7 is an existing, constructed and operational development located within a portion of the subject land. It comprises a two-storey cabin containing three bedrooms and two bathrooms, with a total floor area of approximately 160 m², including 84.4 m² at ground level, a 75.6 m² loft, and a 20 m² terrace.

The current proposal does not seek to alter or extend Cabin 7. Rather, Proposed Cabin 7A is a new, standalone building to be constructed within the parcel, acknowledging the presence of Cabin 7 as part of the established development context.

The site is at an elevation of approximately 1,600 metres and consists of a natural slope which rises to the northwest. The site is accessible via the existing Mt Buller Alpine Village Road network and White Horse Village Road.

2.3 Land tenure

Land within Mt Buller Alpine Resort is identified as Crown land managed by Alpine Resorts Victoria (Mt Buller Mt Stirling) pursuant to *Alpine Resorts (Management) Act 1997*.

White Horse Village (including the site) is identified as Crown land operated by Grollo Group under lease arrangements with Alpine Resorts Victoria (ARV). This is apart from Parcel A (Crown Allotment 2033), which is controlled by Stirling Vista Pty Ltd.

Grollo Group are the head-leasee and are responsible for construction and operational requirements across the White Horse Village generally. The site (land within sub-lease boundary associated with Cabin 7 is sub-leased from the Grollo Group by the applicant.

2.4 Current land use

The site is currently used for Residential / Accommodation. Since the time of the original application, the whole of White Horse Village has been under construction in accordance with the existing planning permit (i.e. vegetation removal, construction and works with Chalets, Cabins and White Horse Road). Some sub-lease areas within White Horse Village are currently vacant however construction is expected to be completed in accordance with the existing permit.

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3 The proposal

This Section 72 amendment application seeks to amend the endorsed architectural plans under Planning Permit 201529926-16 to facilitate the construction of a new standalone dwelling (Cabin 7A) within Parcel B of White Horse Village (the proposal). No changes are proposed to the planning permit preamble or conditions.

For clarity, the proposal introduces additional built form, localised earthworks and associated construction activity beyond what is currently constructed on the site. References throughout this report to the White Horse Village development area describe land contained within the boundary of Planning Permit 201529926-16 and the Comprehensive Development Zone (CDZ1), rather than the final constructed or disturbed footprint approved or realised to date.

While the proposal is not located within the previously constructed development footprint and represents an incremental expansion of development within Parcel B, it remains entirely within the approved permit land, zoning framework and strategic development context established for White Horse Village.

The additional dwelling will include:

- A three (3) storey cabin consisting of:

- Lower ground floor area - 63m²
- Ground floor area - 61m²
- Loft area - 63m²

A total floor area of 187sqm and a total site coverage of 69.8m² (37.5%)

- Three (3) bedrooms, two (2) bathrooms.
- Terrace area of 18sqm
- New entry landing and accessway.

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See attachment 3 Architectural drawing package for further details.

The proposal does not result in additional native vegetation loss beyond what has been approved, and is consistent with the existing planning permit. Any clearing associated with Proposed Cabin 7A falls within the extent already authorised and identified in the endorsed Flora and Fauna Assessment Report prepared by Biosis (20 May 2020).

The site is specifically identified in the assessment as part of the previously approved clearing footprint, and the proposed works are confined to that approved area. On this basis, the development does not give rise to further ecological impact or exceed the vegetation disturbance anticipated and assessed under the current approval framework.

3.1 Planning permit conditions

Review of the existing planning permit indicates that the conditions are not affected by the proposal.

No changes to the planning permit preamble or conditions are proposed as part of this application.

3.2 Proposed changes to the endorsed plans

Amended architectural plans have been prepared in support of the proposal (see Attachment 3).

The following documents enclosed within Attachment 3 are requested to be endorsed under the planning permit:

- Drawing Nos. TP 0.01.08 (Masterplan – Tenure), TP 0.02.08 (Masterplan Parcel B), TP 0.03.08 (Staging Plan – Stage 0, 1A+1B), TP 0.04.08 (Staging Plan – Stage B), TP 0.05.08 (Staging Plan – Stage D), TP1.00.03 (Parcel B – Site Plan), TP1.00.4 (Parcel B – Lower Ground Floor Plan), TP1.01.04 (Parcel B – Ground Floor Plan), TP1.02.04 (Parcel B – Roof Plan), and TP2.05.03 (Cabin Type A Variation 1 - Plans & Elevations)

The following plans that form part of the existing endorsed plans are requested to be superseded with the amended plans provided in Attachment 3:

- Drawing Nos. TP 0.01.07 Rev A (Masterplan – Tenure), TP 0.02.07 Rev A (Masterplan Parcel B), TP 0.03.07 Rev A (Staging Plan – Stage 0 1A+1B), TP 0.04.07 Rev A (Staging Plan – Stage B), TP 0.05.07 Rev A (Staging Plan – Stage D), TP1.00.01 Rev E (Parcel B Site Plan), TP1.00.2.01 Rev E (Parcel B – Lower Ground Floor Plan), TP1.01.02 Rev D (Parcel B – Ground Floor Plan), TP1.02.02.01 Rev D (Parcel B – Roof Plan), and TP2.02 (Cabin Type C3 Variation 1 – Plans & Elevations).

The following documents endorsed under the existing permit remain accurate for this proposal and do not require any amendments to be made as a result of the proposed changes:

- Staging Plan (Condition 6)
- Site Environmental Management Plan (SEMP) (Condition 16)
- Rehabilitation Plan (Condition 17)
- Road Management Plan and Design Construction Plans (Condition 22)
- Storm Water (Condition 23)
- Waste Management Plan (WMP) (Conditions 24 to 28)
- Detailed Flora and Fauna Assessment (FFA) (Condition 32)

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4 Related assessment and approvals

4.1 *Flora and Fauna Guarantee Act 1988*

A protected flora permit was obtained by Grollo Group (head leasee and planning permit holder) in December 2020. No further approval under the *Flora and Fauna Guarantee Act 1989* (FFG Act) is required.

The proposal does not result in any additional native vegetation loss and remains within the scope of the existing planning permit. Any vegetation disturbance associated with proposed Cabin 7A is fully contained within the area already authorised and identified in the endorsed Flora and Fauna Assessment Report (Biosis 2020). The site forms part of the previously approved clearing footprint, and all works are limited to this approved area. As a result, the development does not create further ecological impacts or exceed the vegetation disturbance already permitted.

4.2 *Aboriginal Heritage Act 2006*

Section 52 of the *Aboriginal Heritage Act 2006* (AH Act) provides that a planning permit cannot be granted for a high impact activity within an area of cultural heritage sensitivity until a Cultural Heritage Management Plan (CHMP) has been approved under Part 4 of the AH Act for the proposal.

The proposal is defined as a high impact activity and the permit land (or Activity Area) is within an area of cultural heritage sensitivity and therefore a CHMP is required to be prepared.

Cultural Heritage Management Plan No. 13391, prepared by Biosis and approved 3 June 2015 (Biosis 2015), and Cultural Heritage Management Plan No. 15649, prepared by Biosis and approved 23 July 2018 (Biosis 2018), applies to White Horse Village.

The proposal is within the activity area and consistent with the activity description of CHMP No. 13391 and CHMP No. 15469. The proposal does not trigger the requirement for a new CHMP as it falls within the scope of the approved CHMPs.

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5 Alpine Resorts Planning Scheme

5.1 Alpine Resorts Planning Strategy

The following provisions under the Alpine Resorts Planning Strategy are relevant to this proposal:

- Clause 2.01 – Context
- Clause 2.02 – Vision
- Clause 2.03 – Strategic Directions
 - Clause 02.03-1 Settlement and housing
 - Clause 02.03-2 Environmental and landscape values
 - Clause 02.03-3 Environmental risks and amenity
 - Clause 02.03-4 Natural resource management
 - Clause 02.03-5 Built environment and heritage
 - Clause 02.03-6 Economic development
 - Clause 02.03-7 Transport
 - Clause 02.03-8 Infrastructure
- Clause 2.04 – Mt Buller Strategic Land Use Framework Plan – Village Precinct

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5.2 Planning Policy Framework

The following Planning Policy Framework (PPF) provisions are considered to be relevant to this proposal:

- Clause 11 Settlement
 - Clause 11.01-1L Mt Buller Village
- Clause 12 Environmental and Landscape Values
 - Clause 12.04 Alpine Areas
 - Clause 12-04-1S Sustainable development in alpine areas
 - Clause 12.05 Significant environments and landscapes
 - Clause 12.05-1S Environmentally sensitive areas
- Clause 13 Environmental Risks and Amenity
 - Clause 13.02 Bushfire
 - 13.02-1S Bushfire planning
 - Clause 13.04 Soil Degradation
 - Clause 13.04-2S Erosion and landslip
- Clause 15 Built Environment and Heritage

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- Clause 15.01-2L Building design in Mt Buller
- Clause 16 Housing
 - Clause 16.01-1S – Housing supply
- Clause 17 Economic Development
 - Clause 17.04 Tourism
 - Clause 17.04-1S Facilitating tourism

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5.3 Zoning control

5.3.1 Comprehensive Development Zone – Schedule 1 – Alpine Village

The site is located within the Comprehensive Development Zone schedule 1 (CDZ1) (Figure 2).

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 principles 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.

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Permit requirements

Pursuant to Clause 4 of CDZ1, a permit is required to construct a building or construct or carry out works for the proposal.

The use of land for 'Accommodation' is a Section 1 'permit not required' use.

Application requirements

Pursuant to Clause 4.3-3 of CDZ1, a Site Environmental Management Plan (SEMP) is required for all applications for buildings and works.

The proposal seeks to rely on the existing endorsed SEMF dated 21 December 2020. Review of the endorsed SEMF indicates that the proposal does not require the SEMF to be updated to accompany this S72 permit amendment application.

5.4 Overlay controls

The site is subject to the following relevant overlays under the Planning Scheme:

- Design and Development Overlay schedule 1 (DDO1-A1) (Figure 3)
- Erosion Management Overlay schedule 1 (EMO1) (Figure 4)
- Bushfire Management Overlay schedule (BMO1) (Figure 5)

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5.4.1 Clause 43.02 - Design and Development Overlay schedule 1 - A1 (DDO1-A1)

The objectives to be achieved under DDO1 are:

- To ensure that development within the Mt Buller Village creates and enhances the 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 ski fields.

Permit requirements

Pursuant to DDO1, a planning permit is required to construct a building or construct or carry out works. A response to the application requirements applicable under DDO1-A1 is provided below.

Application requirements

A response to the application requirements under DDO1-A1 is provided in Table 3.

5.4.2 Clause 44.01 - Erosion Management Overlay – Schedule 1

The objectives to be achieved under EMO1 are:

- to ensure that applications for development are supported by adequate investigation and documentation of geotechnical and related structural matters
- to ensure that development is appropriate to be carried out either conditionally or unconditionally, having regard to the results of those geotechnical and related structural investigations.
- to ensure that development is only carried out if identified geotechnical and related structural engineering risks are effectively addressed.

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Permit requirements

The EMO1 contains specific permit triggers for applications to construct a building or construct or carry out works.

Application requirements

Pursuant to Clause 4 of EMO1, an application for a planning permit must be accompanied by a Geotechnical Assessment accompanied by a Landslide Risk Assessment.

Under Schedule 1 to Clause 44.01 (Erosion Management Overlay), a Landslide Risk Assessment is required to support a planning permit application unless it is demonstrated that slope instability hazards are not credible. In this instance, given the site conditions and the presence of a steep fill embankment beneath White Horse Village Road, a site-specific Geotechnical Assessment and accompanying Landslide Risk Assessment have been prepared by D M Lawrance Soil Testing Pty Ltd (27 March 2026) and are provided at Attachment 5. The assessments conclude that, subject to compliance with the recommended geotechnical constraints and mitigation measures, the proposal can be carried out without adversely increasing landslide risk, with the level of risk to life and property remaining within the tolerable range as defined by the Australian Geomechanics Society guidelines.

5.4.3 Clause 44.06 - Bushfire Management Overlay

The purpose of the Bushfire Management Overlay (BMO) is:

- to implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- to identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- to ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

The objectives to be achieved under BMO1 are:

- to require tailored bushfire protection measures unique to Victoria's alpine resorts.
- to acknowledge the bushfire protection measures and protection of human life being achieved through emergency management arrangements unique to Victoria's alpine resorts.

Permit requirements

Under the BMO, a planning permit is required to construct a building or construct or carry out works associated with Accommodation.

Application requirements

An updated Bushfire Management Plan (BMP) has been prepared to accompany this application. See attachment 6. The updated BMP reflects the inclusion of the new cabin and confirms that it is located entirely within the previously approved defensible space and within the BAL-40 construction envelope identified for Parcel B.

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The proposed cabin balcony will partially encroach into the outer defensible space. This encroachment is minor in nature and remains wholly within the designated defensible space area. Importantly, the balcony does not extend into unmanaged vegetation or beyond the defensible space boundary and does not compromise access, fuel management outcomes, or separation distances to classified vegetation.

The defensible space comprises an inner and outer zone. The inner defensible space is intended to provide immediate protection to the building by minimising fuel loads and radiant heat exposure adjacent to the structure, while the outer defensible space functions as a managed landscape that reduces ember attack and fire intensity before it reaches the building. The proposed balcony is situated within the outer defensible space only and does not alter the extent or effectiveness of the inner defensible space.

As the proposal does not modify the approved defensible space boundaries, required vegetation management measures, or the bushfire attack level applicable to the site, the recommendations of the originally endorsed BMP remain valid. Cabin 7A, including the balcony, will be constructed to a Bushfire Attack Level of BAL-40 in accordance with AS 3959-2018, ensuring an appropriate level of bushfire protection is maintained.

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5.5 Particular provisions

5.5.1 Clause 52.06 Car Parking

Clause 52.06 specifies the number of car parking spaces that are required for new developments. Pursuant to Clause 52.06-3, a permit is required when the car parking rates specified in Table 1 of Clause 52.06 are not satisfied or some or all of the specified car parking spaces are proposed on another site. Under Column C of Table 1 under Clause 52.06-5, each one or two-bedroom dwelling requires one car parking space to be provided.

The car parking for the chalets and accommodation has already been permitted under the original permit for WHV (201529926). There are 18 car parking spaces allocated on Parcel B and 8 car parking spaces on part of Parcel A across the WHV Precinct (26 car parking spaces in total). This number of car spaces is less than required under clause 52.06, however these car spaces are in addition to the car parking which has been approved under the 2015 permit for the chalets and accommodation proposed on Parcel 2017. Any additional car parking requirements can be accommodated with the existing carparks further down Mt Buller.

As the proposal does not meet this requirement for car parking spaces, a reduction is required. The existing permit allows for a reduction in car parking spaces required under Clause 52.06-5, no changes are proposed to the planning permit preamble or conditions.

5.5.2 Clause 53.02 Bushfire Planning

Clause 53.02 applies to an application under Clause 44.06 - Bushfire Management Overlay, unless the application meets all of the requirements specified in a schedule to Clause 44.06. A response to the requirements under Clause 53.02 is provided in Table 3 in Section 6.

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6 Planning considerations

6.1 What are the key considerations of this amendment?

The key considerations when assessing the appropriateness of the proposal are:

- Is the proposal in alignment with the Alpine Resorts Strategic Plan 2020-2025 (Strategic Plan) and Planning Policy Framework of the Alpine Resorts Planning Scheme?
- Is the proposal consistent with the existing planning permit?
- How does the proposal respond to the preferred built form outcomes of the site and White Horse Village?
- Will the proposed works cause material detriment to any person in accordance with section 52(1)(d) of the PE Act?

The following section addresses the considerations listed above.

6.2 Strategic Justification

The Alpine Resorts Strategic Plan 2020-2025 (Strategic Plan) applies to the proposal as it is referenced in the Planning Scheme.

The Strategic Plan recognises the important contribution the Mount Buller Alpine Resort makes within the alpine industry. The Strategic Plan refers to the Mount Buller Master Plan which sets out a comprehensive range of initiatives to position Mount Buller for future growth, based primarily around broadening the range of visitor experiences and value, with only a small increase in visitor beds.

This proposal is consistent with the strategic objectives for the Mount Buller Alpine Resort as it will contribute to a diverse range of accommodation supply at Mt Buller.

6.3 Alignment with the planning policy framework

The Planning Scheme sets out the objectives, policies and provisions relating to the use, development and protection of land within the Alpine Resort. Table 2 below provides an assessment of the proposal against the relevant requirements of the planning policies objectives in the Planning Scheme.

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Table 2 Assessment of the proposal against the state and local planning policies objectives

Policy	Assessment response
Alpine Resorts Planning Strategy	
• Clause 02.03 – Strategic Directions – Clause 02.03-1 Settlement and housing – Clause 02.03-2 Environmental and landscape values – Clause 02.03-3 Environmental risks and amenity – Clause 02.03-4 Natural resource management – Clause 02.03-5 Built environment and heritage – Clause 02.03-6 Economic development – Clause 02.03-7 Transport – Clause 02.03-8 Infrastructure	• The proposal is consistent with the current use of the site and is appropriately located within the established development area of the White Horse Village development. The proposal integrates with the surrounding built form seamlessly and is sited to minimise adverse effects to adjoining neighbours. The proposed new dwelling has been carefully sited within the approved development envelope for Parcel B, responding to the existing arrangement of cabins and the natural landform. While it introduces a new built form where none currently exists, its position, scale and orientation have been designed to integrate with the established pattern of development and maintain the stepped character of the precinct. The siting minimises unreasonable amenity impacts on surrounding cabins and ensures that changes to view lines are consistent with what was anticipated under the original White Horse Village master planning approvals. • The proposal does not make any change to the mitigation measures required to be implemented during the construction and operation phases to White Horse Village under the existing permit. Additionally, the proposal has been designed so that it is consistent with the built form objectives for this part of the Mount Buller Alpine Resort.
• Clause 02.04 – Mt Buller Strategic Land Use Framework Plan – Village Precinct	• The site is identified within Comprehensive Development Plan 2 (CDP2) area for 'Mixed commercial / retail / accommodation' uses in the strategic land use framework plan at Clause 02.04 of the Planning Scheme. The proposal is consistent with the strategic land use plan by utilising built environments to deliver a sensitive response to the bulk of development within White Horse Village. • The creation of a second dwelling on this lot will intensify the use of the site in an area nominated for accommodation purposes and make use of existing infrastructure.
Planning Policy Framework	
• Clause 11 Settlement – Clause 11.01 Victoria ○ Clause 11.01-1L Mt Buller Village	• The proposal has been sited to consolidate development within White Horse Village and offer improved functionality of the proposed cabin. • The proposal maintains the established alpine character of Mt Buller Village by introducing a new dwelling that adopts the approved White Horse Village architectural language, including its angular roof forms, elevated lightweight structure, and stepped siting across the sloping terrain. While the new cabin increases the overall built form within Parcel B, its siting, height and roof profile remain consistent with the approved development envelope for the precinct. The roofline is comparable to

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	neighbouring cabins and does not exceed the height parameters already anticipated under the original masterplan, ensuring that changes to view lines are within the expected visual evolution of the area. Although some view lines from internal roads and pedestrian areas will experience additional built form, this change is not considered unreasonable given the clustered character of the precinct and the strategic intent for this area to accommodate multiple dwellings. The design integrates effectively into the stepped arrangement of cabins, reducing the perception of bulk and ensuring the new dwelling contributes positively to the alpine village character."
• Clause 12 Environmental and Landscape Values – Clause 12.04 Alpine Areas ○ Clause 12.04-1S Sustainable development in alpine areas	• The proposal does not detract or cause detrimental impact to the natural qualities of the wider significant landscape of Mt Buller. • The proposal supports sustainable development in alpine areas by locating an additional dwelling that's siting responds to the natural slope, allowing the building to be partially embedded into the terrain, which improves thermal efficiency, reduces exposure to extreme alpine weather conditions and contributes to lower energy demand. This approach aligns with sustainable alpine design principles by limiting earthworks to those required for footings, lower ground level excavation and servicing, and by using a stepped and partially elevated building form that responds to the site's natural slope, allowing the development to be integrated with the existing landform rather than requiring extensive regrading.
• Clause 13 Environmental Risks and Amenity – Clause 13.02 Bushfire ○ Clause 13.02-1S Bushfire planning – Clause 13.04 Soil Degradation ○ Clause 13.04-2L Erosion and landslip in alpine resorts	• To be consistent with bushfire planning policy, the proposal seeks to implement the construction standards and defensible space management requirements of the existing endorsed Bushfire Management Plan (Attachment 6). • The proposal will be undertaken in accordance with, and fully implement, the recommendations and geotechnical constraints identified in the endorsed Geotechnical Assessment and Landslide Risk Assessment (D M Lawrance Soil Testing Pty Ltd, 2026). These measures will ensure that the risk to property remains low to very low and that there are no credible risks to life associated with the proposed development.
• Clause 15 Built Environment and Heritage – Clause 15.01 Built Environment ○ Clause 15.01-2L Building design in Mt Buller	• The proposed materials and scale of the proposal will not detract from the surrounding natural environment or existing built form of White Horse Village, or the broader Alpine Resort. The proposal is considered to deliver a sensitive response to the existing built form of the site and its neighbouring buildings. • While the introduction of a new three-storey dwelling inevitably increases the overall built form within this part of Parcel B, the siting and design measures minimise the perception of additional bulk. The building adopts a stepped profile that responds to the natural slope,

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	reducing its apparent height when viewed from higher ground and ensuring it remains visually compatible with other cabins in the precinct. The roof form aligns with the broader roofscape of White Horse Village, and although some change to view lines, particularly from the internal roadway and pedestrian areas, will occur, these impacts are consistent with the intended clustered pattern of development anticipated under the original masterplan. Overall, the scale and presentation of Cabin 7A remain appropriate for its context and contribute positively to the character and cohesion of the precinct.
• Clause 16 Housing – Clause 16.01 Residential Development ○ Clause 16.01-1S – Housing supply	• The proposal is consistent with the relevant PPF objectives related to housing supply as it will respond to the changing needs of households thus strongly supporting the economic vitality of the area. • The proposal contributes to housing supply within Mt Buller Village by delivering an additional cabin that improves functionality and amenity.. The design supports the efficient use of existing land and infrastructure, ensuring continued provision of high-quality accommodation.
• Clause 17 Economic Development – Clause 17.04 Tourism ○ Clause 17.04-1S Facilitating tourism	• The proposal seeks to encourage and improve functional, well-designed and sited dwellings in proximity to tourism and recreational assets of Mt Buller. • The proposal supports tourism at Mt Buller by upgrading existing accommodation within White Horse Village, improving comfort and functionality for visitors.

6.4 Is the proposal consistent with the existing permit?

The proposal seeks to maintain and enhance the permitted uses and works in response to the changing accommodation needs of the applicant. As such, the proposed amendment is supported by the permitted use and is in accordance with the intent of White Horse Village as originally envisioned.

6.5 How does the proposal respond to the preferred built form outcomes of the site and White Horse Village?

The proposal has been designed to continue to deliver a sensitive response to preferred built form outcomes of the site and White Horse Village. Please refer to the figures below which show a 3D render of the proposed design.

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Figure 7 Cabin Type C4 – North-West elevation, showing the external form, height and architectural treatment of the proposed cabin (Source: Interlandi Mantesso Pty Ltd, Architectural Drawing Package, TP2.05.03, dated 11 February 2026).

The proposed new dwelling maintains the architectural language and design intent established for White Horse Village, adopting the angular roof forms, elevated lightweight structure and contemporary alpine expression that characterise development within Parcel B. Although Cabin 7A introduces an additional built form to this part of the precinct, its siting, scale and roof profile remain consistent with the approved typologies and expectations for development under CDZ1 and DDO1-A1. The cabin is positioned to follow the natural slope, contributing to the stepped pattern of buildings that defines the precinct and ensuring the development presents as an integrated and coherent element of the broader village form.

The introduction of a new three-storey dwelling inevitably increases the built form within this locality, however, the building's height and massing are consistent with the envelope contemplated under the original White Horse Village approvals. The design reduces perceived bulk by aligning with the slope and maintaining a compact footprint, ensuring the dwelling reads as part of the cluster rather than as an isolated or visually intrusive element. Materials and finishes, including muted alpine tones and profiled metal cladding, reinforce compatibility with surrounding cabins and support a visually cohesive streetscape.

With respect to visual impact, the new dwelling will alter some view lines from internal White Horse Village access road and pedestrian pathways within Parcel B. These are the primary public vantage points relevant to the assessment of Cabin 7A. From these locations, the dwelling presents as part of the existing stepped cluster of cabins. The site is not prominently visible from the Bourke Street ski run or broader resort areas due to intervening buildings and topography, and therefore the proposal does not impact long-range public views.

Existing cabins situated between the site and the wider ski field area continue to provide filtering and layering in mid-range views, while the consistent roofscape and materials ensure visual cohesion when viewed from internal village roads. Muted alpine tones, profiled metal cladding and the established White Horse Village colour palette help the built form recede into the landscape.

Overall, the proposal represents an appropriate and contextually responsive addition to Parcel B. Cabin 7A delivers improved accommodation diversity and amenity while aligning with the strategic, built form and landscape objectives of the Alpine Resorts Planning Scheme. The design contributes positively to the

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character, cohesion and functionality of White Horse Village and reflects a considered evolution of the precinct in accordance with its approved development framework.

Table 3 below provides a detailed response to the development requirements that should be met under DDO1-A1.

Table 3 Response to requirements of Clause 43.02 – Design and Development Overlay schedule 1-A1

Requirements	Response
Building and Works (DDO1-A1) - Development should not cast a shadow over the Village Square, Athletes Walk, Summit Road or Bourke Street ski run for more than two hours in the period 10.00am to 3.00pm on 22 June. - In residential areas of the Village, development should be constructed so that it is generally level with, or below, the top of the existing tree canopy. - Development should avoid and minimise removal of vegetation. - Vegetation should not be removed to provide for view corridors from any development. - Development should not be visually intrusive above the tree canopy or on the skyline when viewed from within the Village and adjoining ski fields. - Vehicle and pedestrian access points should be combined where possible to minimise vegetation removal and visual impact on the street frontage.	- The proposed new dwelling does not exceed the maximum building height permitted under DDO1-A1 and remains within the height parameters anticipated under the original White Horse Village approvals. As such, the development is not expected to generate shadow impacts on the Village Square, Athletes Walk, Summit Road or the Bourke Street ski run during the critical 22 June assessment period identified in the overlay, noting that this date represents the winter solstice and is used in the Planning Scheme as the benchmark for assessing worst-case overshadowing conditions. - The overall height and form of Cabin 7A sits comfortably within the established built form character of Parcel B, ensuring the new dwelling does not visually dominate the alpine landscape and remains broadly consistent with the scale of surrounding cabins. - A small amount of vegetation removal will be required to accommodate the building footprint and construction access; however, all vegetation affected is located within the extent already authorised under the existing planning permit and Flora and Fauna Assessment. All works remain within the approved development area for Parcel B, and the construction footprint for Cabin 7A avoids disturbance to vegetation outside that previously assessed and permitted. - The proposal has been designed to avoid creating a visually intrusive element above the tree canopy or on the skyline when viewed from key public vantage points within the Village and adjoining ski fields. While the introduction of a new dwelling necessarily adds built form to this part of the precinct, its height, roof profile and siting within the stepped pattern of cabins ensure it presents as a coherent component of the overall village form, rather than an isolated or prominent feature. - The proposal does not require changes to the approved vehicle or pedestrian access arrangements for Parcel B. Existing access provisions remain functional and appropriate, and the addition of Cabin 7A does not result in any detrimental impact on circulation, safety or operational requirements within the precinct.
Maximum Height (DDO1-A1) The maximum height of any part of a building is 3 storeys or 11 metres above natural ground level, whichever is the lesser height. A permit may be	Cabin 7A has an overall building height of approximately 10.44 metres when measured from the Lower Ground Floor Level to the highest point of the roof structure, as shown on the Cabin Type C4 section drawings. This complies with the maximum building height requirement

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granted to increase the height of any roof structure or chimney by 1.5 metres provided no more than 20% of the roof area exceeds 11 metres in height.	under DDO1-A1, which limits development to a height of three storeys or 11 metres above natural ground level. Accordingly, the proposed dwelling falls within the allowable height envelope.
Minimum Setbacks (DDO1-A1) • A building must be setback: – 6 metres from the closest kerbside or constructed edge of a road abutting the frontage of the site and 3 metres from the frontage boundary of the site – 3 metres from any other site boundary – An average of 4 metres from any other building on the same site – 6 metres from any building on an adjoining site • Where any part of an external wall measured above natural ground level exceeds 3.6 metres in height, the minimum prescribed distance of the wall from a boundary shall be increased in the proportion of 100mm for every 300mm or part thereof by which that height of that part of the wall exceeds 3.6 metres.	• While the proposed dwelling does not achieve the preferred 6-metre setback to the internal access road identified in DDO1-A1, this standard is discretionary and must be applied in the context of the approved White Horse Village masterplan. The internal loop road is a private, low-speed circulation space rather than a public village road, and the established development pattern across Parcel B already features reduced internal road setbacks for multiple cabins due to site slope, the compact village structure. Cabin 7A adopts the same siting logic and remains wholly within the approved development area for Parcel B as endorsed under Planning Permit 201529926-16. Setbacks to sub-lease boundaries remain appropriate, and generous separation is retained between cabins, ensuring there is no material change to the rhythm, spacing or built-form pattern of the precinct. In this context, the reduced road setback is acceptable and does not compromise the design objectives of DDO1-A1, the intended character of White Horse Village, or the safe and efficient use of the internal road network. • The pedestrian entry platform and access elements associated with Cabin 7A have been designed to fit within the allowable development area and do not encroach into the required 3-metre or 6-metre setback zones specified under DDO1-A1. These access components are contained within the approved development area and do not generate any adverse impacts on movement, safety, or the spatial relationship between cabins. • No modifications are proposed to the designated snow dumping area. The development continues to align with the endorsed Snow Management Plan (SMP) under the existing planning permit.
Maximum Site Coverage (DDO1-A1) • 60% of the total site area	• The dwelling remains well within the DDO1-A1 maximum site coverage requirement of 60%, with the proposed Cabin 7A achieving a site coverage of approximately 37.5% of the sub-lease area
Materials and finishes (DDO1) • Wall materials – Corrugated iron, profiled metal, timber, natural stone (preferably weathered granite), plastered masonry. – Natural stone should be used in new buildings and major extensions that add more than 20 per cent to existing floor area. A minimum of 15 per cent of all external facades visible from the road, public pedestrian route or ski fields should be constructed of natural stone.	• A proposed schedule of materials and finishes are included in the architectural drawings in Attachment 3 and are considered to comply with the requirements of DDO1. • The use of natural stone is not considered to be complimentary to the 'elevated' design of cabins throughout White Horse Village and the proposed material remains consistent with what has been previously approved. The materials selected have been adopted to maintain consistency with the existing architectural character and to align with the overall design intent, which prioritises lightweight construction,

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• Roof material – Profiled metal, corrugated iron (non-reflective and muted tones). • Colours – The use of colour in the form of paintwork should be minimised and used only as a feature or element of contrast. The use of natural alpine colour tones should be used in materials and finishes.	sustainability objectives, and visual cohesion with surrounding development. This will allow the proposal to achieve a complementary aesthetic outcome while meeting durability and performance requirements. • The roof is finished in non-reflective profiled metal in muted tones, consistent with DDO1 requirements and the existing village character. • Colours: The colour scheme uses natural alpine tones with minimal painted surfaces, applying colour only as a subtle feature for contrast. This approach ensures the building blends with the surrounding landscape and avoids visual intrusion.
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6.6 How does the amendment respond to geotechnical investigations already undertaken for White Horse Village?

A detailed Geotechnical Assessment and Landslide Risk Assessment has been prepared for the proposed development at 1A Whitehorse Village Road (D M Lawrance Soil Testing Pty Ltd, 2026). Review of this assessment confirms that it satisfies the requirements of the Erosion Management Overlay – Schedule 1 (EMO1), as it provides a site-specific evaluation of slope stability, geotechnical constraints and landslide risk in accordance with the AGS (2007) Guidelines.

The assessment concludes that no evidence of significant past or present slope instability exists on or adjacent to the site, and that the proposed development can proceed without increasing the risk to life or property, provided the documented geotechnical constraints are incorporated into the design and construction. The calculated annual probability of a foreseeable instability event is unlikely, and the overall risk to life and property is within the tolerable range defined by AGS (2007).

On this basis, the D M Lawrance (2026) geotechnical and landslide risk assessment is considered applicable and sufficient to support the proposal. No further geotechnical investigations are required. The proposal therefore meets the objectives of EMO1, as it demonstrates that the risk of landslip has been reduced to a low level through appropriate siting, design and risk-mitigation.

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7 Conclusion

This proposal is consistent with the purpose of the relevant objectives of the Planning Scheme and satisfies all relevant requirements.

The proposed amendment is considered worthy of approval based on the following:

- The proposed amendment is not considered to result in any adverse effect upon the surrounding neighbours or the planned development of White Horse Village as it was originally envisioned.
- The proposed amendment is in accordance with the permitted uses and works allowed for under the existing permit.
- The proposed amendment delivers a site-responsive design that remains consistent with the approved development area. The design appropriately considers the cultural heritage values, biodiversity constraints, bushfire risk, urban design objectives and geotechnical requirements already established under the existing permit
- The proposed amendment responds to the relevant planning policies and controls that apply to Parcel B. The proposed amendment strategically aligns with the design objectives for White Horse Village.
- The proposal is considered to be in accordance with Planning Policy Framework.

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