

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2504101
Planning scheme:	Alpine Resorts Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	(CA63) 9 Chamois Road and unleased Crown land to the west, Mount Buller

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
37.02-4	To construct a building or construct or carry out works
43.02-2	To construct a building or construct or carry out works
44.01-2	To construct a building or construct or carry out works
44.01-3	To remove, destroy or lop any vegetation
44.06-2	To construct a building or construct or carry out works associated with accommodation
52.17-1	To remove, destroy or lop native vegetation, including dead native vegetation.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

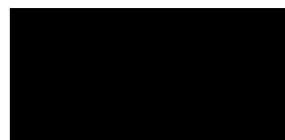
Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Commencement

2. This permit will operate from the issued date of this permit.

Date of issue: 24 June 2026 **Signature for the responsible authority:**



Approved and Endorsed Plans – changes required – architectural plans

3. Before the development starts or vegetation is removed, plans must be approved and endorsed by the responsible authority. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the architectural plans prepared by Pandolfini and dated 19 January 2026, but amended to show the following details:
- a. Be prepared to the satisfaction of the responsible authority
 - b. Be drawn to scale with dimensions (if applicable)
 - c. Submitted in electronic form
 - d. Include the following details on all relevant plans:
 - i. The retaining wall adjacent to the eastern lease boundary modified to accord with the discussion plan prepared by Pandolfini Architects dated 30.03.2026, including:
 - The height of the retaining wall increased to provide a balustrade generally 1m above natural ground level; and
 - The length of the wall extended to the southern lease boundary.
 - ii. Include a section drawing of condition 3di.
 - iii. Trees to be retained must be marked with vegetation protection fencing to define a 'No Go Zone', to ensure vegetation to be retained is protected during construction, to the satisfaction of the Responsible Authority.

Approved and Endorsed Plans – changes required – SEMP

4. Before the development starts or vegetation is removed, plans must be approved and endorsed by the responsible authority in consultation with Mount Buller Alpine Resort. The plans must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Site Environmental Management Plan submitted with the application, but amended to show the following details:
- a. Be prepared to the satisfaction of the responsible authority, in consultation with Alpine Resorts Victoria
 - b. Be drawn to scale with dimensions (if applicable)
 - c. Submitted in electronic form
 - d. Include the following:
 - i. An environmental risk section to include a risk assessment regarding slope stability with the measure being continuous monitoring of slopes before, during and after construction for any signs of instability and new areas of groundwater discharge and where observed refer to a geotechnical engineer.
 - ii. A plan to control sediment by installing silt fencing or other measures to prevent sediment from leaving the immediate work site. Sediment control measures to be maintained in good condition to the satisfaction of the Mt Buller Alpine Resort Management until the area has sufficient vegetation cover to resist erosion, and there is no longer any threat of erosion and siltation caused by the proposed development to the satisfaction of Mount Buller Alpine Resort.
 - iii. A rehabilitation and re-vegetation plan to detail the number and type of species to be used in each revegetation and rehabilitation area. Revegetation to be with



species specific to habitat types with sufficient species diversity, type and cover to ensure habitat value for native fauna.

Approved and Endorsed Plans – no document previously submitted – construction waste management plan

5. Before the development starts or vegetation is removed, a Construction Waste Management Plan demonstrating how different construction waste types (including demolition, construction and excavated material), will be separated, and legally disposed off mountain, must be submitted to, approved and endorsed by the responsible authority in consultation with Mount Buller Alpine Resort. The Construction Waste Management Plan must:
- a. Be prepared to the satisfaction of the responsible authority, in consultation with Mount Buller Alpine Resort
 - b. Be drawn to scale with dimensions (if applicable)
 - c. Submitted in electronic form
 - d. Show the following details:
 - i. Identification of expected types of waste.
 - ii. Methods proposed to reduce, reuse and recycle where possible.
 - iii. Any proposed contingency plans if unexpected types of waste are discovered.
 - iv. Acknowledgement that all waste must be removed from the Alpine Resort.

The responsible authority may consent in writing to vary these requirements.

Waste management and collection must be carried out in accordance with the requirements of the endorsed Construction Waste Management Plan to the satisfaction of the responsible authority.

Layout not altered

6. The development and vegetation removal as shown on the endorsed plans must not be altered (unless the Alpine Resorts Planning Scheme specifies that a permit is not required) without the prior written consent of the responsible authority.

Site Environmental Management Plan

7. All construction activity and site rehabilitation and re-vegetation works must be undertaken in accordance with the endorsed Site Environmental Management Plan (SEMP) and endorsed Site Construction Management Plan (SCMP), unless otherwise approved by the responsible authority in consultation with Mount Buller Alpine Resort. All persons working on the site must be provided with a copy of the endorsed SEMP and SCMP must adhere to and retain a copy of the plans on site at all times during the construction period.

Tree Protection Fencing

8. Prior to the commencement of buildings and works approved by this permit, protection fencing must be erected around all vegetation to be retained as per the endorsed plans to define a Vegetation Protection Zone (VPZ), to the satisfaction of the Responsible Authority. The VPZ's must comply with the following:
- a. The fencing must be maintained and remain in place until all buildings and or/or works are completed.



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- b. The fencing must be constructed of 1.8 metre star pickets and brightly coloured plastic meshing.
- c. No vehicular or pedestrian access, excavation, placement of fill, storage of materials or soil disturbance of any kind are to occur within the vegetation protection zone.
- d. Once erected the vegetation protection fencing may only be moved or otherwise altered with the written consent of the Responsible Authority.

Geotechnical

- 9. All buildings and works must be carried out in accordance with the geotechnical recommendations described in the endorsed geotechnical report 'Geotechnical Investigation and Landslip Risk Assessment Report', prepared by Geotesta and dated 21 November 2025.
- 10. Tree No's 34, 46 and 47, located within the unleased Crown land to the west, must be removed in accordance with the recommendations described in the endorsed geotechnical report 'Proposed Tree Removal and the Impact on Slope Stability', prepared by Geotesta and dated 21 January 2026.

Shutdown

- 11. All internal and external construction activity must cease, unless the responsible authority consents in writing to another date after consultation with the Mount Buller Alpine Resort, during:
 - a) The period between Christmas Day and New Year's Day inclusive
 - b) The Easter holiday period from Good Friday to Easter Monday
 - c) Any major event in the resort as may be notified by the Mount Buller Alpine Resort
 - d) The period between 15 May and the end of the declared snow season.

Site condition

- 12. The site must be left in a clean and tidy condition at all times and prior to occupation and/or use of the building, all construction waste must be completely removed from the site to the satisfaction of the Mount Buller Alpine Resort. Any waste or litter must be immediately removed from the site and surrounding area at the direction of the Mount Buller Alpine Resort.

Site induction

- 13. The permit holder or developer must arrange an on-site meeting with relevant Mount Buller Alpine Resort representatives for a site induction prior to the commencement of any buildings and works at the site. This can be organised by contacting planning@alpineresorts.vic.gov.au.

Carparking

- 14. Vehicles under the control of the permit holder or developer must be parked on the site during construction in accordance with an agreement with Mount Buller Alpine Resort and must never impact access to critical resort infrastructure and/or emergency response.

Road closures

- 15. Any full or partial closure of vehicle access roads for construction works must be advised with a minimum two weeks' notice to planning@alpineresorts.vic.gov.au to allow for notification to relevant affected stakeholders and is subject to the approval of the Mount Buller Alpine Resort.

Date of issue: 24 June 2026 Signature for the responsible authority:



Snow confinement

16. Snow shed from the development must be confined within the site at all times to the satisfaction of the responsible authority, in consultation with Mount Buller Alpine Resort.

Snow management

17. Snow shed must be managed to ensure that entries to buildings, habitable room windows, ski ways, pedestrian paths and public open spaces are kept clear of snow shed at all times to the satisfaction of the responsible authority, in consultation with Mount Buller Alpine Resort.

Relocation of services

18. The relocation of and the connection to any water, sewerage, drainage, gas, electricity, telecommunication or other utility service must be done at the expense of the permit holder or developer and be to the satisfaction of the utility service provider.

Notification of permit conditions

19. Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.

Native Vegetation Permitted to be Removed, Destroyed or Lopped

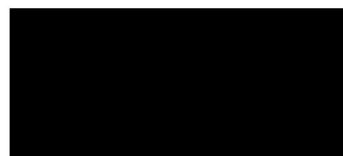
20. The native vegetation identified in NVRID ID 384_20260120_CGB and permitted to be removed, destroyed or lopped under this permit is 0.032 hectares of native vegetation which is comprised of:
- a) 0.032 hectares of patches of native vegetation including 6 Large Trees within patches.

Native Vegetation Offsets

21. To offset the removal of 0.032 hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DEECA, 2025). The permit holder must secure the following offsets:
- a) A general offset of 0.023 general habitat units:
 - i. Located within the Goulburn Broken Catchment Management boundary or Mount Buller Alpine Resorts area
 - ii. With a minimum strategic biodiversity value of at least 0.6400, and
 - b) The offset(s) secured must provide protection of at least 6 Large Trees.

Offset Evidence

22. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:
- a) An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site,
 - b) Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.
23. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit.



Department of Energy, Environment and Climate Action (DEECA)

24. Before any works and native vegetation removal starts, a Site Environmental Management Plan (SEMP) must be approved and endorsed by the responsible authority. the plans must:

- a. Be prepared to the satisfaction of the responsible authority and DEECA
- b. Submitted in electronic form
- c. Include the following:
 - i. Project management details (e.g. project manager contact details, construction schedule, site induction and monitoring).
 - ii. Construction details including a description of all earthworks, backfilling, drainage, and construction techniques.
 - iii. Construction impacts such as:
 - a) Soil and sediment control.
 - b) Surface treatments.
 - c) Stormwater management.
 - d) Native vegetation management.
 - e) Rehabilitation or revegetation.
 - f) Construction materials, equipment and machinery.
 - g) Site access.
 - h) Materials and stockpile areas.
 - i) Management of pest plants and animals.
 - j) Waste management.
 - k) Fire.
 - l) Noise.
 - m) Cultural heritage.
 - n) Endangered species/communities.
 - o) Services.
- d. A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area.

25. Works must be conducted and carried out in accordance with the Construction Management Plan and endorsed Site Environmental Management plan (SEMP) to the satisfaction of the responsible authority. All persons working on site must be provided with a copy of the endorsed SEMP and Construction Management Plan and must adhere to all requirements of the SEMP and Construction Management Plan. A copy of these documents must be kept on site at all times during the construction period.

Alpine Resorts Victoria (ARV)

Services

26. Prior to the commencement of any buildings or works, a Stormwater Management Plan must be submitted to and approved by Mount Buller Alpine Resort as per the requirements of Clause 53.18 of the Alpine Resorts Planning Scheme.

27. Prior to the commencement of any excavation works at the site, the permit holder or developer must seek advice and arrange an on-site meeting with a Mount Buller Alpine Resort

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representative by contacting planning@alpineresorts.vic.gov.au for a site induction and to verify service locations and no works are to be undertaken until all service locations have been identified and verified.

28. When carrying out any connection to water, sewerage and gas services, the developer/occupier shall ensure that continuity of supply is always maintained to downstream reticulation network. Any disruption to supply must be with a minimum two week notice to Mount Buller Alpine Resort to allow notification to affected stakeholders.
29. Access to all manholes/valve locations for future investigation and maintenance must be made available to Alpine Resorts Victoria management as required. Reasonable access must not be restricted by built form, including proposed walkways, to the satisfaction of Alpine Resorts Victoria.

Damage to Mount Buller Alpine Resort Infrastructure

30. Prior to the commencement of any works covered by this permit an asset protection report, including documentation, video, and photos (as necessary) of the existing condition of roads, stormwater drains, and vegetated areas must be submitted to, and approved by Mount Buller Alpine Resort by emailing planning@alpineresorts.vic.gov.au.
31. The condition of roads, stormwater drains, and vegetated areas must be monitored for the duration of the works and any defects made safe or repaired within 24 hours of being identified to the satisfaction of Mount Buller Alpine Resort.
32. At the completion of the works a final condition report for roads, stormwater drains, and vegetated areas must be submitted, and any defects rectified at the cost of the permit holder or the developer to the satisfaction of Mount Buller Alpine Resort

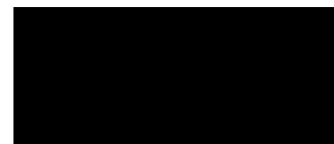
Buller Gas

33. The applicant must enter into an agreement with Buller Gas for the existing gas service line, which cannot go under buildings or infrastructure, to be removed and reinstalled in an undisturbed location, at the applicants cost.
34. The gas meter enclosure must be in a location approved by Buller Gas, providing safe access and avoiding snowshed, and away from any possible points of ignition (e.g. electrical meters).
35. Site works on the gas service and meter enclosure must not commence until the locations have been confirmed and coordinated with Buller Gas.
36. The applicant must enter into an agreement with Buller Gas for the Connection of any new reticulated gas services required and any work on gas assets must be authorised by Buller Gas, prior to the assets being connected back to the Gas distribution network.

Goulburn Murray Water

37. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).
38. All wastewater from the dwelling must be disposed of via connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.

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39. Stormwater must be discharged to a legal point as nominated by the Responsible Authority. All infrastructure and works to manage stormwater must be in accordance with the requirements of the Responsible Authority.
40. Any soil excavated as a result of vegetation removal must be stabilised to ensure that sediment is not transported to waterways during a rainfall event.

Bushfire Mandatory condition

41. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Country Fire Authority

42. Before the development starts, the Bushfire Management Plan 9 Chamois Road, prepared by Terramatrix, V1.1, dated 11/11/2025 be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the responsible authority.

Expiry – Development

43. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
- a) The development is not started within 2 years of the issued date of this permit.
 - b) The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend this permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

Date of issue: 24 June 2026 Signature for the responsible authority:



USEFUL INFORMATION:

(The following information does not form part of this permit)

The permitted use or development may need to comply with, or obtain the following further approvals:

- A building permit under the *Building Act 1993*.

DEECA

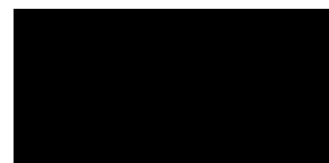
- Works or other activities on public land, which may affect protected native plants, will require a Protected Flora Licence or Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2017) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office hume_nep@deeca.vic.gov.au.
- The granting of this permit does not exempt the holder of a permit from the requirements of other Commonwealth and State legislation or policy.

Alpine Resorts Victoria

- The permit holder or developer must seek “Dial before you Dig” advice or direct advice from service authorities prior to commencement of any excavation works at the site.
- Prior to the commencement of any works on the site, Alpine Resorts Victoria must approve proposed car parking spaces and operational requirements. Please contact property@alpineresorts.vic.gov.au.
- Prior to the commencement of works, Alpine Resorts Victoria must be notified of any works that may affect water operations within the resort. Please contact property@alpineresorts.vic.gov.au.

AusNet Services

- As there are AusNet Services Underground Power Lines in the vicinity of the proposed construction, please note the following in regard to working near our assets:
 - AusNet Services refers to Energy Safe Victoria (ESV) for safety information and advice. ESV notes the following:
 - As part of this process your builder will need to undertake a Dial Before You Dig before construction takes place.
 - Go to the following for more info from the ESV on working near underground assets: <https://esv.vic.gov.au/technical-information/electrical-installations-and-infrastructure/no-go-zones/>
 - For all other enquiries please email: subdivisions@ausnetservices.com.au



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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
 - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - ii. the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation, within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Date of issue: 24 June 2026 **Signature for the responsible authority:**

