

PLANNING PERMIT

Permit No.:	PA2402709
Planning scheme:	Alpine Resorts Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	Lot 19, Valley View Court Hotham Heights (PS610016J) (FREEHOLD SUBDIVISION)

THE PERMIT ALLOWS:

Planning scheme clause No.	Description of what is allowed
37.02-4	Construct a building or construct or carry out works
44.01-2	Construct a building or construct or carry out works
44.06-2	Construct a building or carry out works for accommodation

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.

Approved and endorsed plans

3. Before the development starts, excluding demolition, bulk excavation and site preparation works, 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 Architectural Plans prepared by Workroom and dated 3 June 2016.

Date issued: 17 June 2024 **Signature for the responsible authority:**



Layout not altered

4. 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.

Energy Report

5. Before the development starts, an energy report must be approved and endorsed by the responsible authority. The energy report must include the following:
 - a) A response to Covenant AG296576P (2009) including but not limited to:
 - i. Dual energy sources for heating and cooling
 - ii. Water sensitive appliances
 - iii. High levels of thermal insulation
 - iv. Energy efficient lighting
 - v. Energy efficient heating/cooling
 - vi. Installation of a 3rd pipe system that will allow connection to the Class A water main for toilet flushing.

Alpine Resorts Victoria Conditions

Shutdown

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

Site Condition

7. 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 must be completely removed from the site to the satisfaction of the Mount Hotham Alpine Resort. Any waste or litter must be immediately removed from the site and surrounding area at the direction of Mount Hotham Alpine Resort.

Site Environmental Management Plan (SEMP)

8. All construction activity and site rehabilitation works must be undertaken in accordance with the endorsed Site Environmental Management Plan (SEMP) dated May 2024, unless otherwise approved by the Responsible Authority in consultation with Mount Hotham Alpine Resort. 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.

Date issued: 17 June 2024 **Signature for the responsible authority:**



Site Induction

9. The permit holder or developer must arrange an on-site meeting with relevant Mount Hotham Alpine Resort representatives by emailing planning@alpineresorts.vic.gov.au for a site induction prior to the commencement of any buildings and works at the site.

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 Hotham Alpine Resort and must never impact access to critical resort infrastructure and/or emergency response.

Road Closures

11. 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 relevant Mount Hotham Alpine Resort.

Waste Management

12. Prior to the commencement of any works on the site, the permit holder or developer must submit for approval by the responsible authority and Alpine Resorts Victoria 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. The construction waste management plan must include the following:
- a) Identification of expected types of waste;
 - 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

Snow Confinement

13. 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 Hotham Alpine Resort.

Alpine Resorts Victoria do not believe that a 300mm offset from the roofline to the boundary is adequate for a 15-degree pitched roof for snow confinement and we ask the applicant to reconsider this design. Noting that neighbouring buildings should be taken into consideration.

Snow Management

14. 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 Hotham Alpine Resort.

Date issued: 17 June 2024 Signature for the responsible authority:



Geotechnical

15. Prior to any commencement of works a Preliminary Geotechnical Assessment must be provided to the satisfaction of the Responsible Authority, in consultation with Mount Hotham Alpine Resort.

Utilities

16. Prior to the commencement of any buildings or work a Stormwater Management Plan must be submitted to and approved by Mount Hotham Alpine Resort as per Clause 53.18 in the Alpine Planning Schemes.
17. 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 Hotham Alpine Resort representative 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.
18. 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 Hotham Alpine Resort to allow notification to affected customers.

Damage to Mount Hotham Alpine Resort Infrastructure

19. 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 Hotham Alpine Resort.
20. 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 Hotham Alpine Resort.
21. 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 Hotham Alpine Resort.

County Fire Authority (CFA)

Amended Bushfire Management Plan

22. Before the development starts, a Bushfire Management Plan must be submitted to the Responsible Authority for endorsement. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority. The plan must be generally in accordance with the Bushfire Management Plan prepared by Mountain Planning (Revision 0, dated 19 March 2024) but modified to remove all reference to access.

Date issued: 17 June 2024 **Signature for the responsible authority:**



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

USEFUL INFORMATION:

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

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

Ausnet Services

- 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 o 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>
- The permitted use or development may need to comply with, or obtain the following further approvals:
 - A building permit under the *Building Act 1993*.

Date issued: 17 June 2024 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 issued: 17 June 2024 Signature for the responsible authority:

