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**Department of Transport  
and Planning**

**15 MAY 2026**

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15<sup>th</sup> May 2026

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## **ADVERTISED PLAN**

Dear Michael,

**Re: Application for Planning Permit PA2604357 Northside/Spurs Area & Horse Hill Area  
Mount Buller Vic 3723**

Further to our planning submission 1<sup>st</sup> of May 2026 and the subsequent request for further information, including a preliminary assessment, on the 11<sup>th</sup> of May 2026, we make this submission.

### **Requested Further Information – 11<sup>th</sup> of May 2026**

The further information required is:

1. An amended application form correctly identifying the Minister for Energy, Environment and Climate Action as the owner of the land on behalf of the Crown.

*[See attached Planning Permit Application Form](#)*

2. Fully dimensioned architectural plans to include:
  - a) A site plan to show the location of any support columns and the distance in metres between each column
  - b) Details of the support columns, to include elevations, height, colours and materials.
  - c) All four elevations for the 'launch' and 'landing' structures.
  - d) Colours and materials to be nominated for all buildings and structures, including but not limited to the launch and landing structures and the support columns.

# ADVERTISED PLAN

- e) A colour schedule/chart that reflects the proposed colours and materials of the proposed buildings and structures.

*For points a) to e) above, see attached drawings*

- f) Details of any lighting, to include the type and location

*There will be no lighting required for this installation*

- g) A plan showing the proposed zipline in relation to the Mount Buller Tourist Road (a defined TRZ2) and the height separating the two when the zipline is in operation.

*See attached drawings, specifically, Sheet A007. The zipline will be separated from the Mount Buller Tourist Road (a defined TRZ2) by a height of 27.355m, a separation height greater than that of the existing Northside Express Chairlift*

3. In terms of the proposed 'leisure and recreation' use, details on hours of operation, any lighting, transportation of customers from the Mount Buller Village to the 'launch' site. If the zipline is to operate after dusk, consideration on how the operation may impact the wildlife or fauna in the area.

*Hours of operation will be in conjunction with the Northside Express Chairlift and the proposed zipline is intended to operate year-round during daylight hours, subject to weather conditions, seasonal demand, staffing and broader resort operations. Indicative operating hours are anticipated to generally fall between 8:00am and 6:00pm, with actual operating hours varying throughout the year depending on daylight availability and operational requirements.*

*No night operations are proposed as part of this application.*

*As the zipline will be operating in conjunction with the Northside Express Chairlift, customers will be able to access the 'launch' site via the walking trail from the Village to the Spurs/Northside area (or ski/snowplanning to the site under the Ski Field) and return via the chairlift, day visitors will be able to access the launch site by riding the Northside Express Chairlift from the Horse Hill Car Park.*

4. Whether the proposed buildings or structures will require services, such as water, electricity or gas and if so, a services plan to include their location.

*The only service required will be the low-voltage electricity, for the safety system and this can be accessed from services passing through the site area to the bottom of the adjacent carpet ski lift*

## **Preliminary Assessment**

In the preliminary assessment of the application and the following matter is raised:

1. It is strongly encouraged that consideration be given to incorporating some 'natural stone' to at least the footings of the 'launch' or 'landing' structures, as required by Schedule 3 to the DDO. The DDO3 specifies buildings for the purpose of skifield operations. It appears that the proposed zipline structures are not directly for the purpose of skifield operations. A written response is required if you consider otherwise.

*We consider the proposed zipline is for the purpose of skifield operations. Schedule 3 to the DDO states that buildings for the purpose of skifield operations include "skier lifting, snow making, snow grooming, skifield maintenance and associated equipment storage, but excludes administration office, ski school and staff accommodation" and although a zipline is not mentioned specifically, it will be infrastructure for and part of Alpine Recreation as outlined in the Alpine Planning Scheme Schedule 2 to the Comprehensive Development Zone (CDZ2) where the first heading is Alpine Recreation and with the sub-heading Purpose it states:*

- To identify areas associated with the development and use of an alpine resort on which passive and active recreation occur.*

*This zipline will be active recreation as supported by skifield operations (as opposed to the excluded administration office, ski school and staff accommodation).*

*Additionally, the Ski Field Lease (which is within the CDZ2 and is covered by the DDO3), when defining Ski Field Operations, includes "such other use or activity ancillary to contemporary Ski Field Operations".*

*As mentioned in the application cover letter of the 23<sup>rd</sup> of April 2026, the nature of contemporary ski field operations has expanded over time and 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 the zipline will be operating in conjunction with Northside Express Chairlift, as such it will be part of (contemporary) ski field operations, with the bottom station integrated into the existing Northside Express chairlift, which is part of existing skifield operations.*

*Notwithstanding what is outlined above, natural stone could be incorporated into the footings of the launch and/or landing structures.*

### **Contents of this submission**

1. Response Letter
2. Planning Permit Application Form
3. Drawings and Plans

We 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,



**Ed Mahon**

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