SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

White Horse Village (formerly Fawlty Towers) Chalets and Café + Apartment

Prepared by Biosis Pty Ltd for the Groset P/L

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 (DELWP) and the relevant Water Authority.

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PERMIT NO. 201529926-1
CONDITIONS 8 & 8f
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MINISTER FOR PLANNING
Date: 30 NOVEMBER 2018

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 MAP ATTACHED

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

Please note:

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

- Flora, fauna and No Net Loss assessments – SEE ATTACHED FAWLTY TOWERS DEVELOPMENT, MOUNT BULLER: FLORA AND FAUNA HABITAT ASSESSMENT (Biosis, 2015)
- A Cultural Heritage Management Plan – FAWLTY TOWERS, MT BULLER VICTORIA: Amended CULTURAL HERITAGE MANAGEMENT PLAN 13391, Biosis 2017

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.

Document control

Version	**8.0 (Final)**		
Internal reviewer	**BRH**	**Date issued**	**19 July 2017**

PART A

SITE ENVIRONMENTAL MANAGEMENT PLAN:

White Horse Village (formerly Fawlty Towers) Chalets and Café + apartment, Mount Buller

Site Location

The White Horse Village (formerly Fawlty Towers) site is located at the western end of the village within the Mount Buller Alpine Resort in north east Victoria. The site is bound by Standard Lane to the south, Standard Run to the west, Bourke Street (ski run) to the north and Breathtaker and Pension Grimus to the east.

The site is located on leased and unleased Crown land parcels within the Mount Buller Alpine Resort and included in Allotment 325 Section A, Parish of Changue East.

See attached Construction Management Plan (CMP) for site location information (Figure 1).

Project Description

The White Horse Village (formerly Fawlty Towers) project includes the staged construction of ten chalets, a café + apartment and a new vehicle access road connecting to Standard Lane.

An electrical substation (minor utility installation) is also required for the development. The substation will be constructed in the 2017 summer construction season (with Chalets 2 and Chalets 3) and will initially be a free standing structure until the café + apartment is constructed. At this time it will be incorporated into the Café + apartment building, with three sides entirely enclosed within the Café + apartment building.

The proposed vehicle access road has a length of approximately 300 metres and will be single lane with widening of the corners and three sections for the road to allow for vehicle passing. The road has been designed to cater for heavy vehicles with a length of up to 12.50 metres. It is proposed that the road will be an all weather/season road, with snow cleared off the road during winter.

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Project Management

Groset P/L is the project proponent and has led the design and planning phases of the project.

The construction phase of the project will be managed by Groset P/L and they will be contactable on a 24 hour basis during construction works.

Project Manager:

Name:	Michael Monester*
Address:	525 Collins St,Melbourne, VIC 3000
Telephone:	03 8480 0400
Mobile	0418 555 065
Email:	michael@grollogroup.com.au

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*This is subject to change on appointment of building contractor.

The Project Manager or Site Supervisor must:

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

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Construction Schedule

An indicative construction schedule is outlined in Table 1. These timeframes will be subject to change dependant on obtaining planning approval.

Table 1: Construction schedule, White Horse Village (formerly Fawlty Towers) Project

Stage1 – Road and Chalets	**Date/timing**
Road alignment and building survey set-out	March 2016
Clear vegetation on road alignment	March 2016
Construction of the road, including benching, drainage and retaining structures on cut/ fill batters	March – May 2016
Demolition of existing buildings	March 2016
Clear vegetation for Chalets	November 2016 - May 2017
Chalet and substation construction	November 2016 – May 2017 & November 2017 – May 2018
	November 2018 – May 2019
Site rehabilitation	On going
Stage2 – Café + Apartment	
Clear Vegetation for Café + apartment	November 2017
Construct Café + Apartment and incorporate substation into cafe building	November 2017
Site rehabilitation	Ongoing

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Construction timing will be confirmed subject to planning approval and appointment of building contractor.

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 CMP prior to the commencement of the project.

Construction Techniques/Activities

The construction of the access road, chalets, substation and Café + apartment will be done using traditional methods for the Alpine Resorts. Vegetation on the site will be removed by hand and by machinery, excavations will be undertaken using tracked excavators, rock breakers and blasting (if required). All construction will be undertaken in accordance with the SEMP and CMP.

As part of construction activities associated with the construction of the temporary access track an additional snow gum (approximately 10-15 years of age, is required to be removed. This tree is a scattered tree and does not form part of a remnant patch. To offset the removal of this tree, a larger tree with greater biodiversity values (which already has approval to be removed under the

current planning permit) on the site will be identified and retained to the satisfaction of the Responsible Authority in consultation with the Environmental Services Manager from Mt Buller Mt Stirling Resort Management. A site walk over will be undertaken with the Environmental Services Manager from Mt Buller Mt Stirling Resort Management prior to the completion of the access road to identify the tree to be retained.

This swapping of trees to be removed will not impact the offset requirements as specified in the approved planning permit for the site as the value placed on a tree under the Permitted clearing of native vegetation – Biodiversity assessment guidelines is represented by an area (extent) of 710 square meters. As a result the total extent of native vegetation approved to be removed from the site under the current planning permit does not change. The exchange of tree removal will be in areas of consistent location risk, native vegetation condition class and the same strategic biodiversity score.

A suitably qualified geotechnical engineer will be engaged to provide advice and geotechnical assessment recommendations in relation to the temporary access track. The Responsible Authority will be advised, via letter, on any relevant recommendations which have been implemented during its construction will be provided to the Responsible Authority once it is constructed.

The temporary access track is exclusively for the purpose of constructing the WHV development and any disturbance associated with it will be backfilled and returned to its current state. It will also be rehabilitated and revegetated accordingly.

Temporary measures will be undertaken by the developer to ensure that the mountain bike trail in the vicinity of the site is kept active and safe. This may include the construction of a temporary section of trail and signage, that does not include the removal of native vegetation, to reflect changes to the trail layout. Once construction is completed the mountain bike trail will be returned to its original state with all rehabilitation remaining the responsibility of the developer. Construction activity will occur from November to the end of April each year with the site cleaned up and secured for the snow season.

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Environmental Risks

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

Table 2: Environmental risk, White Horse Village (formerly Fawlty Towers) Chalets and Café + apartment

	Measures to address risk
1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the construction areas for the road, chalets and Café + apartment .	Sediment traps (such as silt fences, weed free straw bales or sediment socks) will be installed across the existing and proposed tracks, batters and other disturbed areas as shown on the CMP 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). Construction to be carried out in accordance with the Landslide Risk Assessment and Site Classification (Phil Styles & Associates, 2015) and additional report by Phil Styles & Associates dated 10 July 2017. In the event that the use of explosives is deemed necessary, specialists, Fullbore Drill and Blast have been retained to prepare the Blast Management Plan and the Safe Work & Methods Statement (SMWS). Any use of explosives will be undertaken in accordance with these documents. All impacts will be limited to the current impacts areas identified in the in the CMP.
2. Removal of native vegetation beyond the approved construction area.	Access/egress to the road, chalets and Café + apartment construction sites will be via predefined and marked routes. No new access will be created outside the construction area. The location of the proposed road, chalets, Café+apartment and native vegetation to be removed will be clearly marked on site to ensure only the approved vegetation is removed. Vegetation removal protocols will be discussed in detail at the site induction. Vegetation removal beyond the agreed construction area is strictly prohibited.
3. Introduction of pest 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 Project Manager. 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. All construction materials must be certified free of contamination by pest plant seeds / propagules or soil pathogens. All works contracts are to specify the contractor is responsible for prevention or follow control of any pest plant or pathogens introduced to the site.

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	Measures to address risk
4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.	The proposed development area has been assessed by a professional ecologist and the development avoids and minimises impacts to significant flora species largely due to sighting of the chalets and Café + apartment in a disturbed area of the subject site. All areas of retained native vegetation during construction by means of temporary fencing. Fencing must be installed before construction work commences and the fenced areas treated as no-go zones (see CMP). Sub-surface rock (>0.2 m in diameter) or piles of rock disturbed during construction should be stockpiled and set-aside for Mountain Pygmy-possum habitat recreation elsewhere within the Resort. No large loose or embedded rocks will be disturbed in rocky outcrop habitats beyond construction areas. The large branches and trunks of any trees which are lopped or felled should be incorporated into areas where they can continue to provide fauna habitats. A *Flora and Fauna Guarantee Act 1988* (FFG Act) protected flora permit will be obtained from DELWP for the removal potential habitat for three listed fauna species and 16 protected flora species present. 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.

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	Measures to address risk
5. Disturbance to or destruction of Type II Mountain Pygmy-possum habitat	The proposed development area has been assessed by a professional ecologist (on 1 March 2016) to determine the presence of Type II Mountain Pygmy-possum habitat. Although Type II Pygmy-possum habitat exists less than 100 metres to the southwest, no Type II habitat exists within the development area. Individual *Podocarpus lawrencei* (Plum Pine) shrubs are found throughout the site and on average they are either isolated individual plants or isolated clumps, with an average size of 0.5m x 0.5m and on average a height of approximately 1m. Due to their isolated nature, these individual plants/ clumps are unlikely to be used by Mountain Pygmy-possum as there is no connectivity between shrubs and the site itself forms no natural habitat linkages between areas of suitable habitat. There are rock features on the site, however they are not boulders or boulder fields. By in large they are construction rubble or rock work for retaining walls. There is one large rock feature on site and some additional scattered features, however these consist of large slabs or rock which would not be suitable Mountain Pygmy-possum habitat. The site is not a critical movement corridor given the ski field to the north and west and the village to the south and east of the site. Ensure only approved vegetation is removed and all construction impacts are confined to the development area (e.g. access/egress via approved routes, stockpiles located within construction footprint – see CMP). Implement sediment control measures to ensure sediment-laden runoff does not enter Type II habitat to the southwest of the development area. Significance of Mountain Pygmy-possum habitat and importance of mitigation measures to be explained at site induction.
6. Disturbance or injury to terrestrial wildlife.	All open trenches will be filled in at the end of each day where possible. Where this is not possible open trenches will be inspected by the site supervisor each morning to ensure no wildlife has been trapped. If injured wildlife is encountered the project manager will be immediately notified and a licenced wildlife handler/carer or local veterinarian will be consulted. *Wildlife Victoria – ph. 1300 094 535.*

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	Measures to address risk
7. Bushfire.	No construction works will take place on days of total fire ban (TFB) or days with a fire danger rating of Code Red, Extreme or Severe (days when/ if a fire starts, it cannot be expected to be easily controlled). During the fire danger period, the use of spark or flame emitting equipment such as grinders and welders, or risks posed by hot exhausts on chainsaws and machines, will be monitored by a spotter equipped with a fire extinguisher, rake hoe and suitable water supply. No fires will be lit for cooking or warmth by the contractor within the construction site or on the property at any time. Cigarette smoking also poses a risk of bushfire ignition and this risk must be managed by the contractor. The contractor will be responsible for developing an OHS and emergency plan to deal with issues such as bushfire. All requirements relating to bushfire are to be included in contract specifications.
8. Pollution and litter.	All litter or waste materials introduced to the work site will be removed on a daily basis or secured appropriately against dispersal beyond the site, for legal disposal at a later date. The works do not require the specific use of any hazardous substances other than machinery fuels and oils. No toxic or potentially environmentally harmful substances such as paints, herbicides, pesticides and will be used on site unless consent is given in writing by the Project Manager. No fuels, oil or any potential harmful substance will be stored or used on site without the prior written consent of the Project Supervisor. All refuelling shall be conducted at least 30m away from waterways using suitable containers and funnels or a built for purpose fuel tender that is in good condition and does not have defects or leaks. The tender vehicle must have materials at hand to manage and clean up any spill incidents. The Project Manager must inspect the condition of any fuel tender before access is granted to the construction site. Machinery servicing and oil changes will not be performed on-site without the written consent of the Project Manager. The Project Manager will specify measures to manage risks associated with any machinery servicing.
9. Community concern for environmental protection during works.	Communicate project plan with community, provide SEMP to the public.

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	Measures to address risk
10. Failure of rehabilitation works	Follow up visual inspections of rehabilitation works and vegetation establishment / recovery to assess the success of soil, slope and vegetation stabilisation Reinstatement of failed rehabilitation works Clauses relating to reinstalment rehabilitation failure to be included in the contract specification.
11. Inadvertent environmental damage or works without necessary permits. Non-compliance with Environmental Legislation	Ensure all required permits have been obtained and that design meets any permit or other legislative requirements for the works. Ensure all personnel are aware of the permitted works activities and the extent of the construction site.

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Site Environmental Values

An assessment of the native vegetation within the White Horse Village (formerly Fawlty Towers) site has been prepared and accompanies the planning permit application refer to Biosis (2015). A follow up assessment was undertaken on 1 March 2016, in accordance with Condition 8 (d) of the approved planning permit 201529926, to determine the presence of Type II Mountain Pygmy-possum habitat. Parts of the study area have been modified through the construction of tracks, walking trails, clearing for ski runs and construction of buildings and associated services and infrastructure.

Notwithstanding the above, the study area supports areas of remnant native vegetation consisting of Sub-alpine Woodland and Sub-alpine Shrubland, with associated habitat features including rocky outcrops and coarse woody debris.

The study area does not contain core habitat (this was confirmed on 1 March 2016), although given it is within the proximity of known Type II habitat, individuals have low potential to use any part of the study area on occasion. The survey on 1 March 2016 found there were individual Plum Pine shrubs throughout the site and on average they are either isolated individual plants or isolated clumps, with an average size of 0.5m x 0.5m and on average a height of approximately 1m.

Due to their isolated nature, these individual plants/ clumps are unlikely to be used by Mountain Pygmy-possum as there is no connectivity between shrubs and the site itself forms no natural habitat linkages between areas of suitable habitat (see photo points 1–4 below).

There are rock features on the site, however they are not boulders or boulder fields. By in large they are construction rubble or rock work for retaining walls. There is one large rock feature on site and some additional scattered features, however these consist of large slabs or rock which would not be suitable Mountain Pygmy-possum habitat.

The site is not a critical movement corridor given the ski field to the north and west and the village to the south and east of the site.

While there are four individual plants of Plum Pine within the project foot print that cannot be avoided (see CMP) these are only small plants and will not have an impact on Mountain Pygmy-possum or their potential movements through the site as they are already close to disturbed areas on the site. As such it is considered that their removal is appropriate as the vast majority of individual plants/ clumps of Plum Pine on the site are being retained.

Broad-toothed Rats are known to occur in the immediate vicinity of the study area and are highly likely to be resident and/ore make regular use of Sub-alpine Woodland habitat within the study area. Alpine Bog Skinks are known to utilise a wide variety of habitats on Mount Buller, including Sub-alpine Woodland, and therefore have potential to be present throughout the study area.

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Photo point 1: North of Standard Lane, Plum Pine



Photo point 2: Existing retaining wall, White Horse Village (formerly Fawlty Towers)

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Photo point 3: Example of rock features within the site, adjacent existing vehicle track



Photo point 4: Large slab rock feature

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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 an informal monthly report to DELWP (Biodiversity and Planning) during the construction phase. This report will take the form of an email or phone call, and cover issue such as:

- Construction progress
- Timelines
- Any environmental issues encountered
- Responses implemented to address issues
- Dated photographs of key issues and responses.

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

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Table 3: Site and environmental risk monitoring,

White Horse Village (formerly Fawlty Towers) Chalets and Café + apartment

Risk	Monitoring response	Frequency of monitoring	Responsibility
1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the construction areas for the road, chalets and Café + apartment .	Visual inspections of construction progress (excavation including any necessary blasting) including compliance with Phil Styles & Associates (2015 and 2017) any SWMS or Blast Management Plan for the project, maintaining the construction area, stockpile/lay down areas and installation/maintenance of sediment control devices.	Daily	Project Manager and Site Supervisor
2. Removal of native vegetation beyond the approved construction area.	Visual inspection and photo record of pre- and post-construction clearing.	Daily inspections and monthly photographs	Project Manager and Site Supervisor
3. Introduction of weeds and soil pathogens.	Follow up visual inspections to detect weed germination and signs of soil pathogen infection.	Weekly during construction and monthly for 1 year after construction completion.	Project Manager
4. 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.	As required at construction area mark out and when construction/ native vegetation removal commences	Project Manager
5. Disturbance to or destruction of Type II Mountain Pygmy-possum habitat	Visual inspections to ensure construction impacts are confined to the development area (including approved vegetation removal, area access and egress, stockpile sites, sediment control).	Daily inspections.	Project Manager and Site Supervisor

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Risk	Monitoring response	Frequency of monitoring	Responsibility
6. Disturbance to terrestrial wildlife.	Visual inspections by the Project Manager during construction where trenches/ footings have been left open over night.	Daily, prior to construction commencing or trench/ footings back filling.	Project Manager
7. Bushfire.	Have a spotter observing any welding or grinding operations, and when machinery with hot exhausts are in use	As required during and after such works	Site Supervisor
8. Pollution and litter.	Visual inspections of storage and machinery/equipment lay down areas.	Daily	Site Supervisor
9. Failure of rehabilitation works.	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	Project Manager

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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 and prior to leaving 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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Date: 30 NOVEMBER 2018

Michael Monester

Full Name

Signature

Date: 10 / 7 / 2017

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PART B

SITE CONSTRUCTION MANAGEMENT PLAN

White Horse Village (formerly Fawlty Towers) Chalets and Café + apartment , Mount Buller

One map addressing the CMP requirements for the project is attached to the end of this document and the relevant requirements have been noted in the list below. **This CMP 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 construction area is located north of Standard Lane, Mt Buller, as indicated on the CMP map.

Location of:

- neighbouring buildings (including setbacks) – Existing buildings (usually chalets or other ski accommodation) is shown on the CMP
- surrounding street network – Vehicle access and street network is provided on the CMP
- waterways – indicated on CMP
- site access points – indicated on CMP
- surface water drainage – indicated on CMP maps, 1:25k hydrology layer
- native vegetation/trees for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987 – see Biosis 2015
  - on site/off site
  - to be retained and protected – all areas out side of project area indicated on CMP
  - to be removed or lopped – area within project area as indicated on CMP

b) Proximity to areas such as: – indicated on CMP map

- rare or threatened species habitat
- soil and geotechnical hazards
- any other significant sensitive natural features

c) Easements – not applicable

d) Existing service locations and protection measures – Services exist – Contractor responsibility

e) Storage areas for: – indicated on CMP map

- construction vehicles
- construction materials
- waste
- stockpiles

f) Location of any temporary site offices/lunchrooms (if applicable) – indicated on CMP or determined by Project Manager as the works progress.

g) Topography/slope of the land – indicated on CMP maps, 1:25k topography layer

h) Sediment control measures – see CMP maps and sediment control section of SEMP

i) Stormwater drainage measures – see CMP maps and sediment control section of SEMP

j) Staging of works (if applicable) – Two stages indicated on the CMP

k) Location of on site green waste storage – Green waste and excess soil to be removed from the site and stored in a location approved by the Mt Buller Mt Stirling Alpine Resort Management Board.

l) Location of on site vehicle wash down location – to be done off-site at locations approved by the Mt Buller Mt Stirling Alpine Resort Management Board in accordance with SEMP, if machinery from outside of the resort is to be used it is to be washed down prior to entering the resort.

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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 responsible authority.

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 Mt Buller Mt Stirling Alpine Resort Management Board.

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.

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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 DELWP 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.

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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.

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Stormwater Drainage Measures

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

Management of Pests and Animals

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

Further Guidance:

Department of Environment and Primary Industries

http://www.delwp.vic.gov.au

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

Water Sensitive Urban Design Guidelines for Alpine Environments, Dec 2005

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

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PART C

SITE REHABILITATION PLAN

(Construction of the Road, Chalets and Café + apartment, White Horse Village (formerly Fawlty Towers))

This section outlines the steps that will be taken to stabilise and rehabilitate the construction area once the proposed road, chalets and Café + apartment are constructed. A description of the rehabilitation process is outlined below and is detailed in the White Horse Village Mount Buller Rehabilitation Plan August 2016, prepared by Biosis.

Type of soil stabilisation to be used on disturbed areas

Top soil will be stock piled and reinstated on disturbed areas.

Soil stabilisation will be ongoing during the construction process in accordance with the Phil Styles and Associates Landslide Risk Assessment and Site Classification (2015) and Whitehorse Village, Mt Buller Reassessment of Landslide Risk (2017). Temporary sediment control traps will be installed and maintained down slope of the access road alignment and Chalets, substation and Café + apartment (Refer to CMP). These devices are typically staked geo-fabric and will be checked and cleaned weekly or after rainfall events. Once construction has been completed and the excavated areas covered in weed free straw and jute mesh the sediment traps will be removed.

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

Replanting in accordance with the White Horse Village Mount Buller Rehabilitation Plan August 2017, prepared by Biosis and will occur in disturbed areas around the Chalets, Café + apartment and along the access road.

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Schedule of works to undertake:

Soil stabilisation

Excavated areas will be covered with top soil, weed free straw and jute mesh to promote soil stability and reduce sediment runoff the road and associated works have been completed. Large logs and branches removed from the construction site can be used to reduce run off and provide habitat in disturbed areas such as batters etc. This process will be utilised for the road, Chalets and Café + apartment.

Planting

A planting schedule has been prepared in consultation with the Environment Manager of the Mt Buller Mt Stirling Alpine Resort Management Board. The planting schedule is included in the White Horse Village, Mount Buller Rehabilitation Plan August 2017, prepared by Biosis. The Rehabilitation Plan covers the access road, Chalets and Café + apartment and is to be read in conjunction with this SEMP. The substation

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

Construction to be monitored daily and weekly during the construction period. The Fawlty Towers Project will be monitored monthly for the first 24 months after commissioning (unless under snow).

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

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References

Biosis. (2015). *Fawlty Towers development, Mount Buller: Flora and fauna habitat assessment - Draft report.* Wangaratta: Biosis.

Biosis. (2015). *Fawlty Towers, Mt Buller Victoria: Cultural Heritage Management Plan 13391.* Melbourne: Biosis.

Biosis. (2017). *Fawlty Towers, Mt Buller Victoria: Amended Cultural Heritage Management Plan 13391.* Melbourne: Biosis.

Biosis (2017) *White Horse Village, Mount Buller: Rehabilitation Plan 25351.*Melbourne: Biosis

Phil Styles & Associates (2015) Landslide Risk Assessment and Site Classification for Fawlty Towers, Mt Buller

Phil Styles & Associates (2017). Whitehorse Village, Mt Buller - Reassessment of Landside Risk

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Note: Cut-off drain and sediment trap/synthetic straw bale locations are schematic only. Please refer to engineering plans or seek engineering advice for design and locaton.

Note: NO FUEL OR CHEMICAL STORAGE ON SITE

Machinery fueling to be completed using portable bunding

Spill kit to be provided on all plant or on site

Legend

- Extent of works
- Plum pine
- Large old trees
- Construction footprint

Construction management plan

- Sediment trap - synthetic straw bale
- Site access
- Stockpile site
- Cut-off drain
- Sediment control - silt fence
- No Go Area - Retained native vegetation
- Extent of permitted native vegetation loss

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Note: Place synthetic strawbale at any point of potential concentrated surface water flow. Refer to EPA 960 p34. Indicative locations for synthetic straw bale and silt fencing are shown in this plan. Place sediment controls according to terrain.

For silt fence refer to EPA 960 p30.

Hay bales or straw bales not permitted.

Standard Lane

Acknowledgements: Vicmap (c) State of Victoria

Figure 1.2: Construction Management Plan, White Horse Village (formerly Fawlty Towers), Mt Buller

0 5 10 15 20 25
Metres

Scale: 1:600 @ A3
Coordinate System: GDA 1994 MGA Zone 55

biosis
Biosis Pty Ltd

Ballarat, Brisbane, Canberra, Melbourne, Sydney, Wangaratta & Wollongong

Matter: 25351,
Date: 20 July 2017,
Checked by: RSJ, Drawn by:: LDM, Last edited by: Imilne
Location:P:\25300s\25351\Mapping
25351_CMP_Revised

Blue Bullet Chairlift

- Protectio- fencing.

Abom Express Chairlift

Gate.

Bourke Street

Temp fence

Site

Fawlty Towers

Leg

Site E

Conto

Lifts

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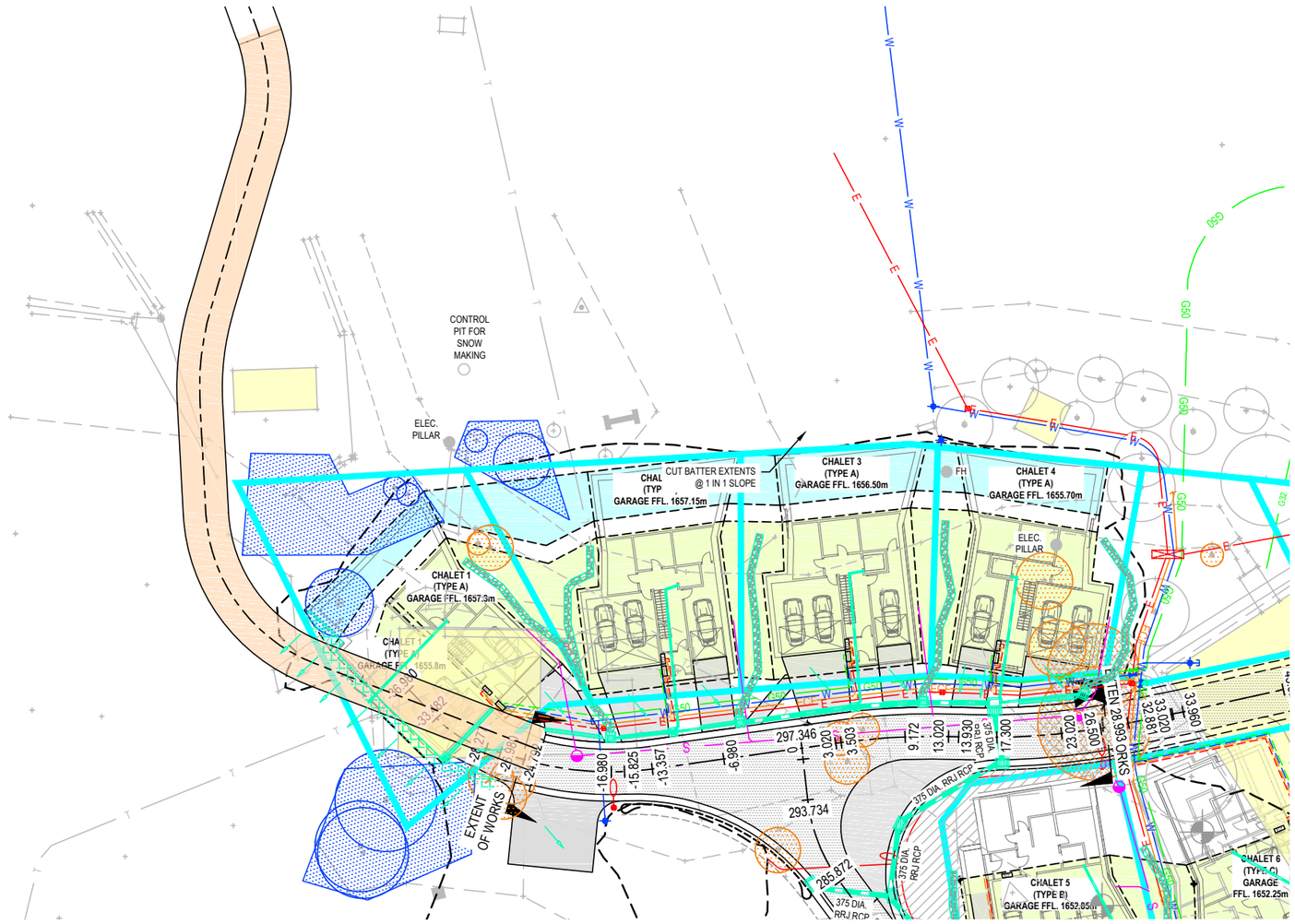
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TEMPORARY TRACK LAYOUT PLAN
SCALE 1:250

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FOR CONSTRUCTION
for 18/10/2016

ACKNOWLEDGEMENT:
ARCHITECTS BUILDING LAYOUTS SHOWN AS PROVIDED TO GMR 14th OCTOBER 2016.

NOTE !
BEWARE OF EXISTING OVERHEAD POWER CABLES.

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site. No guarantee is given that all existing services are shown.

GMR
Engineering Services
Phone: (03) 5822 0333
Fax: (03) 5822 0033
Website: gmreng.com.au

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LEGEND.

- SITE LEASE BOUNDARY
- SKI RUN LEASE BOUNDARY / LOT BOUNDARY
- ROAD CENTRELINE
- ROAD BATTER LINE
- BULLER KERB PROFILE
- CONCRETE EDGE BEAM
- GUARDRAIL
- EDGE OF VERGE
- STORMWATER PIPE
- STORMWATER PIT (SINGLE & DOUBLE)
- SEWER MAIN AND MANHOLE
- STREET LIGHT
- ELECTRICAL CONDUIT
- GABION RETAINING WALL
- MINOR CONTOUR INTERVAL IS 0.50m
- MAJOR CONTOUR INTERVAL IS 2.0m
- TREES FOR REMOVAL
- TREES AT WORKSHOP AND ASSOCIATED FOLIAGE TO REMAIN
- CONCRETE ROAD (NORMAL WIDTH)
- CONCRETE ROAD WIDENING
- EXISTING BUILDING FOOTPRINTS
- SKI HOME TRAIL
- TEMPORARY CONSTRUCTION ACCESS TRACK

REDUCED SCALE

0 2.5 5 10m
SCALE 1:250 @ A1
SCALE 1:500 @ A3

REV	AMENDMENTS	DATE
1	ALTERNATE OPTION C SHOWN	18-10-16
A	INITIAL DRAFT	19-08-16

DESIGNED Glen Ryan August 2016
DRAFTED Reece Barker August 2016
VERIFIED

GMR Engineering Services
Grollo Group
White Horse Village Road Construction
Standard Lane, Mt. Buller.

Temporary Track Works Sections - Option C
Drawing No. GMR14013.TEMP-OPT 3
Revision. 1 Sheet No.
GMR14013.15 temporary track.dwg A1