

**PLANNING
PERMIT**

Permit No.: PA1900677

Alpine Resorts Planning Scheme

Responsible Authority: Minister for Planning

ADDRESS OF THE LAND:

24 (Site 130) Chamois Road, Mt Buller

THE PERMIT ALLOWS:

Alterations and additions to an existing building (ski lodge) and associated vegetation removal.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

Endorsed plans

1. The buildings and works (including materials and finishes) and associated vegetation removal as shown on the endorsed documentation must not be altered or modified in any way unless it is to the satisfaction of the Responsible Authority.
2. Once the buildings and works and associated vegetation removal have started, they must continue until they are completed to the satisfaction of the Responsible Authority.

Shutdown

3. All external activity must cease, unless the Responsible Authority consents in writing to another date after consultation with the Mt Buller and Mt Stirling Alpine Resort Management Board, during:
 - a) The period between Christmas Day and New Year's Day inclusive;
 - b) The Easter holiday period;
 - c) Any major event in the Mount Buller Village area as may be notified by the Mount Buller and Mount Stirling Alpine Resort Management Board; and
 - d) The period between 15 May to the end of the Declared Snow Season.

Site condition

4. 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 waste shall be completely removed from site to the satisfaction of the Mt Buller and Mt Stirling Alpine Resort Management Board. Any waste or litter shall be immediately removed from the site and surrounding area at the direction of the Mt Buller and Mt Stirling Alpine Resort Management Board.

Mt Buller and Mt Stirling Alpine Resort Management Board conditions

- 5. All buildings and works must be carried out in accordance with the geotechnical recommendations described in the preliminary geotechnical assessment report prepared by Phil Styles & Associates, dated 23 December 2019.

Site Environmental Management Plan

- 6. Before the commencement of works, a revised Site Environmental Management Plan (SEMP) must be submitted to and be approved by the Responsible Authority in consultation with Mt Buller and Mt Stirling Alpine Resort Management Board. When approved, the SEMP will be endorsed and will then form part of the permit. The SEMP must be generally in accordance with the SEMP submitted to the Responsible Authority in September 2019 but modified to include the following:
 - a) Part A – Construction Techniques to be amended to state that all construction waste is to be disposed legally outside the resort, unless the Mt Buller and Mt Stirling Alpine Resort Management Board provides written permission to dispose of excavated rock at Corn Hill Road Quarry.
 - b) Part A – Project Monitoring section to be amended to replace references to the Mt Buller and Mt Stirling Alpine Resort Management Board Environmental Services Manager with the Mt Buller and Mt Stirling Alpine Resort Management Board Property and Contracts Manager.
 - c) A statement that no trees will be removed, lopped or otherwise damaged during the works.
- 7. All construction activity and site rehabilitation works must be undertaken in accordance with the SEMP endorsed as part of this permit, unless otherwise approved by the Responsible Authority in consultation with the Mt Buller and Mt Stirling Alpine Resort Management Board. All contractors working on the site must be provided with a copy of the endorsed SEMP and a copy must be retained on-site at all times during the construction period.

Snow confinement

- 8. Snow shed from the development must be confined within the site at all times to the satisfaction of the Responsible Authority, in consultation with the Mt Buller and Mt Stirling Alpine Resort Management Board.

Permit expiry

- 9. In accordance with section 68 of the *Planning and Environment Act 1987* this permit will expire if one of the following circumstances applies:
 - a) The buildings and works and vegetation removal are not commenced within two (2) years of the date of this permit.
 - b) The buildings and works and vegetation rehabilitation are not completed within four (4) years of the date of this permit.

Date Issued: 5 June 2020

Signature for the responsible authority

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Notes:

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 a plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; 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 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 of 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.