

Bushfire Management Statement

PATHWAY 2 APPLICATION (Clause 53.02-4)

- Construction of a dwelling (including an extension or alteration to a dwelling)
- Dependant Persons Unit
- Industry
- Office
- Retail Premises
- Service Station
- Warehouse

Property Address: Mount Buller Ski Field, Crown Allotment 5A, Section A, Parish of Changue East and Mount Buller Alpine Resort, Crown Allotment 301B, Section A Parish of Changue East

Applicant/Owner Name: Buller Ski Lifts

Date: 18/03/2026

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Contents

Introduction.....	3
Application Details	4
Site Description.....	4
Bushfire Landscape Assessment.....	6
Bushfire Landscape Assessment Plan	7
Bushfire Hazard Assessment.....	8
Bushfire Site Hazard Plan.....	9
Bushfire Management Statement.....	10
53.02-4.1 Landscape, Siting and design objectives	10
Approved Measure (AM) 2.1 - Landscape	10
Approved Measure (AM) 2.2 - Siting	10
Approved Measure (AM) 2.3 – Building Design	11
53.02-4.2 – Defendable Space and Construction Objective	12
Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space.....	12
Alternative Measures	14
Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land.....	14
Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2009	14
Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact	14
Other Unspecified Alternative Measures	15
53.02-4.3 – Water Supply and Access Objectives	16
Approved Measure (AM) 4.1 – Water Supply and Access.....	16
Water Supply Requirement.....	16
Access Requirement.....	17
Attachment 1 – Site Photos	20

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains three components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

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Application Details

Municipality:	Mount Buller Alpine Resort
Title description:	Crown Allotment 5A, Section A and Crown Allotment 301B, Section A, Parish of Changue East
Overlays:	Environmental Significance Overlay Heritage Overlay Design and Development Overlay Erosion Management Overlay Bushfire Management Overlay
Zoning:	Alpine Resorts Planning Scheme, Comprehensive Development Zone, Schedule 2 and Public Parks and Recreation Zone

Site Description

Site shape:	See attached Site Plan
Site Dimensions:	See attached Site Plan
Site Area	The proposed Zipline is 1.2km long and is paralell to an existing chair lift
Existing use and siting of buildings and works on and near the land:	The area is ski slope and ski field area with lift station buildings and a restaurant at the top station end, ski slope and ski field area along most of the alignment and lift station buildings and a workshop at the bottom station end
Existing vehicle arrangements:	The top station has two wheel drive vehicle road access outside of the winter snow season and oversnow access during the winter snow season. The bottom station has two wheel drive access all year
Location of nearest fire hydrant:	At the top station, in the village – 450m, Snowmaking Hydrant – within the ski slope area. At the bottom station in the adjacent workshop area – 75m
Any other features of the site relevant to bushfire considerations:	These works are for a zipline installation, with no buildings or dwellings as part of this proposal

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Bushfire Landscape Assessment

Refer to Planning Permit Applications Bushfire Management Overlay Technical Guide for details to assist in developing a Bushfire Hazard Landscape Assessment.

Which landscape scenario represents the site? (Refer to Technical Guide for descriptions)

The landscape scenario that represents this is [Landscape Scenario 3](#).

What is the likely fire behaviour impacting the site?

A fire could be of ember attack from the north/north west.

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Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas.

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
Vegetation (within 150 metres of proposed building / works)	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>
	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input checked="" type="checkbox"/>	Modified <input checked="" type="checkbox"/>
	Forest <input checked="" type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input checked="" type="checkbox"/>	Woodland <input checked="" type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	
Effective Slope (under the classifiable vegetation within 150 metres)	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>	Upslope / Flat <input checked="" type="checkbox"/>
	Downslope	Downslope	Downslope	Downslope
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input checked="" type="checkbox"/>	>10° to 15° <input checked="" type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	
Distance (m) to Classifiable Vegetation	100m+	100m+	150m+	150m+

A scaled plan that shows the following is required:

- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building)

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Bushfire Management Statement

53.02-4.1 Landscape, Siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

Approved Measure (AM) 2.1 - Landscape

Requirement

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

The ski slope is within the ski field area

Has Approved Measure (AM) 2.1 been met?

Yes

No

Approved Measure (AM) 2.2 - Siting

Requirement

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and the bushfire hazard**

There are no buildings or dwellings as part of these works

- **The building is in close proximity to a public road**

At the top station there is two wheel drive vehicle road access outside of the winter snow season and oversnow access during the winter snow season. At the bottom station there is two wheel drive access all year

- **Access can be provided to the building for emergency service vehicles**

As per above

Any other comments

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Has Approved Measure (AM) 2.2 been met?

Yes

No

Approved Measure (AM) 2.3 – Building Design

Requirement

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

There are no buildings or dwellings as part of these works

Has Approved Measure (AM) 2.3 been met?

Yes

No

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53.02-4.2 – Defendable Space and Construction Objective

- Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on the building.

Approved Measure (AM) 3.1 – Bushfire Construction and Defendable Space

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse provides the defendable space in accordance with Column A, B, C of Table 2 to Clause 53.02-5 and is managed in accordance with Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.

The building will be provided with defendable space in accordance with [Column A](#).

The defendable space distance required is 50 metres.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

Vegetation must	to be managed to the following standard for the sole purpose of enabling	CONFIRM ACCEPTANCE
<ul style="list-style-type: none"> Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building. Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres. Trees must not overhang or touch any elements of the building. The canopy of trees must be separated by at least 5 metres. There must be a clearance of at least 2 metres between the lowest tree branches and ground level. 	<p><i>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.</i></p>	<p>✓</p>

Are there significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5?

Yes No Not Applicable

[Click here to explain the significant siting constraints that would allow Column D of Table 2 to Clause 53.02-5](#)

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A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5. The building will be constructed to [BAL 12.5](#)

Is the defendable space wholly contained within the boundaries of your property?

Yes No if no, see Alternative Measure 3.3

Any other comments

Most of the land is within the Mt Buller Ski Field and managed as part of the ski field Vegetation Management Plan which is ongoing, the rest of the land is within the Public Parks and Recreation Zone and is chairlift station area

Has Approved Measure (AM) 3.1 been met?

Yes No

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Alternative Measures

Alternative Measure (AltM) 3.3 – Defendable Space on adjoining land

Requirement:

Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

Most of the adjoining land is within the Mt Buller Ski Field and managed as part of the ski field Vegetation Management Plan which is ongoing, the rest of the land is carpark and workshop withing the Public Parks and Recreation Zone.

See attached photos in Site Photos section below

Has Alternative Measure (AltM) 3.3 been met? Yes No N/A

Alternative Measure (AltM) 3.4 – Calculate defendable space using Method 2 of AS3959-2009

Requirement:

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

Click here to explain how defendable space and bushfire attack level has been determined. Evidence will need to be provided to substantiate and variation to the model inputs.

Has Alternative Measure (AltM) 3.4 been met? Yes No N/A

Alternative Measure (AltM) 3.5 – Dwellings subject to direct flame contact

Requirement:

A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
 - Protection can be provided from the impact of extreme bushfire behaviour
 - Fuel is managed in a minimum fuel condition
 - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat
- Less defendable space and higher construction standard is appropriate having regard to the bushfire hazard landscape assessment
- The dwelling is constructed to a bushfire attack level of BAL-FZ

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This alternative measure only applies where the requirements of Approved Measure 3.1 cannot be met.

[Click here to provide your response to the requirements that may allow Alternative Measure 3.5 to be used.](#) Included must be an explanation why Approved Measure 3.1 cannot be met

Has Alternative Measure (AltM) 3.5 been met? Yes No N/A

Other Unspecified Alternative Measures

[Click here to provide your response](#)

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53.02-4.3 – Water Supply and Access Objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure (AM) 4.1 – Water Supply and Access

Water Supply Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises service station or warehouse is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 53.02-5.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000	Yes	5,000	No	<input type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input type="checkbox"/>

Note: a hydrant is available if it is located within 120 metres of the rear of the building

<p>Confirm Static Water Supply meets the following requirements</p>	<p><input type="checkbox"/> Is stored in an above ground water tank constructed of concrete or metal</p> <p><input type="checkbox"/> All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal.</p> <p><input type="checkbox"/> Include a separate outlet for occupant use</p> <p>The following additional requirements apply when 10,000 litres of static water is required:</p> <p><input type="checkbox"/> Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.</p> <p><input type="checkbox"/> Be located within 60 metres of the outer edge of the approved building.</p>
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	<input type="checkbox"/> The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed
	<input type="checkbox"/> Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting)
	<input type="checkbox"/> Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)

Additional Information:

The snowmaking reticulation system water supply is available at the top station area of this site and is part of our bushfire management plan.

Has Approved Measure (AM) 4.1 (Water Supply) been met?

Yes No

Access Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office, retail premises, service station or warehouse is provided with vehicle access designed and constructed as specified in Table 5 to Clause 53.02-5.

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Column A	Column B
Length of access is less than 30 metres	<input type="checkbox"/> There are no design and construction requirements if fire authority access to water supply is not required under AM 4.1
Length of access is less than 30 metres	<input type="checkbox"/> Where fire authority access to the water supply is required under AM 4.1 fire authority vehicles must be able to get within 4 metres of the water supply outlet Click here to explain how a fire authority vehicle can get within 4 metres of the water supply outlet
Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> All weather construction <input type="checkbox"/> A load limit of at least 15 tonnes <input type="checkbox"/> Provide a minimum trafficable width of 3.5 metres <input type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically <input type="checkbox"/> Curves must have a minimum inner radius of 10 metres <input type="checkbox"/> The average grade must be no more than 1 in 7 (14.4%)(8.1%) with a maximum grade of no more than 1 in 5 (20%)(11.3%) for no more than 50 metres <input type="checkbox"/> Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
Length of access is greater than 100 metres	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A turning circle with a minimum radius of eight metres <input type="checkbox"/> A driveway encircling the dwelling <input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.
Length of access is greater than 200 metres	<ul style="list-style-type: none"> <input type="checkbox"/> Passing bays must be provided at least every 200 metres. <input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

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Additional Information:

[Click here to add any comments to support your response to Approved Measure AM 4.1 - Access](#)

Has Approved Measure (AM) 4.1 (Access) been met?

Yes No

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Attachment 1 – Site Photos



Image 1: Looking north to the top station works area

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Image 2: Looking northwest to the top station works area

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Image 3: Looking east to the bottom station works area

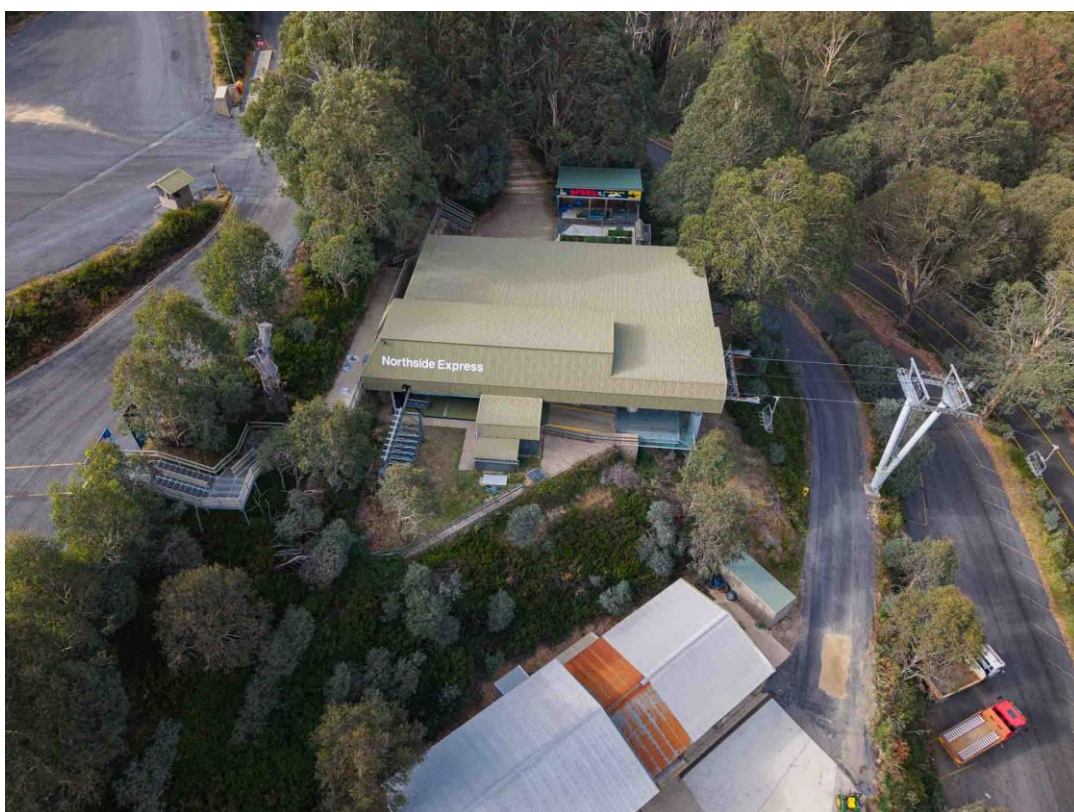


Image 4: Looking south to the bottom station works area

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