

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2604329
Planning scheme:	Alpine Resorts Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	(CA 37), 1 Telemark Street, Falls Creek

THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
37.02-2	Use of the land for industry

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.

Endorsed plans – no changes

3. Before the use starts, including/excluding demolition, excavation, piling, site preparation works, and works to remediate contaminated land, 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 plans prepared by Sendit Archi dated 5 May 2026.

Layout not altered

4. The use 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.

Date of issue: 27 July 2026 Signature for the responsible authority:



Hours of operation for production

5. The production of the use hereby permitted must only operate between October and May (the following year).

The responsible authority may consent in writing to vary these requirements, subject to the consultation and agreement of the Alpine Resorts Victoria.

Waste Management

6. Before the use starts, including/excluding demolition, excavation, piling, site preparation works, and works to remediate contaminated land, a Waste Management Plan must be approved and endorsed by the responsible authority. The Waste Management Plan must be prepared to the satisfaction of the responsible authority, be drawn to scale with dimensions, be generally in accordance with the Waste Management Plan prepared by The Man Hotel dated 4 May 2026.
7. Waste management and collection must be carried out in accordance with the requirements of the endorsed Waste Management Plan to the satisfaction of the Falls Creek Alpine Resort.

Shutdown

8. All internal and external construction activity must cease, unless the responsible authority consents in writing to another date after consultation with the Falls Creek 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 Falls Creek Alpine Resort
 - d) The period between 15 May and the end of the declared snow season.

Distillery operations

9. Prior to the commencement of the use hereby permitted, the permit holder must provide the following information to the Falls Creek Alpine Resort management:
- a) Expected production volumes (litres) during the proposed October-May production period.
 - b) Maximum daily and annual production capacity.
 - c) Hours and frequency of distillation activities.
 - d) The intended use and distribution of the product including:
 - i. Whether production is limited to on-site consumption only; and
 - ii. Whether any form of packaging or sale (including custom or made-to-order products) to customers or off-site distribution is proposed.

Amenity

10. The use and operation of the distillery must incorporate appropriate drainage and containment systems to:
- a) Ensure segregation of process water, trade waste, and stormwater.
 - b) Prevent uncontrolled discharge or runoff of process liquids, including high-organic or acidic waste streams.
 - c) Manage spills in accordance with best practice environmental management standards,
- all to the satisfaction of the Alpine Resorts Victoria.



Alpine Resorts Victoria (ARV)

Services

11. 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 Falls Creek 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.
12. 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 Falls Creek Alpine Resort to allow notification to affected stakeholders.
13. 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.

Expiry – Use

14. This permit as it relates to use will expire if the use does not start within two (2) years after the issued date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards.

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:

Alpine Resorts Victoria (ARV)

- Prior to the commencement of the use, and/or buildings and works associated with the approved development, the permit holder must liaise with and obtain all necessary approvals from the Environmental Health Officer for Falls Creek in relation to the requirements of the *Food Act 1984 (Vic)*.
- The use must not commence until the premises is registered or otherwise approved under the *Food Act 1984 (Vic)*, and all ongoing requirements of that Act are complied with to the satisfaction of Falls Creek Alpine Resort.



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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: 27 July 2026 Signature for the responsible authority:

