

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

Lot 22, 24, 26 and 31 Hotplate Drive, Mt Hotham

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 Environment, Land, Water and Planning 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:

- Flora, fauna and Net Gain assessments – Attached to Town Planning Report.
- A Cultural Heritage Management Plan – not required

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 formally known as Crown Allotment 8A, Section B, Parish of Hotham. The leasehold allotments forming the subject land of these applications include Lot 22, 24, 26 and 31.

Lot 22, 24 and 26 abut Hotplate Drive and are located on the north eastern side of the road. 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.

The allotments are irregular in shape and consist of the following areas:

Lot 22 - 177m²

Lot 24 – 192m²

Lot 26 – 172m²

Lot 31 – 175m²

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

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

The ground level of each allotment sits a lot lower than Hotplate Drive. Hotplate Drive has an AHD of 1,735m and the ground level of Lot 22 is 1,732.50m; this height difference is consistent for each allotment.

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

The feature and level survey of the subject land is provided in Figure 3.1 below.

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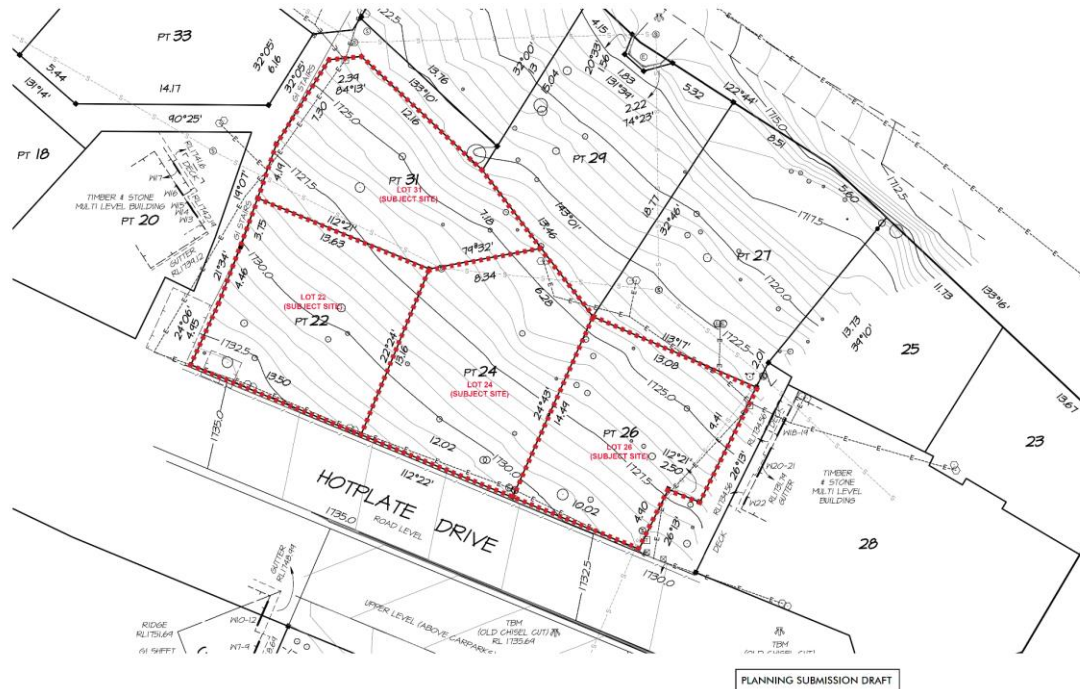


Figure 1.1: Feature and level survey

Project Description

It is proposed to construct a single dwelling on Lots 22, 24 and 26 and a Restricted Recreation Facility on Lot 31. The proposed site plan is shown in Figure 1.2 below.

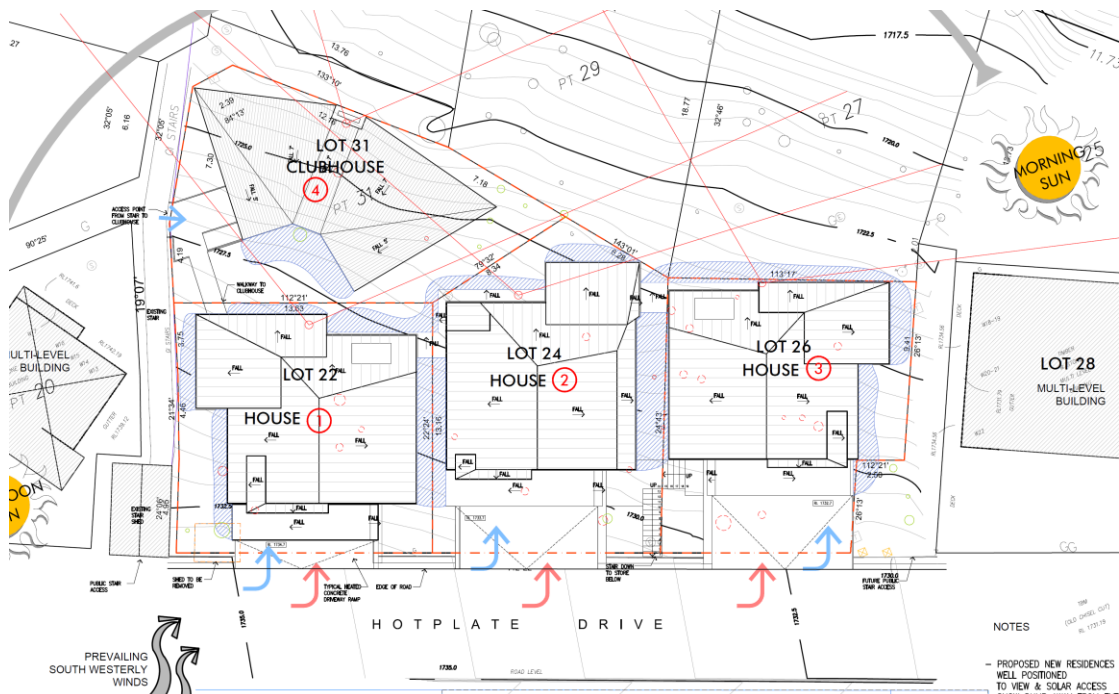


Figure 1.2: Proposed site plan

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Native Vegetation Removal

There were 76 trees > 3 m in height separately assessed across the proposed development area, and the details of these trees can be seen in Appendix D of the Flora and Fauna Assessment Report.

All of these trees were Snow Gums (Appendix D of the Flora and Fauna Assessment Report). The location of all assessed trees can be seen in Fig. 4-1 of the Flora and Fauna Assessment Report.

Construction projects that involve earthworks or soil disturbance can cause indirect losses of native vegetation that are retained during construction due to root damage and soil modification within the zone where roots occur. Of particular concern is the longer-term impact of soil compaction and excavation (e.g. trenching for pipelines) close to trees and the effects of this on immediate and longer-term tree health. The DSE (now DELWP) has provided guidance and clarity on this issue, and has defined an acceptable distance for tree retention in order to prevent indirect losses of native vegetation during and after construction activities as a guiding principle. These designated *Tree Protection Zones* (TPZs) should be implemented for the duration of construction activities (DSE 2011) as part of the development conditions. A TPZ is a specific area above and below the ground, with a radius 12 times the Diameter at Breast Height (dbh; 1.3 m) of any individual tree; the TPZ of trees should be no less than 2 m or greater than 15 m, and it is recommended that physical barriers be erected to delineate the TPZ during construction activities (DSE 2011). Should a development impinge on the TPZ area for > 10 % of its area, the tree shall be considered a loss, and will have to be offset (DSE 2011).

Under the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) there are two categories of native vegetation: *Scattered Trees* or *Patches*.

A *Patch* of native vegetation is either: an area of vegetation where at least 25 % of the total perennial understorey plant cover is native, or any area with three or more native canopy trees where the drip line of each tree touches the drip line of at least one other tree, forming a continuous canopy, or any mapped wetland included in the current wetlands map, available in DELWP systems and tools and these areas were mapped (DELWP 2017).

A *Scattered Tree* is a native canopy tree that does not form part of a *Patch* (DELWP 2017).

Of the 76 trees assessed, Trees 2, 3, 10, 14 to 17, 21, 22, 26 to 32, 33, 36, 38, 39, 40, 41 and 63 (23 trees) are outside of the proposed development area and their TPZs are not impinged by > 10 % and these will be retained; it should be noted that Trees 2, 3, 9, 12, 13 and 33 are within an adjacent Lot with a different landholder where development consent has been provided, and will be cleared (see Fig. 4-1 of the Flora and Fauna Assessment Report).

There are no proposed *Scattered Tree* losses.

Therefore, of the assessed trees, 50 trees > 3 m in height are found within the proposed development area, or have their TPZs impinged by > 10 %, within one contiguous native vegetation *Patch* of 0.088 ha; 18 of these trees are considered Large Trees (as determined using multi-trunk diameter calculation; Appendix D of the Flora and Fauna Assessment Report) - Trees 12, 13, 23, 35, 43, 46, 50, 52, 53, 58, 59, 60, 66, 68, 69, 71, 72 and 74, according to the EVC benchmark for Sub-alpine Woodland EVC (40 cm dbh), Appendix C of the Flora and Fauna Assessment Report).

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The proposed development must take care that there is no disturbance within the TPZs for those trees to be retained.

The entire proposed development site of 0.088 ha, and the canopy of adjacent trees where TPZ impingement was > 10 %, was determined to be a native vegetation Patch either due to the canopy cover and/or understorey plant cover.

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Project Management

The construction phase of the project will be managed by Mountain Planning based in Bright. The close proximity of Mountain Planning to the subject land means that they 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

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
3 November 2021	Site establishment	One week
9 November	Earthworks	One week
16 November	Services and foundation prep	One week
6 December	Concrete works – foundation	Two weeks
10 January	Framing	Four weeks
10 February	Roofing	One week
17 February	Cladding, services and lining	Eight weeks
6 April	Lock up stage completed	
12 April	Site clean-up and prep before Easter	Three days
19 April	Site stabilisation and planting	One week
19 April	Internal fitout & finishing	6 weeks
25 May	Furniture and detailing	2 weeks
12 June	Final inspection / completion	-

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).

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

Construction Techniques/Activities

Construct the carpark and dwelling 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 Flora and Fauna 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 run-off 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.
3. Removal of native vegetation beyond the approved construction zone	Access and egress to the construction area must be by foot only and vehicle access is not permitted at the construction zone. Access is to be from the bitumen sealed area within the Higgi Drive. 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.
4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.	The proposed construction areas have been assessed by a professional ecologist and the alignments avoid and minimise impacts to significant flora species. A Flora and Fauna Guarantee Act 1988 (FFG Act) protected flora permit will be obtained from

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	DELWP for removal of native species and all conditions of this permit will be adhered to. Works impacting on protected flora will not commence until the FFG permit is issued by DELWP. An EPBC referral will also be lodged.
5. Bushfire	<p>Construction works are prohibited on Code Red declared fire danger rating days.</p> <p>If possible, works should not occur on Extreme 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>
6. Pollution and Litter	<p>Prior to the commencement of construction, the project manager must organise for a waste skip to be placed onsite on the bitumen surface within the car park.</p> <p>Construction waste must be removed from the construction zone daily and placed into the waste skip; there must not be any waste around the construction zone overnight.</p>
7. Landslip or other geotechnical incident	<p>Alpine areas have high potential for geotechnical incidents. Geotechnical hazards exist and vary from Very Low to High over the entire project area. A geotechnical investigation and risk assessment has been completed for the project. 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.</p>

Site Environmental Values

There were four rare or threatened species observed at the site (all categorised as *Rare*, DEPI 2014): Alpine Wattle, Silver Snow-daisy, Dusty Daisy-bush, Alpine Bootlace Bush; Soft Crane’s-bill (categorised as *Data Deficient*) was also probably found on the site, but a lack of floral material precluded definitive identification. None of these species are listed on the ‘Protected Flora List’ of the *Flora and Fauna Guarantee Act 1988*.

Victorian Biodiversity Atlas, NatureKit and Matters of National Environmental Significance searches revealed that there were records of seventy one (71) threatened flora recorded or likely to occur within a 10 km radius of the proposed development area; likelihood analysis based on the available habitat of the assessed area, proximity of records of the species and their habitat preferences, indicates that beyond the 5 threatened species observed on-site, there were a further 9 species – Mueller’s Bent, Lilac Bitter-cress, Soft Crane’s-bill, Sticky Fleabane, Long Podolepis, Eicher’s Buttercup, Snowfield Mountain Dandelion and Austral Toadflax - that may be present at the proposed development site, but were not observed. Of the 57 remaining species, none are likely to be found on site given: (a), the lack of record of the species locally or regionally in recent times, and (b), the lack of suitability of

This scope of Mountain Dandelion and Lilac Bitter-cress, but of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

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the habitat of the assessed site (DELWP 2021c, Department of Agriculture, Water and Environment [DAWE] 2021; Appendix E of the Flora and Fauna Assessment Report).

As indicated previously, 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; Appendix A). 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; Appendix A of the Flora and Fauna Assessment Report).

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; Appendix A of the Flora and Fauna Assessment Report).

There were only 2 species of fauna observed across the assessed site – Australian Raven and Pied Currawong. Details of those species noted or inferred over the assessment period are detailed in Appendix B of the Flora and Fauna Assessment Report.

There were no rare or threatened species observed at the site at this time (DSE 2008 and 2013).

This lack of observed species diversity at that time was not surprising, given that:

- there was a limited survey time;
- the timing of observation (in early autumn) is clearly not conducive to observation of many fauna that utilise alpine regions seasonally in spring/summer;
- the prevailing environmental conditions were typical conditions for early autumn in the alpine areas, and were not conducive to observation of many fauna;
- the small size of the assessed site given the extent of development surrounding it.

Notwithstanding the location of the proposed development area next to Hot Plate Drive and existing chalet complexes to the north-west and south-east, the site maintains high landscape connectivity to remnant native vegetation within the resort area.

Victorian Wildlife Atlas, NatureKit and Matters of National Environmental Significance searches revealed fourteen (14) significant fauna species previously recorded within 5 km of the proposed development site (excluding aquatic species; DELWP 2021c, DAWE 2021; Appendix E). Likelihood analysis reveals that twelve of these species are unlikely to be because of the habitat preferences of the species, the assessed habitat characteristics of the site, landscape connectivity of the site, known records for the species, and the proximity and the timing of records. There were two species that were considered likely to utilise the site - Broad-toothed Rat and Mountain Pygmy-possum; there are recent records for both species

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in very close proximity to the site, and the site does provide suitable primary habitat for the Broad-toothed Rat, and secondary habitat for the Mountain Pygmy-possum (Appendix E of the Flora and Fauna Assessment Report).

Matters of National Environmental Significance searching also identified that the nationally endangered *Alpine Sphagnum Bogs and Associated* community, and the critically endangered *White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland* community could occur within a 10 km radius of the sites (DoEE 2019). These EPBC Act-listed threatened communities do not occur on the assessed site, which is wholly a modified Snow Gum (*Eucalyptus pauciflora*) woodland community.

There are 7 EPBC-listed threatened flora determined by Matters of National Environmental Significance searches or likely to occur within a 10 km radius of the proposed development area – Shining Cudweed, Thick Eyebright, Kellera, Cobungra Leek-orchid, Blue-tongued Orchid, Austral Toadflax and Curtis' Colobanth (DAWE 2021; Appendix E). There are no records for any of these species within 10 km of the proposed development site (DELWP 2021c, Appendix E); however, while the available habitat of the assessed area does not match the habitat preferences for six of these seven species, the site is an appropriate habitat for the Austral Toadflax, and in the absence of a more detailed investigation, the species may be present at the site (Sec. 4.1 of the Flora and Fauna Assessment Report).

As indicated in Sec. 4.2, there are two EPBC-listed threatened fauna species that are considered likely to utilise the proposed development site - Broad-toothed Rat and Mountain Pygmy-possum; there are recent records for both species in very close proximity to the site, and the site does provide suitable primary habitat for the Broad-toothed Rat, and secondary habitat for the Mountain Pygmy-possum. In addition, there are also records for the endangered Alpine She-oak Skink within 350 m of the proposed development site; however, the proposed development site is not an open tussocky grassland, which is the preferred habitat of the species, and so its utilisation of the site is less likely.

A pre-referral meeting request regarding the proposed development with the Commonwealth Department of Environment and Energy was made at the time of the completion of the initial report for the previous proposal (request made in May 2019), and while the Department acknowledged the receipt of this request, there has been no further response from them.

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 DELWP 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

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- Any environmental issues encountered
- Responses implemented to address issues
- Dated progress photographs

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	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. Current geotechnical report to be made available on site.	Weekly during construction.	Mountain Planning.
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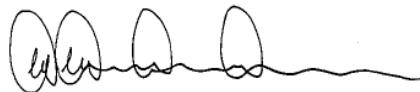
Declaration

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: 22 / 04 / 2021

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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/threatened species should be recognised on site and the necessary protection measures 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 have a size and capacity to withstand the flow of a one in five year storm event.
- All 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.

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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 Sustainability and Environment

<http://www.dse.vic.gov.au/dse/index.htm>

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 Sustainability and Environment

<http://www.dse.vic.gov.au/dse/index.htm>

The Australian Alps Rehabilitation Manual, available online:

<http://www.australialps.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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Legend:



Area to be rehabilitated with *Poa Fawcettiae* and *Poa Hothamensis* at the rate of 8/m². The pot size must be tube stock.

Notes for Landscaping

The site must be cleared and all construction activity must have ceased before rehabilitation.

All weeds must firstly be eradicated from the site.

The contractor must ensure that there is adequate soil across the site to support the proposed species.

All disturbed areas must be stabilised with either weed free straw or approved Jute mat to minimise erosion and sedimentation.

The soil must be moist before planting.

Planting must be undertaken prior to 30 April.

Plants must be ordered 3-6 months in advance from the Alpine Nursery in Ovens.

Planting density must be in accordance with this plan.

Plants must be protected from vermin.

Plants must be monitored for 12 weeks and any plants that do not survive the first winter must be replaced.



Retain Snow Gums where possible and ensure canopies are separated by more than 5m to comply with the BMP.



- NOTES**
- PROPOSED NEW RESIDENCES WELL POSITIONED TO VIEW & SOLAR ACCESS
 - + SNOW DUMP AWAY FROM FNT

Reinstate all disturbed areas with *Poa Fawcettiae* and *Poa Hothamensis*

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**Site Environmental Management Plan
 Lots 22, 24, 26 and 31 Hotplate Drive, Mt Hotham**

Drawn by; Nick V
 Date: 22 April 2021
 Ref: The Basin 2021 SEMP
 Rev: 0
 Scale: Not to Scale