

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2403179
Planning scheme:	Alpine Resorts Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	6 Falls Creek Road and unleased Crown land abutting Falls Creek Road, Falls Creek

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
44.06-2	Construct a building or construct or carry out works associated with accommodation use
52.06-3	Reduce the number of car parking spaces
52.17-1	Remove, destroy or lop native vegetation, including dead native vegetation.

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.

Date of issue: 27 June 2025 Signature for the responsible authority:



Approved and Endorsed Plans – no document previously submitted – waste management plan

3. Before the development starts or vegetation is removed, a Waste Management Plan demonstrating how different construction waste types (including demolition, construction and excavated material), will be separated, and legally disposed off mountain, must be submitted to, approved and endorsed by the responsible authority in consultation with Falls Creek Alpine Resort. The Waste Management Plan must:
- Be prepared to the satisfaction of the responsible authority
 - Be drawn to scale with dimensions (if applicable)
 - Submitted in electronic form
 - Show the following details:
 - Identification of expected types of waste.
 - Methods proposed to reduce, reuse and recycle where possible.
 - Any proposed contingency plans if unexpected types of waste are discovered.
 - Acknowledgement that all waste must be removed from the Alpine Resort.

The responsible authority may consent in writing to vary these requirements.

Waste management and collection must be carried out in accordance with the requirements of the endorsed Waste Management Plan to the satisfaction of the responsible authority.

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.

Site Environmental Management Plan

5. All construction activity and site rehabilitation works must be undertaken in accordance with the endorsed Site Environmental Management Plan (SEMP), unless otherwise approved by the responsible authority in consultation with Falls Creek Alpine Resort. All persons working on the site must be provided with a copy of the endorsed SEMP and must adhere to and retain a copy of the plans on site at all times during the construction period.

Ministerial approval

6. Before the development starts or vegetation is removed, the permit holder or leaseholder must obtain Ministerial Approval to allow the permit holder and /or leaseholder to develop the unleased Crown land abutting Falls Creek Road, Falls Creek that forms part of this permit accordance with the endorsed plans.

Shutdown

7. All external construction activity must cease, unless the responsible authority consents in writing to another date after consultation with the Falls Creek Alpine Resort Management, during:
- The period between Christmas Day and New Year's Day inclusive;
 - The Easter holiday period from Good Friday to Easter Monday;
 - Any major event in the resort as may be notified by the Falls Creek Alpine Resort Management; and



- d) The period between 15 May and the end of the declared snow season.

Site condition

8. 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 construction waste must be completely removed from the site to the satisfaction of the Falls Creek Alpine Resort Management. Any waste or litter must be immediately removed from the site and surrounding area at the direction of the Falls Creek Alpine Resort Management.

Site induction

9. The permit holder or developer must arrange an on-site meeting with relevant Falls Creek 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 .

Carparking

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 Falls Creek 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 Falls Creek 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 Falls Creek 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 Falls Creek 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 or developer and be to the satisfaction of the utility service provider.

Notification of permit conditions

15. Before works start, the permit holder must advise all persons undertaking the vegetation removal works on site of all permit conditions pertaining to native vegetation protection.

Tree protection fencing

16. Prior to the commencement of buildings and works approved by this permit, protection fencing must be erected around all vegetation to be retained as per the endorsed plans to define a Vegetation Protection Zone (VPZ), to the satisfaction of the responsible authority. The VPZ's must comply with the following:



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- a) The fencing must be maintained and remain in place until all buildings and or/or works are completed.
- b) The fencing must be constructed of 1.8 metre star pickets and brightly coloured plastic meshing.
- c) No vehicular or pedestrian access, excavation, placement of fill, storage of materials or soil disturbance of any kind are to occur within the vegetation protection zone.
- d) Once erected the vegetation protection fencing may only be moved or otherwise altered with the written consent of the responsible authority.

Native vegetation offsets

17. To offset the removal of 0.015 hectares of native vegetation as identified in Native Vegetation Removal Report BIO_2024_037, the permit holder must secure a native vegetation offset(s) that meets the following:
- a. A general offset of 0.007 general habitat units:
 - b. located within the Northeast Catchment Management boundary or Falls Creek Alpine Resort (Unincorporated) municipal area
 - c. with a minimum strategic biodiversity value of at least 0.216
 - d. The offsets secured must also protect 2 large trees.
18. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:
- a. credit extract(s) allocated to the permit from the Native Vegetation Credit Register, and/or
 - b. an established first party offset site including a security agreement signed by both
 - c. parties, and a management plan detailing the 10-year management actions and
 - d. ongoing management of the site.
19. A copy of the offset evidence must be endorsed by the responsible authority and form part of this permit.

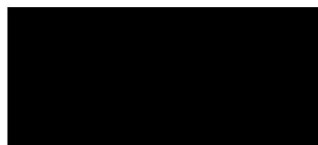
Completion of landscaping

20. Before the development hereby approved is occupied, the landscaping and rehabilitation of the site as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the responsible authority.

Alpine Resorts Victoria (ARV)

Services

21. Prior to the commencement of any buildings or works, a Stormwater Management Plan must be submitted to and approved by Falls Creek Alpine Resort as per the requirements of Clause 53.18 of the Alpine Resorts Planning Scheme.
22. 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



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service locations and no works are to be undertaken until all service locations have been identified and verified.

23. 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 customers.
24. 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.
25. Prior to commencement of excavation works, Alpine Resorts Victoria (ARV) will require detailed civil and structural footing design, including walkway footings, demonstrating no surcharging on underground assets.

Damage to Falls Creek Alpine Resort infrastructure

26. 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 Falls Creek Alpine Resort by emailing planning@alpineresorts.vic.gov.au.
27. 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 Falls Creek Alpine Resort.
28. 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 Falls Creek Alpine Resort.

Department of Energy, Environment and Climate Action (DEECA)

Works in accordance with Site Environmental Management Plan and Site Construction Management Plan

29. Works must be conducted and carried out in accordance with the endorsed Site Construction Management Plan and endorsed Site Environmental Management Plan (SEMP). All persons working on site must be provided with a copy of the endorsed SEMP and Construction Management Plan and must adhere to all requirements of the SEMP and Construction Management Plan. A copy of these documents must be kept on site at all times during the construction period.

Goulburn Murray Water

30. All construction and ongoing activities must be in accordance with EPA Publication 1834.1 Civil Construction, Building and Demolition Guide (September 2023).
31. All works must be in accordance with the Site Environmental Management Plan submitted with the application.

Date of issue: 27 June 2025 Signature for the responsible authority:



32. All waste from the site must be disposed of to the existing Falls Creek Wastewater Treatment Facility, in accordance with the requirements of the relevant authority.

Bushfire Mandatory condition

33. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Country Fire Authority

34. Before the development starts, the Bushfire Management Plan prepared by Crowther and Sadler, dated 14/08/2024, Version 3, ref 20732 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

Expiry – Development

35. This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:

- a) The development is not started within 2 years of the issued date of this permit.
- b) The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend this permit if a request is made in writing before the permit expires, or within six months afterwards. The responsible authority may extend the time for completion of the development if a request is made in writing within twelve months after the permit expires and the development started lawfully before the permit expired.

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:
 - A building permit under the *Building Act 1993*.

DEECA

- Works or other activities on public land, which may affect protected native plants, will require a Protected Flora Licence or Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2017) to determine whether FFG approvals are required. To obtain a permit to take protected flora or for further information, please contact Simon Hollis of DEECA's Hume Natural Environment Program via simon.hollis@deeca.vic.gov.au.

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- 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 Falls Creek Alpine Resort must be consulted to ensure compliance with all relevant resort policies and procedures.
- Prior to the commencement of works, Ministerial Approval over the new Lease is required to be in place.



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IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

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 June 2025 Signature for the responsible authority:

