

PLANNING PERMIT

Permit No.:	PA2504011
Planning scheme:	Alpine Resorts Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	12A Goal Post Road, Mt Buller

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
37.02-4	Construct a building or construct or carry out works
43.02-2	Construct a building or construct or carry out works

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.

Layout not altered

3. The development 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.

Approved and endorsed documents – changes required – CWMP

4. Before the development starts, documents must be approved and endorsed by the responsible authority. The plans and documents must be prepared to the satisfaction of the responsible authority, in consultation with Alpine Resorts Victoria, be drawn to scale with dimensions, be generally in accordance with the Construction Waste Management Plan (CWMP), submitted with the application on 27 March 2026, but amended to show the following details:
 - Identification of expected types of waste;
 - Methods proposed to reduce, reuse and recycle where possible;

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- Any proposed contingency plans if unexpected types of waste are discovered; and
- Acknowledgement that all waste must be removed from the Alpine Resort.

Approved and endorsed documents – changes required – SEMP

5. Before the development starts, documents must be approved and endorsed by the responsible authority. The plans and documents must be prepared to the satisfaction of the responsible authority, in consultation with Alpine Resorts Victoria, be drawn to scale with dimensions, be generally in accordance with the Site Environmental Management Plan (SEMP), submitted with the application on 27 March 2026, but amended to show the following details:
- a) 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.
 - b) 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 Mt Buller Alpine Resort Management.
 - c) 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.

Site Environmental Management Plan (SEMP) & Construction Waste Management Plan (CWMP)

6. All construction activity and site rehabilitation works must be undertaken in accordance with the endorsed Site Environmental Management Plan (SEMP) and Construction Waste Management Plan (CWMP), unless otherwise approved by the responsible authority in consultation with Mount Buller Alpine Resort. All contractors working on the site must be provided with a copy of the endorsed SEMP and CWMP and a copy must be retained on-site at all times during the construction period.

Site condition

7. The site must be maintained in a clean and tidy condition at all times and prior to the practical completion of the development hereby permitted, all 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.

Shutdown

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

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Site induction

9. 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

Car parking

10. 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

11. Any 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 t Mount Buller Alpine Resort.

Snow confinement

12. 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

13. 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

14. 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 to the satisfaction of the utility service provider and the Mount Buller Alpine Resort.

Alpine Resorts Victoria conditions

Services:

15. Prior to the commencement of any buildings or work a Stormwater Management Plan must be submitted to and approved by Mount Buller Alpine Resort as per Clause 53.18 of the Alpine Resorts Planning Scheme.
16. 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 the Mount Buller Alpine Resort 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.
17. 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.



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Damage to Mount Buller Alpine Resort Infrastructure:

18. 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 .
19. 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.
20. 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 conditions

21. The applicant must enter into an agreement with Buller Gas for the re-arrangement of any services affected by the development. The re-cladding work to be undertaken will require the gas meter to be removed by Buller Gas, at the applicants' expense. Site work in the location of the gas meter must not commence until this meter removal is coordinated with Buller Gas.
22. The applicant must enter into an agreement with Buller Gas, for the connection of any new gas services and any work on gas assets must be authorised by Buller Gas, prior to the asset being connected back to the Gas distribution network.

Goulburn-Murray Water conditions

23. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).
24. All waste from the site must be disposed of to the existing Mount Buller Wastewater Treatment Facility, in accordance with the requirements of the relevant authority.

Expiry

25. This permit will expire if:

- a) The development is not started within two years of the date of this permit; or
- b) The development is not completed within four years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend:

- i. The commencement date referred to if a request is made in writing before the permit expires or within six months afterwards.
- ii. The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

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USEFUL INFORMATION:

Note: 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*.
 - Prior to the commencement of any works on the site, the Mount Buller Alpine Resort must be consulted to ensure compliance with all relevant resort policies and procedures.

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.
- Alpine Resorts Victoria will require access to all manholes/ valve locations for future investigation and maintenance. Reasonable access cannot be restricted by built form, including proposed walkways.
- 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.
 - It is acceptable to work greater than 6.4m from the powerline.
 - If it is within 3 - 6.4m, a registered spotter must be implemented.
 - If it is under 3m it is known as a NO GO ZONE where official permission from AusNet Services is required. Alternatively, you can contact Extec who can assist you with your No Go Zone requirements (note charges may apply). Their details can be obtained by clicking on the following link <https://www.ausnetservices.com.au/safety/working-near-lines>



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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: 02 June 2026 Signature for the responsible authority:

