

PLANNING PERMIT

Permit No.:	PA2503885
Planning scheme:	Alpine Resorts Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	(CA162B) 15 Delatite Lane and unallocated Crown land, Mount 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
44.01-2	Construct a building or construct or carry out works

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Approved and endorsed plans – no document previously submitted

1. Before the development starts, including bulk excavation and site preparation works, a Construction Waste Management Plan (CWMP) must be approved and endorsed by the responsible authority. The CWMP must demonstrate how different construction waste types (including demolition, construction and excavated material), will be separated, and legally disposed off mountain. The CWMP must be prepared to the satisfaction of the responsible authority in consultation with the Mount Buller Alpine Resort, be drawn to scale with dimensions, and show the following details:
 - a) Identification of expected types of waste including waste spoil
 - b) Methods proposed to reduce, reuse and recycle where possible
 - c) Any proposed contingency plans if unexpected types of waste are discovered; and
 - d) Acknowledgement that all waste must be removed from the Alpine Resort.

Date of issue: 20 January 2026 Signature for the responsible authority:



Compliance with documents approved under this permit

2. 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

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

Layout Not Altered

4. 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.

Approved and endorsed plans – no changes required

5. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans and documents must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the following documents submitted with the application:
 - Development plans, prepared by DCS Design and dated 12 November 2025
 - Site Environmental Management Plan (SEMP), signed by Darren Cole-Sinclair on 17 August 2025
 - 'Supplementary Geotechnical Assessment Report & Landslide Risk Assessment Report', prepared by DM Lawrance and dated 15 October 2025.

Geotechnical

6. All buildings and works must be carried out in accordance with the geotechnical recommendations described in the endorsed geotechnical assessment report titled "Supplementary Geotechnical Assessment Report & Landslide Risk Assessment Report" by DM Lawrance and dated 15 October 2025.

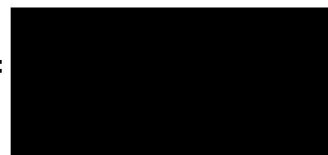
Site Environmental Management Plan (SEMP) & Construction Waste Management Plan (CWMP)

7. 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.

Landscaping

8. Within 12 months of completion of the development hereby approved, the landscaping shown on the approved 'Landscape Plan' prepared by DCS Design and dated 12 November 2025, must be carried out and completed to the satisfaction of the responsible authority.

The responsible authority may consent in writing to vary this requirement.



Landscaping maintenance

9. At all times the landscaping shown on the approved Landscape Plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.

Site condition

10. 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

11. 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.

Site induction

12. 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

13. 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

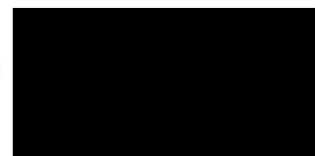
14. Any partial closure of vehicle access roads for construction works must be advised with a minimum two weeks' notice to planning@alpineresorts.vic.gov.au to allow for notification to relevant affected stakeholders and is subject to the approval of the relevant Mount Buller Alpine Resort.

Snow confinement

15. 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

16. 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

17. 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 (ARV)

Services

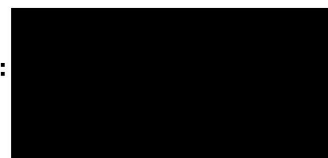
18. Prior to the commencement of works the permit holder must confirm the local point of discharge with the ARV, as per the following comment: *'The existing drain that extends beneath the existing access track to the southeast of the subject building should be redirected permanently into a legal point of discharge.'* Confirmation must be via email to planning@alpineresorts.vic.gov.au .
19. 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 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.
20. When carrying out any connection to water, sewerage and gas services, the permit holder or developer must 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 customers.
21. Access to all manholes/ valve locations for future investigation and maintenance must not be impeded. Reasonable access cannot be restricted by built form, including proposed walkways.
22. Prior to commencement of excavation works, detailed civil and structural footing design, including walkway footings, demonstrating no surcharging on underground assets must be submitted to the ARV.

Damage to Mount Buller Alpine Resort Infrastructure

23. 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 .
24. 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.
25. At the completion of the works a final condition report for roads, stormwater drains, and vegetated areas must be submitted to Mount Buller Alpine Resort, and any defects rectified at the cost of the permit holder or the developer to the satisfaction of Mount Buller Alpine Resort.

Buller Gas

26. Whilst Buller Gas does not have any assets in the location of the proposed development, there is a gas line in the near vicinity. Precise location must be confirmed by the applicant prior to any excavation being undertaken. The applicant must enter into an agreement with Buller Gas for the re-arrangement of any services affected by the development.
27. The applicant must enter into an agreement with Buller Gas for the Connection of any new reticulated gas services required.



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

Expiry

28. 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.

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*.

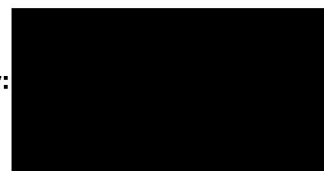
Alpine Resorts Victoria (ARV)

- 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, the Mount Buller Alpine Resort must be consulted to ensure compliance with all relevant resort policies and procedures.

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/>

Date of issue: 20 January 2026 Signature for the responsible authority:



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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: 20 January 2026 Signature for the responsible authority:

