

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

Taris Apartments Falls Creek
Prepared by Send It Architecture

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 (Falls Creek Alpine Resorts (FCAR)), and the Department of Energy, Environment and Climate Action (DEECA).

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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. – [See Attached](#)

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. – [See Attached](#)

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

Attachment 1 - Architectural Designs prepared by Send it Architecture (2024)

Attachment 2 - Fauna and Flora report & Arborist report (34984 & 41016, Biosis 2024)

Attachment 3 - Geotechnical Risk Assessment (12550851, GHD Pty Ltd 2024)

Attachment 4 - Falls Creek Alpine Resort Work Practice – Works in Hawkweed Sites

Attachment 5 – Preliminary Stormwater Management plan 2024 (KUSCH Engineering)

Please note:

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

- [Bushfire Management Plan \(Crowther & Sadler Pty Ltd, Version 1, 15/08/2024\)](#)

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

Site Location

The site for development is Located at 1 Christie St (Crown allotment 4B) and Part of 22A Slalom St (Crown allotment in Falls Creek, approximately three hundred metres west-south-west of the police Station and approximately 17.5 kilometres south-east of Mount Beauty. The development land occurs along the northern margin of Falls Creek Village. It is upslope of Christie St which runs along the northern boundary of the site. Existing access to the site is located on the northeast corner accessing christie St. On the eastern adjacent land sits Southern Cross Apartments and the western adjacent land parcel houses St Trinians Lodge.

The site encompasses approximately 0.1507 hectares of privately leased Crown land. It is currently zoned Design and Development Overlay – Schedule 1 (DDO1). The overlays which apply to the study area include a Bushfire Management Overlay – Schedule 1 (BMO1), Design and Development Overlay – Schedule 2 (DDO2) and the Erosion Management Overlay – Schedule 1 (EMO1).

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Project Description

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

Taris Alpine Holdings Pty Ltd intend to undertake buildings works and vegetation removal for the purpose of constructing new apartments on the above land. The existing Site houses a small rock hut which is to be retained and incorporated into the proposed design of new apartments as well as a recovery centre.

The footprint of the new building with encompass a flat shelf of already modified land that has minimal native vegetation in the centre of the site. Based on the current design, the proposed development will require the removal of 0.085 hectares of native vegetation, comprising entirely patch vegetation. Four large trees within patches

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are proposed to be removed. Specific trees to be retained adjacent to the development are to be trimmed if required, as indicated on the architectural plans prepared by Send it Architecture (Attachment 1)

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

Send it Architecture represent the project proponent and have led the design and planning phases of the project.

The construction phase of the project will be managed by the assigned builder who is still to be confirmed. Once a builder has been confirmed they will be responsible to submission and management of the SEMP.

Construction Schedule

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

An indicative construction schedule is outlined in Table 1; these timeframes will be subject to change and dependent on obtaining relevant approvals. It is proposed to commence the proposed works in October 2025.

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Table 1: Construction schedule

Stage	Date/Timing
Commence works	October 2025
Cold shell works	Summer 2025/2026
Fit out – Internal works	Summer 2026/2027
Construction and fit out – Apartment 7 (Lair)	Summer2027/2028
Complete works	May 2028
Contingency for schedule overrun	Not applicable

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 the accompanying SCMP prior to the commencement of the project.

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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)

Construction of the apartments will require the permanent removal of 0.085 hectares of vegetation and four large trees.

The construction stages are to occur over Summer of 2025/26, 2026/27 and 2027/28. Summer 2025/26 will involve construction of the Taris Apartments cold shell. This will involve construction of:

- Foundations
- Tilt Panel wall system (closing of the Christie St will be required during times of crane use).
- Apartment flooring system
- Roof
- Glazing

Summer 2026/27 will involve the fit-out of the cold shell of Taris Apartments. This includes installation of:

- Heating and cooling systems
- Plumbing
- Electrical
- Hard and soft furnishings
- External cladding

Summer 2027/28 will involve the construction and fit-out of Apartment 7 (The Lair). This includes construction and installation of:

- Foundations
- Tilt Panel wall system (closing of the Christie St May be required during times of crane use).
- Apartment flooring system
- Roof
- Glazing
- Heating and cooling systems
- Plumbing
- Electrical

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- Hard and soft furnishings
- External cladding

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Construction Phases

The following recommendations to minimise environmental impacts during planning, preconstruction, construction, and post-construction phases of the project must be complied with:

Planning and pre-construction

- Ground disturbance outside of the designated project footprint is to be avoided. Allowance will be made in existing disturbed sites for all storage areas and ancillary areas.
- Protect all areas of native vegetation in and adjacent to the project footprint by inducting all personnel to the No-Go zones, protective fencing and other management actions indicated in the SEMP. Temporary exclusion fencing must be installed before work commences.
- Appropriate sediment management must be installed before work commences as shown on the SCMP.
- Ensure all environmental constraints are clearly communicated to construction personnel and incorporated into the workforce induction program.

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Construction

- A geotechnical inspection must be undertaken of the exposed cut slopes to confirm the ground conditions anticipated in the design. Without inspection there may be impacts to the southern section of the site and the cut slopes may require reinstatement and remediation.
- Enforce access tracks so disturbances from plant are minimal. Access tracks will initially be limited to Christie St and the existing driveway at the northeast corner on the site connecting to Christie Street and once proposed property driveway has been graded it will be used as site access. This driveway will also access Christie St.
- All contractors will be inducted by the project manager prior to commencing works.
- Prevent access to No-Go zones for all construction personnel and equipment.
- Manage works to minimise discharge of sediments and other pollutants.

- Suitable sediment control measures are provided in Construction Techniques for Sediment Pollution Control (EPA 1991) and Guideline for Environmental Management: Doing it right on subdivisions, Temporary environmental protection measures for subdivision construction sites (EPA 2004).
- Refuel vehicles and equipment, and store chemicals and other equipment on stable surfaces and not within 30 metres of a waterway or associated waterbody (e.g. a dam, drainage line).
- Provide spill kits.
- Maintain all protective fencing or markers in good repair for the duration of the works period.
- Maintain all sediment control measures in good repair and regularly inspected to ensure adequate performance for the duration of the works period.
- Monitor for weed establishment during construction and adhere to hygiene procedures for all vehicles, equipment, and PPE.

Post-construction

- Sediment control measures and exclusion fencing are to be removed in a sensitive manner to avoid disturbing retained native vegetation. Follow up inspections of the retained vegetation are to occur to ensure there are no permanent disturbance impacts.
- Ensure all construction tools, temporary fencing, sediment controls, and waste are removed from site post works.

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Environmental Risks

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

Each environmental risk is described below in Table 2 with relevant responses.

Table 2: Environmental risk, Taris Apartments Falls Creek Project.

Risk	Measures to address risk
1. Local Erosion and Sedimentation <div style="border: 2px solid red; padding: 10px; margin-top: 10px; text-align: center; color: red; font-weight: bold;"> RECEIVED Department of Environment, Land, Water and Planning 18 November 2024 </div>	<ul style="list-style-type: none"> - Erosion control is important in alpine areas. The vegetation must be stripped only where necessary during site preparation. - Construction or earthworks should be undertaken during the dry months and are not to take place after significant rainfall events. - Exposed batter slopes will be stabilised with vegetation or other means to prevent surface erosion. Maintain effective drainage across the site during

	<p>construction.</p> <ul style="list-style-type: none"> - Sediment controls in the form of sediment fencing will be in place to protect areas of native vegetation and the surrounding dwellings. - Sediment control measures will be checked and maintained after rainfall events greater than 10 mm in a 24-hour period.
<p>2. Disturbance or Removal of Native Vegetation</p> <p style="text-align: center;">ADVERTISED PLAN</p> <div style="border: 2px solid red; padding: 10px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;">RECEIVED Department of Environment, Land, Water and Planning 18 November 2024</p> </div> <div style="border: 2px solid red; padding: 10px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;">This copied document to be made available for the sole purpose 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</p> </div>	<ul style="list-style-type: none"> - Construction of the apartments will require the permanent removal and/or lopping of vegetation. The extent of native vegetation to be removed for this project is 0.085 hectares. - Four large trees (trees 2,3,4,9) are to be removed. Three trees (trees 1,8,10) are to be trimmed if required and remaining trees (trees 5,6,7 plus small trees and shrubs) to be retained. - Avoid and minimise removal of valuable habitat features for listed fauna species, such as dense shrub and understorey layer, dense grassy patches, and large canopy trees. - All areas of vegetation/habitat nominated in the overall final design plan as 'retained' and the Tree Protection Zone (TPZ) and protection buffers of retained vegetation where possible (and that adjoining the site) will be delineated as a No-Go zone. These zones are not to be encroached upon as development progresses. Parking and stockpile areas are to occur outside of No-Go Zones, as shown on the SCMP. - Parking will be located on Christie St, as marked in the SCMP, so as to not disturb existing vegetation. - Temporary exclusion fencing will be installed around the No-Go as marked in the SCMP. They will be installed around native patch vegetation to prevent disturbance to these areas. Appropriate signage such as 'Environmental Protection Area' will be installed. - Contractors on site are to be inducted by the project manager with the SEMP to ensure that the disturbance footprint and No-Go zones are adhered to. - Access/egress to the work areas will be via Christie St and initially via the existing driveway in the Northeast corner of the site. Once proposed property driveway (located on SCMP) has been graded it will be used as accessway to the site. - During construction, care should be taken to avoid cutting further into the batter within the TPZs of noted trees, and to avoid changing the soil levels within the TPZs. - If excavation is required within the TPZ's of retained trees, it must be undertaken with root sensitive methodology to minimise the impact to tree roots. Incursions greater than 10% should be discussed with the arborist after the set out of the building footprint, and levels of excavation have been marked out.
<p>3. Introduction of weeds and soil pathogens</p>	<p>Prior to works commencing any machinery, equipment and PPE introduced into the resort will be washed down to remove soil and weed seeds, using a wash down facility approved by Fall Creek Alpine Resort (FCAR). 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> <p>Soil disturbance and subsequent weed invasion will be minimised through construction management and follow up</p>

	<p>weed control.</p> <p>All machinery, plant, tools, and footwear will be washed down onsite or as soon as reasonably practicable in accordance with the Works in Hawkweed Sites Work Practice (Attachment 4).</p>
<p>4. Management of Hawkweed <i>Hieracium</i> species during construction</p> <div data-bbox="159 593 702 929" style="border: 2px solid red; padding: 5px; margin: 10px 0;"> <p style="text-align: center; color: red;">This copied document to be made available for the sole purpose 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</p> </div> <div data-bbox="146 1057 715 1243" style="border: 2px solid red; padding: 5px; margin: 10px 0;"> <p style="text-align: center; color: red;">RECEIVED Department of Environment, Land, Water and Planning 18 November 2024</p> </div> <div data-bbox="239 1478 614 1601" style="text-align: center; color: red; font-size: 24px; font-weight: bold; margin: 10px 0;"> <p>ADVERTISED PLAN</p> </div>	<p>The project Flora and Fauna Assessment (Biosis 2021) did not record any Hawkweed in the project area. Any Hawkweed sites outside the project area will be No-Go Zone during the construction period. Procedures as documented in Section 6 and 7 of the Works in Hawkweed Sites Work Practice (FCAR 2021) (Attachment 4) must be adhered to.</p> <ul style="list-style-type: none"> - All machinery, plant, tools, and footwear will be washed down onsite or as soon as reasonably practicable in accordance with the Works in Hawkweed Sites Work Practice (Attachment 4). - Equipment hygiene procedures from the Work Practice include: <ul style="list-style-type: none"> • All vehicles, machinery, equipment, and footwear must be washed down after removing contaminated soil or working in a known Hawkweed site. • Machinery and tools must be washed down onsite directly after removing contaminated soil or before moving to a different location if they have been accessing a Hawkweed site. • Areas to be washed down include all parts of machinery or tools that have come into contact with contaminated soil including machinery and vehicle tyres. All soil and vegetation must be washed from the vehicle. • Footwear must be washed down prior to leaving a known Hawkweed site, including developed areas of the Falls Creek Resort <p>Soil or plant materials will not be removed from the site. Procedures for soil remaining onsite include:</p> <ul style="list-style-type: none"> • Clearly mark all Hawkweed plants onsite. • Ensure that no material stockpiles, access routes, waste receptacles or equipment storage are placed on or within a 2-metre radius of marked Hawkweed site. • Erect protective fencing to clearly mark the boundary within 2 metres of each Hawkweed Site. The fencing will form the threshold of the exclusion zone surrounding the site. • No pedestrian machine or plant access is permitted in the exclusion zone. • Ensure that access to the site remains open and safe for weekly monitoring by either FCAR or Park Victoria staff. <p>If a new Hawkweed plant is found during works, then work in the area will cease, and FCAR will be notified immediately for follow up.</p>
<p>5. Destruction of threatened flora, fauna or their habitats. Impacts to threatened ecological communities.</p>	<p>Whilst no threatened fauna species were recorded on site during the Flora and Fauna Assessment (Biosis 2021), the retained vegetation within the site may provide potential habitat for the following listed fauna species which are known to occur in the area:</p> <ul style="list-style-type: none"> • Tussock Skink <i>Pseudemoia pagenstecheri</i>

	<ul style="list-style-type: none"> • Gang-gang Cockatoo <i>Callocephalon fimbriatum</i> • Broad-toothed Rat <i>Mastacomys fuscus mordicus</i> • Alpine Bog Skink <i>Pseudemoia cryodroma</i> • White-throated Needletail <i>Hirundapus caudacutus</i> <p>The project has avoided impacts to several areas of habitat for listed fauna species, such as dense shrub and understorey layer, dense grassy patches, and large canopy trees. These will be delineated by temporary exclusion fencing and are not to be encroached upon as development progresses.</p> <p>No FFG Act listed flora species were recorded on the site.</p>
<p>6. Disturbance or injury to terrestrial wildlife</p> <div data-bbox="159 631 703 967" style="border: 2px solid red; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">This copied document to be made available for the sole purpose 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</p> </div> <div data-bbox="146 985 715 1171" style="border: 2px solid red; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">RECEIVED Department of Environment, Land, Water and Planning 18 November 2024</p> </div>	<p>Prior to tree removal any subject tree must be inspected by an appropriately qualified Zoologist to determine the presence of any native animals living or nesting in the tree. Should any native animals be detected they must be caught and relocated to a site deemed appropriate by the Zoologist.</p> <p>All open trenches and footings will be filled in at the end of each day where possible. Where this is not possible open trenches or footings will be inspected by the site supervisor each morning to ensure no wildlife has been trapped.</p> <p>Any wildlife found within the project footprint at the start of each workday will be encouraged to exit the area or be removed by a licenced wildlife handler. DEECA Hume Region (Natural Environment Program) will be notified that day via email (humeregion.planning@delwp.vic.gov.au) of any wildlife removed and relocated within proximity of the project area in habitat that is of similar or better quality to that of the project area. No further than 100 meters away.</p> <p>If injured wildlife is encountered the project manager will be immediately notified and a licenced wildlife handler/carer or local veterinarian will be consulted.</p> <p>Wildlife in particular danger during construction are resident and relatively sedentary species such as reptiles and frogs. Wildlife mortality is to be avoided, however where wildlife mortality occurs DEECA Hume Region (Natural Environment Program) will be notified within three months via email (humeregion.planning@delwp.vic.gov.au) of any wildlife mortality.</p> <p><i>Wildlife Victoria – ph. 1300 094 535</i></p>
<p>7. Bushfire</p> <div data-bbox="239 1747 614 1859" style="text-align: center; margin-top: 20px;"> <p>ADVERTISED PLAN</p> </div>	<p>Project works will not take place on days of total fire ban (TFB). No fires will be lit for cooking or warmth by the contractor within or near the construction corridors.</p> <p>Cigarette smoking also poses a risk of bushfire ignition and is not permitted within the project area.</p> <p>A Bushfire Management Plan has been prepared by <i>Crowther & Sadler Pty Ltd</i> for the project. Vegetation within the defendable space of the development is to be managed in accordance with this plan, prior to construction commencing.</p> <p>This includes:</p> <ul style="list-style-type: none"> - Trees to be removed. - Shrubs to be removed from under the canopy of trees (in accordance with the vegetation removal

	<p>indicated on the SCMP).</p> <ul style="list-style-type: none"> - Trees must not overhang or touch elements of the building - Clearance of at least 1 metre between the building and tree canopies.
<p>8. Pollution and litter</p>	<p>All litter and materials introduced to the construction area will be removed on a daily basis, this includes items such as flagging tape, contractor equipment and materials packaging.</p> <p>Contractor equipment is to be stored at the site facility. Machinery servicing, refuelling and oil changes are not to occur on-site. Bulk fuels and oil are not to be stored on site.</p> <p>Spill kits will be provided on site in case of any chemical accidents.</p>
<p>9. Landslip or other geotechnical incident.</p>	<p>Construction or earthworks should be undertaken during the dry months and are not to take place after significant rainfall events.</p> <p>Maintain effective drainage across the site during construction. Permanent effective surface drainage of the site must be installed which diverts surface water away from cut slopes.</p> <p>A suitable geotechnical site investigation must be undertaken to understand the expected subsurface conditions to inform design of batter slopes, retention systems and identify other potential geotechnical risks. Minimum geotechnical site investigations to be undertaken are provided in the Geotechnical Risk Assessment prepared for this project (GHD Pty Ltd 2024).</p> <p>A geotechnical inspection must be undertaken of the exposed cut slopes during construction to confirm the ground conditions anticipated in the design. Without inspection there may be impacts to Southern Section of the site and the cut slopes may require reinstatement and remediation.</p> <p>Equipment/vehicles are not to be placed close to slope crest. No stockpiling is to occur on-site. Earth works will be 'self-contained' and any necessary soil removal/stockpiling can be stored in Lower Slalom car park with the permission of FCAR.</p> <p>Ancillary facilities and parking for vehicles are indicated on the SCMP.</p>

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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).

Taris Apartments proposed property location is along the northern margin of the Falls Creek Village between an approximate elevation of 1534 m RL to 1548 m RL and is accessed via Christie St. The site is accessed by a vehicle track from Christie Street which slopes up to a relatively level platform at an elevation of 1,541 m. The surface

of the platform currently comprises a mixture of hardstand and introduced vegetation. The footprint of the apartment building will be situated on this platform.

The site steeply slopes down towards Christie Street (at about 35° to 45°) along the northern boundary which has likely been partly formed by a filling. The slope is currently vegetated with mature trees and grasses. A retaining wall is to be constructed along this slope and backfilled to enable the construction of a new driveway and canopy.

A review of available information relevant to the subsurface conditions underlying the proposed site area has been undertaken by GHD and outlined in the Geotechnical report (attachment 3). The material which makes up the slope above the site generally comprises of silty sand with zones of less weathered cobble to boulder sized granodiorite. The 1985 investigation into the west adjacent site of St Trinians is described as a thin layer of residual soil overlying extremely weathered gneissic rock consisting of clayey silty sand. Competent rock is at an approximate depth of 25 m. The groundwater level varies between 10 to 25 m below ground level.

The site supports patch vegetation around the level platform that consists of Sub-Alpine Woodland Ecological Vegetation Class (EVC) 43. This EVC has a Bioregional Conservation Status (BOS) of Least Concern within the Victorian Alps Bioregion. These patches of vegetation are in moderate condition with a native canopy and shrub layer. The ground layer is interspersed with native and introduced species. Predominantly introduced Vegetation is situated within and adjacent to the level platform.

The site contains potential habitat for listed species under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and/or *Flora and Fauna Guarantee Act 1988* (FFG Act). These include:

- Broad-toothed Rat *Mastacomys fuscus mordicus* (Endangered, EPBC Act; Vulnerable FFG Act).
- Gang-gang Cockatoo *Callocephalon fimbriatum* (Endangered, EPBC Act; FFG Act).
- Alpine Bog Skink *Pseudemoia cryodroma* (Endangered, EPBC Act; FFG Act).
Tussock Skink *Pseudemoia pagenstecheri* (Endangered, FFG Act).
- White-throated Needletail *Hirundapus caudacutus* (Endangered, FFG Act).

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The site presents no core habitat for these species, but as they are known to occur in the area they may move through the site on occasions. It has been considered to have a low likelihood of occurrence within the site.

No FFG Act listed flora species were recorded on the site

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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.

The environmental risks associated with construction will be monitored on a regular basis, as required. 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 as required during the construction period.

The Project Manager will supply an informal report to DEECA during each phase of construction.

This report will take the form of an email or phone call, and cover issues such as:

- Construction progress.
- Timelines.
- Any environmental issues encountered.
- Responses implemented to address issues.
- Dated photographs of key issues and responses.
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The construction monitoring program for identified environmental risks is outlined in Table 3.

Table 3: Site and environmental risk monitoring, Taris Apartments

Risk	Monitoring Response	Frequency of monitoring	Responsibility
1. Local erosion and Sedimentation	Visual inspections of installation/maintenance of sediment controls (sediment fences). Stabilisation of exposed batter slopes.	Daily during works and after rainfall events greater than 10 mm in a 24-hour period. Stabilisation will occur daily during construction	Project Manager or Site Supervisor

		with monthly follow-up inspections for 1 year after construction completion (unless under snow).	
2. Disturbance or removal of native vegetation	<p>Visual inspection and photo record of installed temporary exclusion fencing around the No-Go Zone, and the condition of native vegetation pre- and post-works.</p> <p>Visual inspections of construction activities within root protection zones of retained trees to ensure root sensitive methodology is being utilised.</p> <p>Follow up inspections of the retained vegetation to ensure no permanent disturbance impacts.</p>	<p>Daily inspections and pre- and post-photographs</p> <p>Monthly follow up inspections for 1 year after construction completion</p>	Project Manager and Site Supervisor
3. Introduction of weeds and soil pathogens	<p>Visual inspections of machinery, equipment and PPE during work to ensure hygiene protocols are followed.</p>	Daily during works and monthly for 1 year after construction completion.	Project Manager
4. Management of Hawkweed <i>Hieracium</i> species during construction	<p>Visual inspections of machinery, equipment, and PPE during work to ensure hygiene protocols are followed.</p> <p>Visual inspections to detect weed germination.</p> <p>Hawkweed plants found on or near the site during inspections will be reported for management by FCAR in conjunction with DEECA.</p>	Daily during works and monthly for 1 year after construction completion.	Project Manager
5. Destruction of threatened flora, fauna or their habitats. Impacts to threatened ecological communities.	<p>Visual inspections of vegetation to be removed prior to removal to ensure no threatened fauna are present.</p> <p>Visual inspections of installation/maintenance of sediment controls.</p>	Daily during construction.	Project Manager
6. Disturbance or injury to terrestrial wildlife	<p>Any open trenches will be inspected each morning to ensure no wildlife has been trapped.</p> <p>Visual inspections by the Project Manager / site</p>	Daily during construction. Prior to tree removal.	Project Manager or Site Supervisor

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	<p>supervisor daily during works. Any wildlife found within the project footprint at the start of each workday will be encouraged to exit the area or be removed by a licensed wildlife handler.</p> <p>Prior to tree removal any subject tree must be inspected by an appropriately qualified zoologist to determine the presence of any native animals living or nesting in the tree.</p>		
7. Bushfire	Visual inspections to ensure the work site remains smoke free.	As required	Site Supervisor
8. Pollution and litter	<p>Visual inspections of storage and machinery/equipment lay down areas.</p> <p>Visual inspections of site to ensure all litter is removed at the conclusion of every workday.</p> <p>Ensure there are spill kits on site each day.</p>	Daily	Site Supervisor
9. Landslip or other geotechnical incident.	<p>Examine surface drainage across the site to ensure it is occurring effectively and is being diverted from cut slopes. Drainage should be kept free of detritus.</p> <p>Batter slopes to be examined to monitor stability.</p>	<p>Daily during construction.</p> <p>Batter slopes examined weekly during construction and after rainfall events greater than 10 mm in a 24-hour period.</p>	Project Manager or Site Supervisor

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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.

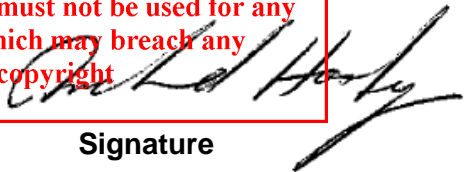
Provision of new service connections and upgrading of existing services will be undertaken in a timely manner with minimal on-site and off-site impacts and with prior approval of the RMB and services providers.

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

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Richard Hoxley

Full Name



Signature

Date: 18/11/2024

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PART B SITE CONSTRUCTION MANAGEMENT PLAN Taris Apartments

The SCMP requirements for the project are attached to the end of this document and the relevant requirements have been noted in the list below. The SCMP map accompanies the SEMP and will be provided to the contractor.

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

a) Construction zone

The site for development is Located at Crown Allotment 4B, Christie Street Falls Creek and Part of Crown Allotment 22A Located on Slalom St. The site is located along the north margin of Falls Creek Village, on the upslope (south) side of Christie St is accessed by a vehicle track from Christie Street which slopes up to a relatively level platform. The site encompasses approximately 0.1507 hectares of privately leased Crown land. The construction zone is indicated on the SCMP.

b) Location of:

- neighbouring buildings (including setbacks) – Neighbouring buildings and setbacks from streets are indicated on the Architectural plans (A201 Site – Proposed) provided by the applicant (Attachment 1).
- surrounding street network – Vehicle access provided on SCMP, existing roads and access points are indicated on the SCMP.
- Waterways – Not Applicable
- site access points – Indicated on SCMP
- surface water drainage – Topography and Sediment Control Shown on SCMP
- native vegetation/trees – The construction footprint and vegetation removal are identified on the SCMP. Removal of 0.085 hectares of vegetation to occur. Four large trees are to be removed and trees to be retained adjacent to the development are to be trimmed. A No-Go area is identified on the SCMP, and exclusion fencing is to be installed prior to construction and maintained throughout.
 - on site/off site - Native vegetation identified on the SCMP.
 - to be retained and protected - All vegetation outside of the construction Buffer Zone zone to be retained indicated on SCMP.
 - to be removed or lopped – Removal indicated on the SCMP map.

c) Proximity to areas such as:

- rare or threatened species habitat – Indicated on SCMP map as retained vegetation.
- soil and geotechnical hazards – Steep slopes indicated by topography layer on SCMP. See above and attachment 3 for geotechnical hazards assessed (GHD Pty Ltd 2024)
- any other significant sensitive natural features – Not applicable.

d) Easements – Not applicable.

e) Existing service locations and protection measures – Existing Services outlined on Architectural Drawings (A101 Existing Features Plan)

f) Storage areas for:

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- construction vehicles – Only applicable for parking and access of vehicles. Indicated on SCMP.
 - construction materials – Material set down area indicated on SCMP map.
 - Waste – Indicated on SCMP.
 - Stockpiles – Material set down area indicated on SCMP.
- g) Location of any temporary site offices/lunchrooms (if applicable) – Indicated on SCMP as site office.
- h) Topography/slope of the land – Indicated on SCMP.
- i) Sediment control measures - See SCMP maps and sediment control section of SEMP.
- j) Stormwater drainage measures – Refer to Preliminary Stormwater Plan Provided by KUSCH engineering (Attachment 5)
- k) Staging of works (if applicable) – See Construction schedule above.
- l) Location of on-site green waste storage (Falls Creek only) – Indicated on SCMP map as Skip and waste.
- m) Location of on-site vehicle wash down location (Falls Creek only) – Vehicle hygiene hold point indicated on SCMP. Other vehicles wash down procedures to occur in accordance with the Works in Hawkweed Sites Work Practice (Attachment 4).

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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) and 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.

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>

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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

This section outlines the steps that will be taken to stabilise and rehabilitate the project area during and after construction. A description of the rehabilitation process is outlined below.

Type of soil stabilisation to be used on disturbed areas

Locations for planting and garden beds are indicated on the Architectural plans (A207, SCMP 2 Revegetation plan) prepared by Send it Architecture (Attachment 1).

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

The interval between clearing, soil stabilisation and replanting will be kept to a minimum.

Areas of exposed soil will be stabilised progressively as works are completed, and adequate stabilisation will be maintained until plant cover is established.

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

Location of on-site replanting is indicated on Architectural plans (A207, SCMP 2 Revegetation plan) prepared by Send it Architecture (Attachment 1). Planting Communities Consist of:

- Community 1 / 1 Plant / SQM
- Community 2 / 4-6 Plants / SQM
- Community 3 / 4 Plants / SQM
- Community 4 / 4-6 Plants / SQM

Approximate Area to be revegetated is 430m²

Approximate Plant species to be outline in Town Planning report prepared by Crowther & Sadler

Schedule of works to undertake:

Soil stabilization

Daily during construction with ongoing management.

Maintenance and extent of monitoring and follow-up works on site.

The works area will be monitored monthly for the first 12 months after commissioning (unless under snow).

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>

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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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Attachment 2

Updated Taris Development, Falls Creek: Flora and fauna assessment 2024.
Prepared By Biosis

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Falls Creek Alpine Resort Work Practice – Works in Hawkweed Sites

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