

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

Lot 29 Hotplate Drive, Hotham Heights

Prepared by Mountain Planning

A Site Environmental Management Plan (SEMP) is a document detailing the potential environmental impacts of a proposed use and/or development and the ways that these impacts may be reduced by management strategies and practices. The provision of a SEMP is triggered under Schedule 1 and Schedule 2 of the Comprehensive Development Zone contained within the Alpine Resorts Planning Scheme.

OBJECTIVES OF A SEMP

The objectives of a SEMP are to address environmental, planning scheme and rehabilitation requirements and ensure that applicants are accountable for preventing or mitigating any environmental impacts.

THE PROCESS

A SEMP must be endorsed by the responsible authority (the Minister for Planning) prior to the commencement of any building or works. Endorsement may include approval by the relevant Resort Management Board (RMB), the Department of Energy, Environment and Climate Action and the relevant Water Authority.

SUBMISSION

Ensure that you submit the following as part of your SEMP package:

Part A - SEMP Cover Form, including supporting attachments such as photographs and reports, if required.

Part B - Site Construction Management Plan, including a detailed drawing identifying environmental measures referenced in the SEMP Cover Form and documentation addressing the performance standards.

Part C - Site Rehabilitation Plan including a detailed drawing identifying revegetation requirements and rehabilitation areas and other necessary documentation.

Please note:

The planning scheme may require additional information to be attached to fully describe the site and works such as:

- Biodiversity Assessment report – Attached to Town Planning Report.

A copy of the endorsed SEMP must be kept on site at all times during the construction period.

Failure to comply with a SEMP can result in enforcement action.

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PART A SITE ENVIRONMENTAL MANAGEMENT PLAN COVER FORM

Site Location

The subject land is located at Hotplate Drive, Hotham Heights. The land is formally known as Crown Allotment 8A, Section B, Parish of Hotham.

The leasehold allotments forming the subject land of this applications is Lot 29.

Hotplate Drive is an elevated roadway that provides access to allotments to the north east and carparking to the south west which are underneath the upper road which runs parallel to the road accessing the subject allotments.

Lot 29 is located on the eastern side of Lot 31 and is accessed by the common staircase off Hotplate Drive which is located on the western side of Lot 22 and Lot 31.

The allotment is irregular in shape and comprises approximately 205 sqm.

The subject land slopes from the south west down to the north east and has an approximate fall of 5m across the allotment which equates to a slope of approximately 20 degrees.

The ground level of the subject land sits a lot lower than Hotplate Drive.

The subject land contains scattered native vegetation and an assessment of the flora and fauna can be found in the attachment to the town planning report.

The location of the subject land is shown in Figure 3.1.

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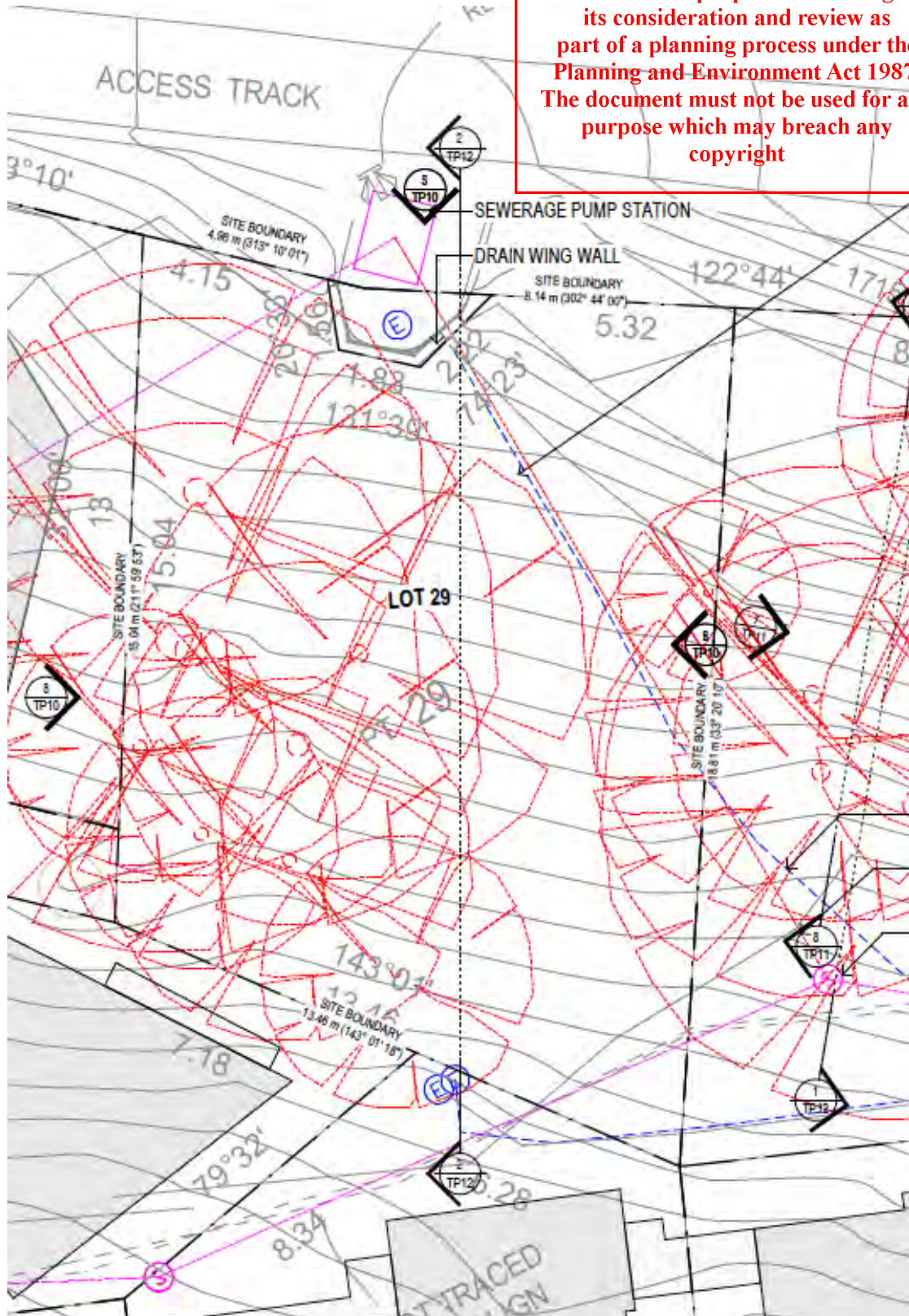


Figure 1: Existing conditions survey

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Project Description

It is proposed to construct a single dwelling on the subject land. The proposed dwelling will comprise of the following elements:

Lower Ground Level

- Ski entry
- Drying room
- Sauna
- Bathroom
- Powder room
- Store
- Laundry
- Workshop/gym

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Ground Floor

- Two bedrooms, each with build-in-robos and ensuite
- Bunk room
- Powder room
- Store

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First floor

- Main entry
- Two bedrooms both with ensuite and with master bedroom having a walk-in-robe
- Study
- Balcony to the west accessed off master bedroom
- Linen storage

Second Floor

- Living room with north-facing deck
- Open plan kitchen/dining with pantry
- Powder room

The architectural design of the building is modern in style. Due to the small size of the allotment and issues with snow shedding the design rationale firstly considered that snow shedding was to be limited through the use of snow retention barriers and snow attenuation. The impact of these design elements and proposed snow shedding areas are shown on the attached plans.

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The design incorporates important elements that define the alpine built form including:

- The use of a variety of building materials and colours to integrate with both the natural and built environment and break up the form of the building.
- Recessed elements with overhangs to provide relief in the built form and create a shadowline for visual interest.
- Recessed entry with first floor overhanging to provide shelter to the residents.

Plans of the proposed development are provided in the Town Planning Report.

Details of the native vegetation removal are provided below.

Native Vegetation Removal

Details of the native vegetation found onsite are detailed in the Flora and Fauna Assessment Report, it states:

A total of 24 vascular plant species were recorded across the proposed development area; 6 of these species were introduced and 16 indigenous. There were four threatened species observed at the site. Alpine Wattle (Endangered), Silver Snow-daisy (Vulnerable), Dusty Daisy-bush (Endangered), Alpine Bootlace Bush (Vulnerable); Soft Crane's-bill (categorised as Endangered) was also probably found on the site, but a lack of floral material precluded definitive identification (after DELWP 2021)... While the proposed development area has small areas that have been cleared of the tree canopy (Snow Gum) where underground infrastructure has been established or which are rough tracks, the majority of the area retains a mixed-age indigenous canopy and a dominant indigenous understorey dominated by a range of shrub and herbaceous species, such as Alpine Wattle, Leafy Bossiaea, Mountain Pepper, Dusty Daisy-bush, Cascade Everlasting, Alpine Shaggy-pea, Fireweed Groundsel, Bidgee-widgee, Mountain Woodruff, Silver Snow-daisy, Button Everlasting, Soft Snow-grass, Common Trigger-plant and Mother Shield-fern (60 % projective foliage cover). There were some introduced plants found in these areas of canopy cover, such as Cocksfoot, Yarrow and Timothy Grass, but these were in low abundance (5 % projective foliage cover). The small cleared areas are also predominantly indigenous at ground level in composition, notably with species such as Soft Snow-grass, Soft Crane's-bill and some low-growing shrubs (from those species listed above; 30 % projective foliage cover); introduced species were more common in these cleared areas, with species such as Sheep Sorrel, Cat's Ear, Spear Thistle, Soft Brome and Timothy Grass more common (30 % projective foliage cover).

Additional information on the native vegetation onsite can be found within the Flora and Fauna Assessment and Net Loss Reporting.

A patch of native, remnant vegetation around the proposed development is required to be removed, this includes the removal of fifteen mature snow gums (note that this is across the entire development site for both Lot 27 and 29 Hotplate Drive) as per the attached Native Vegetation Removal Report. These vegetation losses will require offsets.



Figure 2: Aerial imagery of the assessed leasehold land on Hot Plate Drive, showing the proposed development footprint and location of assessed trees and pertinent Tree Protection Zones (Image from ESRI Australia 2023).

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Project Management

The construction phase of the project will be managed by Mountain Planning. Mountain Planning will be contactable 24 hours a day during the construction phase and can attend the site promptly in the unlikely event of an emergency.

Project Manager

Nick Vlahandreas

Mountain Planning

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The Project Manager or Site Supervisor must:

- Be present at the site induction
- Ensure all personnel (including contractor/sub-contractors) are aware of contents of this SEMP
- Be available for onsite meetings when required
- Ensure compliance with this SEMP

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Construction Schedule – subject to planning approval

The proposed construction timeline is provided in the table below. These timeframes are subject to the grant of the planning permit before the commencement date.

Commencing	Task	Timeframe (Weeks)
1/10/2023	Site establishment	1.00
20/10/2023	Earthworks	2.70
9/11/2023	Services and foundation prep	2.90
4/12/2023	Concrete works - foundation	3.60
13/01/2024	Framing	5.70
17/02/2024	Roofing	5.00
7/04/2024	Cladding, services and lining	7.10
7/05/2024	Lock up stage completed	4.30
10/05/2024	Site clean-up	0.40

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13/05/2024	Site stabilisation and planting	0.40
1/10/2024	Internal fitout & finishing	20.10
20/12/2024	Furniture and detailing	11.40
9/01/2025	Final inspection / completion	2.90

Construction will be halted where severe weather conditions are forecast or experienced (e.g. fire, flood, severe thunderstorm or wind warnings issued by the Bureau of Meteorology).

A site induction will be held consistent with standards outlined in a Construction Management Plan prepared before the development commences.

Construction Techniques/Activities

Construction of the building:

The proposed building will be constructed using standard building methods, materials and equipment in accordance with the Mount Hotham Resort Management Board requirements. Native vegetation is also required to be removed; the extent of native vegetation to be removed is shown above and in the Biodiversity Assessment report.

Environmental Risks

The environmental risks associated with the proposed works are provided in the table below along with specific measures to prevent the environmental risks.

Risk	Measures to address risk
1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of construction.	Sediment traps (such as silt fences and weed free straw) will be erected at cross drains and inlets, down slope of construction areas and downslope of any stockpiles to intercept sediment laden runoff and minimise any impacts on surrounding vegetation. Sediment control measures will be checked and maintained at regular intervals (daily during construction and after rainfall events greater than 10 mm in a 24 hour period).
2. Introduction of invasive plants (weeds) and soil pathogens	Prior to works commencing any machinery, equipment and PPE introduced into the Resort will be washed down to remove soil and weed seeds / propagules, using a wash down facility approved by the RMB. All equipment that has been previously contaminated with soil material will be washed down off-site with Phytoclean anti-fungal solution prior to works commencing.

<p>3. Removal of native vegetation beyond the approved construction zone</p>	<p>Access to the construction site will be via Playground Trail. Tree protection zones will be implemented around the existing trees on the subject land.</p> <p>The location of the construction areas will be clearly marked to ensure the contractor understands the clearing extent. Vegetation removal protocols will be discussed in detail at the site induction. Vegetation removal beyond the agreed construction corridors will be strictly prohibited.</p>
<p>4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.</p>	<p>The Flora and Fauna report details the impacts on flora.</p>
<p>5. Excess Soil</p>	<p>Excess fill must not be deposited on or in close proximity (within the drip-zone) to any native vegetation. If excess soil can't be used onsite, the responsible authority will need to approve off-site disposal.</p>
<p>6. Bushfire</p>	<p>Construction works are prohibited on Extreme declared fire danger rating days.</p> <p>If possible, works should not occur on Catastrophic declared fire danger rating days.</p> <p>The contractor must ensure that portable fire extinguishers are available onsite at all time and these must be identified during the site induction.</p> <p>Fire for warmth or disposal of excess material is not permitted for this project.</p>
<p>7. Pollution and Litter</p>	<p>Prior to the commencement of construction, the project manager must organise for a waste skip to be placed within the front of the site in an area where it does not impact native vegetation or traffic movements.</p> <p>Construction waste must be removed from the construction zone daily and placed into a covered waste skip; there must not be any waste around the construction zone overnight. The skip must be emptied regularly and maintained such that no waste overflows.</p> <p>All waste generated by any buildings and works will be collected and stored in an appropriate covered receptacle, which shall be regularly emptied and maintained such that no waste overflows.</p>

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8. Landslip or other geotechnical incident	Alpine areas have high potential for geotechnical incidents. Geotechnical hazards exist and are addressed in the Geotechnical Assessment Report. This report outlines the risk ratings and control measures for all project sites and tasks. Control measures are also provided which reduce the risk from Very Low to Low. These measures will be incorporated into construction designs.
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Site Environmental Values

The subject land contains stands of scattered snow gums around the proposed building. Therefore, construction access is from Playground Trail only. To protect the existing snow gums, the contractor will be required to erect tree protection zones around existing trees to prevent damage to the trees.

Project Monitoring

The environmental risks associated with construction will be monitored on a regular basis. The Project Manager and Site Supervisor will be responsible for undertaking a general daily assessment of positive and negative impacts during the construction program and appropriate photographic records will be kept. Specialist advice on environmental issues will be sought as required from a suitably qualified environmental professional during the construction period.

The Project Manager will supply a formal monthly report to DEECA during the construction phase. This report will take the form of written documentation, and cover issues such as:

- Construction progress
- Works completed during period
- Works planned for next period
- Critical issues
- Site incidents and response
- WH&S performance
- Priority updates
- Any environmental issues encountered
- Responses implemented to address issues
- Dated progress photographs

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The construction monitoring program for identified environmental risks is outlined in Table 3.

Risk	Monitoring response	Frequency of monitoring	Responsibility
1. Introduction of invasive plants (weeds) and soil pathogens	Visual inspections to detect weed germination and signs of pathogen infection	Weekly during construction. Following the completion of construction Mountain Planning will inspect the site regularly over the following year.	Mountain Planning
2. Removal of native vegetation beyond the approved construction zone	Visual inspection and photographs taken pre and post construction. Erection of orange safety mesh around the existing trees to be retained.	Daily inspections and monthly photographs.	Mountain Planning
3. Local erosion and sedimentation	Visual inspections of construction progress including maintaining agreed alignments, stockpile lay down areas and installation/maintenance of sediment control devices.	Daily.	Mountain Planning
4. Bushfire	Have a spotter observing any welding or grinding operations, and when machinery with hot exhausts are in use.	As required.	Site supervisor
4. Pollution and Litter	Visual inspections of storage and machinery/equipment lay down areas	Daily.	Site supervisor
5. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.	Visual inspections to ensure vegetation removal is carried out in accordance with the planning and FFG permits.	Daily.	Site supervisor
6. Failure if rehabilitation work	Follow up visual inspections of rehabilitation works to assess the success of soil and vegetation stabilisation	Weekly during construction and monthly for 1 year after construction completion.	Mountain Planning

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7. Geotechnical risk	<p>Visual inspections to ensure works conform to specified geotechnical controls (to current geotechnical assessment) and final designs. Visual observation for changes in terrain following heavy rains.</p> <p>Current geotechnical report to be made available on site.</p>	Weekly during construction.	Mountain Planning.
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Declaration

I agree to ensure that:

All site and environmental protection measures outlined within the approved SEMP will be adhered to.

All endorsed plans will be adhered to.

All site rehabilitation and revegetation works will be undertaken in accordance with the approved SEMP.

Prior to construction personnel commencing work, the site supervisor will ensure:

- An appropriate site induction has been undertaken
- Equipment/Plant will be serviced off-site.

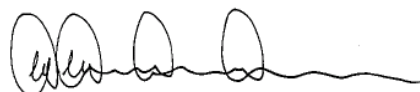
All equipment will be cleaned and free of vegetation, soil and seed prior to being brought on to the site.

Approval from the Resort Management Board will be obtained prior to any out-of-hours work occurring. Written notification will be provided to local residents when out-of-hours work is occurring.

Provision of new service connections and upgrading of existing services will be undertaken in a timely manner with minimal on-site and off-site impacts and with prior approval of the RMB and services providers.

Advice will be obtained from the 'Dial Before You Dig' service to determine the location of existing services onsite

Nick Vlahandreas



Full Name

Signature

Date: 12/6/2023

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PART B

SITE CONSTRUCTION MANAGEMENT PLAN

Attached to this SEMP is a Construction Management Plan (CMP). The CMP must be provided to the contractor and all staff must be briefed on the CMP during the site induction.

The Site Construction Management Plan must include the following information and address all the Performance Standards within Part B:

- a) Construction zone
- b) Location of:
 - neighbouring buildings (including setbacks)
 - surrounding street network
 - waterways
 - site access points
 - surface water drainage
 - native vegetation/trees
 - on site/off site
 - to be retained and protected
 - to be removed or lopped
- c) Proximity to areas such as:
 - rare or threatened species habitat
 - soil and geotechnical hazards
 - any other significant sensitive natural features
- d) Easements
- e) Existing service locations and protection measures
- f) Storage areas for:
 - construction vehicles
 - construction materials
 - waste
 - stockpiles
- g) Location of any temporary site offices/lunchrooms (if applicable)
- h) Topography/slope of the land
- i) Sediment control measures
- j) Stormwater drainage measures
- k) Staging of works (if applicable)
- l) Location of on site green waste storage (Falls Creek only)
- m) Location of on site vehicle wash down location (Falls Creek only)

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PART B - SITE CONSTRUCTION MANAGEMENT PLAN PERFORMANCE STANDARDS

Site Induction

An induction must be undertaken by the site supervisor as required by the RMB.

Prior to the commencement of any building or works the site supervisor is responsible for ensuring that an appropriate induction is provided to all construction personnel in conjunction with the relevant RMB.

Construction Zone and Vehicle Access

- Prior to the commencement of any building or works, the extent of the construction zone, including pedestrian, vehicle and machinery access must be clearly defined both on the plan and physically on the site.
- All buildings and works must be confined to the defined construction zone.
- Access should be confined to designated access tracks and pathways, and as far as practical utilise existing disturbed areas. Access must not be over adjoining leasehold sites. Access areas, both vehicular and pedestrian, must be stabilised to prevent sediment loss (eg. with crushed rock).
- If using porous materials (e.g. crushed rock) it should be contained by edging or boxing. Where suitable, porous material should be free of fines to allow for free drainage and to minimise the risk of sediment transport.
- Vehicular and machinery maintenance is not to occur on site.

Threatened Species

- The presence of rare, vulnerable or threatened species should be recognised on site and the necessary protection measures should be put in place.
- If any threatened species are identified on the site, as listed in the *Flora and Fauna Guarantee Act 1988* (FFG Act) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), there are specific requirements that must be met which are outside the planning permit or associated assessment process. These requirements must be defined and adhered to as applicable.
- If the FFG Act is triggered, consultation with DSE is required and if the EPBC Act is triggered, consultation with the relevant Federal Government department is required.

Easements and existing service locations

- Contact the 'Dial Before You Dig' service (phone 1100 or web www.1100.com.au) and the relevant RMB to identify where all existing services and infrastructure are located on site
- Contact the relevant service utility/planning authorities to determine what measures need to be implemented to best protect the asset. (For Information regarding Telstra: Telstra Network Integrity Services 1800 810 443)

Storage Areas for Building Materials and Waste Storage (on and off site)

- The storage of all equipment, waste and building materials must be contained within the areas defined on the Construction Management Plan.
- Construction areas must be kept free of litter at all times.
- Adequate and appropriate waste bins must be provided on site, with locations to be determined in conjunction with the relevant RMB. If waste bins are to be located off site, written approval from the RMB is required.

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- Waste must be transported to an appropriate off-site transfer station, recycling centre or land fill, to be determined in consultation with the relevant RMB.
- Waste is to be collected when waste bins are full.
- Waste is to be reduced by selecting, in order of preference, avoidance, reduction, reuse and recycling methods. Construction should involve the reuse of materials and the recycling of waste wherever possible.
- No waste may be disposed of on site.
- Chemicals and fuels stored on site must be kept to a minimum. If stored on site, bunds must be installed to reduce the potential damage caused by spills.
- All equipment, construction materials and waste must be removed from the site as part of site clean up works.
- Preparation of a Waste Management Plan in conjunction with the relevant RMB is encouraged to help achieve compliance with the relevant performance standards.
- No fire is to be lit on site without RMB approval.

Sediment Control Measures

- Sediment run-off controls and drainage around all construction areas must be established prior to commencement of any building or works.
- Sediment traps must be designed, installed and maintained to maximise the volume of sediment trapped from the site during construction.
- A mulch of fibre matting, shredded plant material from the site or certified weed free sterile straw, preferably from a pasture fescue crop, must be maintained on exposed areas until adequate plant cover is produced.
- Grading, excavation and construction must not proceed during periods of heavy rainfall.
- Sediment control measures must be maintained during construction and inspected prior to (and after) rain events to ensure they are functioning properly.
- Topsoil must be kept separate from sub-soil when stockpiling soil, and covered with an appropriate fabric to minimise loss and sedimentation.
- All loads of soil being taken off site for disposal must be covered.
- Drainage is to be returned to previously existing flow paths, except where specified by a separate drainage report.
- All stockpiles of soil, sand, fertiliser, cement or other fine, loose material must be placed in locations away from drainage lines, roadside channels and culverts unless adequately protected from erosion by diversion drains, bunds or similar works. All stockpiles must be covered.

Stormwater Drainage Measures

- Any water to be pumped from the site should be filtered before release to ensure that no sediment or weed seeds enter the stormwater system. Energy dissipation measures also need to be in place to guard against potential scouring.
- Natural drainage patterns must not be altered post construction, except through an approved drainage plan.
- Cut-off or intercept drains must be established during construction to redirect stormwater away from cleared areas and slopes to stable (vegetated) areas.
- Stormwater collected by impervious surfaces during construction must be drained via sediment traps to the road drainage system where possible.
- Drip line drainage, including energy dissipation measures, must be installed under eaves to minimise erosion caused by raindrop action and snow shedding.

Management of Pests and Animals

- All construction vehicles and equipment must be cleared of soil and organic matter to remove seeds prior to arriving on site to prevent the introduction and/or spread of weeds and pathogens.
- Site inspections must be conducted by the site supervisor during and after construction to identify weed species requiring control.
- Building work that uses transported gravel and soil must be monitored to prevent the introduction of exotic species.
- No animals (including dogs) are permitted on site without the prior written consent of the relevant RMB.

Further Guidance:

Department of Energy, Environment and Climate Action

<https://www.deeca.vic.gov.au>

Guidelines for Minimising Soil Erosion and Sedimentation from Construction Sites in Victoria, compiled under the guidance of the Land Disturbance Working Party ; by R.J. Garvin, M.R. Knight, T.J. Richmond

Water Sensitive Urban Design Guidelines for Alpine Environments, Dec 2005

EPA's publication 275 'Construction Techniques for Sediment and Pollution Control', available online: www.epa.vic.gov.au, link – Publications and Library

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PART C SITE REHABILITATION PLAN

A Site Rehabilitation Plan for all areas of exposed soil created by the construction must be developed, in conjunction with the relevant RMB.

Indigenous species of local provenance must be used for revegetation purposes.

The interval between clearing, soil stabilisation and replanting should be kept to an absolute minimum.

Areas of exposed soil must be stabilised progressively as works are completed and all areas of exposed soil must be stabilised no later than 15 May.

Adequate stabilisation must be maintained until plant cover is established.

The Site Rehabilitation Plan must include the following (as appropriate):

- Type of soil stabilisation to be used on disturbed areas
- Location of on-site replanting (if applicable), indicating the species and number to be used and approximate area (in square metres) of ground cover species
- Schedule of works to undertake:
 - Soil stabilisation
 - Planting
 - Maintenance and extent of monitoring and follow-up works on site.

Further Guidance:

Department of Energy, Environment and Climate Action

<https://www.deeca.vic.gov.au>

The Australian Alps Rehabilitation Manual, available online:

<http://www.australianalps.environment.gov.au/publications/research-reports/rehabilitation.html>

Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park August 2008,

available online: http://www.environment.nsw.gov.au/parkmanagement/knp_resortrehab.htm

(*This is a NSW publication, but it has valuable information that can be applied to the Victorian alpine areas)

Contact the relevant RMB for indigenous plant suppliers and advice

Note: Site rehabilitation is separate to any offset requirements for native vegetation removal authorised by the permit

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