

Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

PLANNING PERMIT

Permit No.:	PA2503528
Planning scheme:	Alpine Resorts Planning Scheme
Responsible authority:	Minister for Planning
ADDRESS OF THE LAND:	16 Sitzmark Street, 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
52.05-13	Construct and display an internally illuminated sign

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.

Layout not altered

3. 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.

Signs not to be altered

4. The location and details of the sign, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.

Date of issue: 6 May 2025

Signature for the responsible authority:



No moving or flashing light

5. The sign must not be animated or contain any flashing or intermittent light.

Light emissions

6. The sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority

Sign maintenance

7. The sign, including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority

Alpine Resorts Victoria conditions

Site Induction

8. 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.

Waste Management

9. Prior to the commencement of any works on the site, the permit holder or developer must submit for approval by the Responsible Authority and Falls Creek Alpine Resort a Construction Waste Management Plan to planning@alpineresorts.vic.gov.au 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.

Services

10. Prior to the commencement of any buildings or work a Stormwater Management Plan must be submitted to and approved by Falls Creek Alpine Resort as per Clause 53.18 in the Alpine Planning Schemes if applicable.
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.



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Regulations 2015

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Sections 63, 64, 64A and 86

12. Prior to commencement of excavation works, ARV will require detailed civil and structural footing design, including walkway footings, demonstrating no surcharging on underground assets.
13. 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.
14. ARV will require access to all manholes/ valve locations for future investigation and maintenance. Reasonable access cannot be restricted by built form, including proposed walkways.

Damage to Falls Creek Alpine Resort Infrastructure

15. 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.
16. 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.
17. 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.

Site Environmental Management Plan (SEMP)

18. 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 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.

Road Closures

19. 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 Falls Creek Alpine Resort.

Carparking

20. 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.

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Regulations 2015

Form 4

Sections 63, 64, 64A and 86

Shutdown

21. All external activity must cease, unless the Responsible Authority consents in writing to another date after consultation with Falls Creek 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 Falls Creek Alpine Resort
 - The period between 15 May and the end of the declared snow season

Site Condition

22. 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 Falls Creek Alpine Resort. Any waste or litter must be immediately removed from the site and surrounding area at the direction of Falls Creek Alpine Resort.

Snow Confinement

23. 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

24. 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.

Expiry – Development

25. 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 the 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.

Expiry – Signs

26. This permit as it relates to a sign(s) will expire 15 years from the issued date of this permit. On expiry of the permit, the sign and structures built specifically to support and illuminate it must be removed.
- In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the period referred to in this condition.

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Regulations 2015

Form 4

Sections 63, 64, 64A and 86

Notes

- 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.



Planning and Environment
Regulations 2015

Form 4

Sections 63, 64, 64A and 86

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.

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Signature for the responsible authority:

