

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP) INFORMATION SHEET

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 Sustainability and Environment (DSE) 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.
- A Cultural Heritage Management Plan.

Special requirements apply to buildings and works carried out in Hawkweed areas within the Falls Creek Alpine Resort

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

Project Specific Info = Green

Site Location

Molonys Apartments
115 New Summit Rd, Mt Buller VIC 3723

Project Description

Briefly describe the proposal (eg. Extension to an existing building with earthworks and removal of native vegetation)

The proposal is for enlargement of the 4 balconies sitting on top of the roof over level 1. Comprising new framing on suitable supports, decking boards and balustrading. The roof sheeting underneath is also to be replaced with new roof sheet (maintenance) including all associated flashings. Heat trace to be installed at select locations on roof edges.

Project Management

Name and 24 hour contact details of the project manager and/or site supervisor responsible for ensuring compliance with the SEMP and completion of the buildings and works described in the SEMP

Building Contractor TBA (still in negotiations): Likely Cronon Constructions (advised on work methods). In interim all site SEMP items to be monitored by Foreground Architecture / handed over to Builder when appointed:

Brendan Pelham

Foreground Architecture

Address: Swanston Central, Tenancy 3, Upper Mez. Level, 160 Victoria St., Carlton VIC 3053

Ph: (03) 9329 6555 Email: brendanp@foregroundarchitecture.com.au

Construction Schedule

Provide a construction schedule including start and completion dates for all external and internal works.

Note:

Outside construction activity is generally only permitted between 1st November and 30th April each year. Final site tidy up and rehabilitation may occur up to 15th May each year. Works outside these timeframes require approval from the relevant RMB and the responsible authority (the Minister for Planning).

Works will be carried out between 1st November 2022 to 30th May 2023 (or following year same period).

Construction Schedule:

- Site establishment and removal of existing decks and roof to commence Dec. 1st.
- Any reinforcement / further strengthening of roof under. Heat trace preparatory work= Jan.
- Fitting of new roof sheeting, membrane and flashings + new decks over = Feb-April.

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Construction Techniques/Activities

Describe the construction techniques/activities to be undertaken on site, such as cut and fill, pouring a concrete slab, excavation for footings, and detail types of machinery to be used. Refer to diagrams, drawings or photographs of proposed techniques where relevant (attach additional sheets if necessary)

- There are no footing works involved. All work associated with this permit is on top of level 1 roof and is to be conducted externally.
- Materials (roof sheet, small framing steel, decking boards, balustrading) are generally to be mobile craned from Summit Rd. side in small manually-handled packs and evenly distributed on roof for assembly. Ground level stockpiles and waste to be avoided where possible. Nominal zone for skip / stockpile shown on plan.
- Replacement of the roofing sheet will require a perimeter fall barrier to be attached to be securely attached to existing fascia / rafter ends (allowing edge access) and to be made good after works completed. No ground-based scaffold is envisaged.
- All works are to be kept covered / waterproof to spaces below at all times.

Environmental Risks

In the table below, describe potential environmental risks and measures to be taken to address these risks (attach additional sheets if necessary):

| Risk | Measures to address risk |
|--|--|
| 1. Degredation of landscape from construction machinery, foot traffic and stockpiling. | <p>Materials to be craned from sealed road. No construction machinery required around site perimeter. Materials to be stored in well secured / weighted packs evenly distributed on roof. Avoid stockpiles on ground.</p> <p>Any stockpile to be on existing hard surface (negotiate use of a car-bay if required).</p> <p>Worker foot traffic to use existing sealed pathways & one designated roof access point.</p> <p>Any damage to landscaped area to be made good.</p> |
| 2. Drainage runoff during construction | <p>Nil.</p> <p>Generally no wet trades are involved as works are on existing roof, so runoff onto landscape will be minimal.</p> <p>No geotextile, silt fencing or sediment trap on downhill side of the construction site is envisaged as works are on roof.</p> |
| 3. Waste disposal | <p>-All waste associated with the construction works will be taken off site and disposed of in a suitable location. Temporary storage in skip only as necessary.</p> |

Site inspections must be conducted by the site supervisor on a weekly basis and after heavy rainfall or storms during the construction period.

The site supervisor will arrange for the removal of the silt traps and the sediment immediately after construction has been completed and dispose of into a suitable location off site.

No further environmental risks could be identified.

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Site Environmental Values

Identify all environmental values on site. Attach any necessary additional information such as a Flora, and Fauna Assessment, a Net Gain Assessment, a Cultural Heritage Management Plan etc. Attach any photos of relevant offsite values near the site that could be impacted by the use or development (attach additional sheets if necessary).

None of the above environmental values will be impacted (works zone is on roof). Refer photos in cover letter.

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Project Monitoring

Provide details of how the site supervisor will monitor and report to the responsible authority and the RMB regarding compliance with the SEMP

As a minimum, dated photographs should be taken of the site at times prior to, during and following the construction period and supplied to the responsible authority and the RMB to demonstrate compliance with the SEMP.

Note: It is the permit applicant's responsibility to ensure that the site supervisor is aware of the requirements of the SEMP.

Site inspections will be conducted by the site supervisor on a weekly basis and after heavy rainfall or storms during the construction period.

Dated photographs will be taken of the site at times prior to, during and following the construction period and supplied to the responsible authority and the RMB to demonstrate compliance with the SEMP.

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

Brendan Pelham



Full Name

Signature

Date: 17/11/2022

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PART B

SITE CONSTRUCTION MANAGEMENT PLAN

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.

- 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.

Management of Hawkweed (*Hieracium Species*) (Falls Creek Only)

All external works within the Falls Creek Alpine Resort must be assessed for the presence of Hawkweed in conjunction with the RMB's Natural Resource Manager. A Works Practice, in accordance with the Works in Hawkweed Sites Procedures, must be provided as part of the SEMP.

Contact the Natural Resource Manager, Falls Creek Resort Management for a copy of the Hawkweed Sites Procedures.

Hieracium plants, parts of plants and soil containing seed must not be removed from the construction site(s) without a current permit issued under *the Catchment and Land Protection Act 1994* by the Department of Primary Industries (DPI). Failure to obtain a permit may result in legal action.

Hieracium sightings must be reported to DPI on telephone 136 186. For information regarding hawkweeds and their identification contact DPI on 136 186 or go to:

[http://www.dpi.vic.gov.au/DPI/nrenfa.nsf/LinkView/7157B82C7ECBF5CCCA2575BE0024551C2B72296A5108C4FFCA25734F0009F96F/\\$file/hawkweed.pdf](http://www.dpi.vic.gov.au/DPI/nrenfa.nsf/LinkView/7157B82C7ECBF5CCCA2575BE0024551C2B72296A5108C4FFCA25734F0009F96F/$file/hawkweed.pdf)

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.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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