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23rd April 2026

Mr Michael Dafnomilis
Department of Transport and Planning
8 Nicholson Street
EAST MELBOURNE VIC 3002

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Dear Michael,

**Re: Planning Permit Application for the use and development of the land for leisure and recreation (zipline), buildings and works for the construction of a Zipline and associated native vegetation removal,
Northside Area, Mount Buller Ski Field, Mount Buller
Crown Allotment 5A, Section A
Parish of Changue East
And Mount Buller Alpine Resort, Mount Buller
Crown Allotment 301B, Section A
Parish of Changue East**

We make this submission for your consideration.

1. Planning Context

Historically, most of the infrastructure in the Mt Buller Alpine Resort has been for snow-based activities, in the main part for skiing and snowboarding, though also for snow play and sightseeing. In recent decades, for the summer season, there has been the addition of walking and mountain bike trails available for visitors, with some of the mountain bike trails being serviced by one of the chairlifts and as such, the nature of contemporary ski field operations has expanded over time.

This proposal for a zipline, will be an infrastructure investment for winter and summer, for all visitors in all seasons.

A previous proposal and planning application for a zipline (PA2201948), although withdrawn, received consent from the Department of Energy, Environment and Climate Action (DEECA) and had the full support of the Mt Buller Mt Stirling Alpine Resort Management Board (RMB) and subsequently Alpine Resorts Victoria (ARV).

For this current proposal, DEECA and ARV have provided their consent to a planning application to be made for use and development (see attached correspondence).

This proposed zipline will be longer than the previous proposal and given that the alignment intentionally parallels the alignment of the Northside Express chairlift, it will utilise and become part of existing lift infrastructure and ski field operations. The Northside Express Chairlift is also the lift used for summer mountain bike and sightseeing operations and in winter is the access lift from the car park and the lift available for sightseeing, making it an ideal location for the installation of a zipline as proposed here.

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The top station is within the ski field lease area (Crown Allotment 5A, Section A), which is within Comprehensive Development Zone, Schedule 2 (CDZ2). The bottom station is within a separate lease area (Crown Allotment 301B, Section A), as it is separated from the ski field by the Mount Buller Tourist Road easement and that lease area is Public Park and Recreation Zone (PPRZ).

Just as the existing Northside Express Chairlift already does, the proposed zipline will cross above the Mount Buller Tourist Road, which is Transport Road Zone 2 (TRZ2), though it will do so at a greater height and with more clearance than the existing chairlift.

Additionally, a proposal such as this will be in line with the overall climate change adaptation strategy for Victoria's alpine resorts, and in this case a climate change adaptation strategy for ski field operations, given it will be operational in all seasons and a zipline has been identified as a key project in both the Mt Buller Strategic Management Plan 2021–2026 and the recently completed Mt Buller Product Gap Analysis.

2. Public Amenity

Having a winter activity that doesn't rely on snow cover for visitors to the resort and an alternative activity in summer, will enhance visitor amenity in all seasons and as mentioned above, given the alignment runs parallel to the Northside Express chairlift and will become part of existing lift infrastructure and ski field operations, no additional infrastructure or services will be needed for the zipline to operate.

3. Environmental Impacts

The zipline only requires a top station (launch platform) and bottom station (landing platform) and as such the ground disturbance footprint will be limited to 87m². The bottom station will, in the main part, be integrated into the existing lift station and infrastructure. The two locations and the alignment were surveyed and selected to minimise native vegetation loss and those losses will be offset, as detailed in the attached Flora and Fauna Assessment (FFA), which includes an Offset Strategy.

The ground disturbance will be in the form of vegetation removal of low-lying non-native grasses and some native vegetation, followed by replacement of vegetation via sodding during the revegetation/rehabilitation phase.

The entirety of the areas where these works are proposed to take place is on highly disturbed ski slope and lift station/car park area that has experienced extensive human activity over 60 years and has been subject to previous significant ground disturbance including:

- At the top station:
 - the building of the Burnt Hut Spur Potable Water Storage and associated trenching and access roads in 1965
 - the installation of the Horse Hill chairlift in 1982 (upgraded in 1986)
 - the installation of the Spurs T-bar in 1985 and associated slope regrade works
 - the building of Spurs Restaurant in 1988 and subsequent services connections
- At the Bottom Station area
 - works to establish the Horse Hill car park in 1981
 - the installation of the Horse Hill chairlift in 1982 (upgraded in 1986)

As areas at or above the tree line these locations would have experienced extensive disturbance during the period of cattle grazing (up until 1959) and sheep grazing (up until 1949) on Mt Buller.

These works will take place outside of any Mountain Pygmy Possum Habitat and due to the nature of these works within a very small geographic extent and minimal loss of native vegetation as well as the design, there will be no significant or direct impacts on Broad Toothed Rat habitat.

4. Contents of this submission

1. Cover Letter
2. Site Environmental Management Plan (SEMP)
3. Site Construction Management Plan and Site Rehabilitation and Revegetation Management Plan
4. Waste Management Plan
5. Design Drawings
6. Flora and Fauna Assessment

7. Geotechnical Landslide Risk Assessment Report
8. Aboriginal Heritage Act 2006 Practice Note Response and appendix
9. Bushfire Management Statement (Pathway 2)
10. Design and Development Overlay Schedule 3 Response and Appendix
11. Site Lease Area
12. ARV notification and consent to use and application
13. Copy of owner notification email to the Minister for Energy, Environment and Climate Action C/- the Department of Energy, Environment, Land and Climate Action, Planning and Approvals, Hume Region (including consent to use and application)
14. Property and Planning Reports

I trust this submission provides you with the information you require and should you require any further information please don't hesitate to contact me.

Yours sincerely,



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