

**Area Summary**

Gross Floor Areas	Existing
Existing Decks	= 88.26m <sup>2</sup>
Existing entry porches	= 7.56m <sup>2</sup>
Ex. Underground Garage 1	= 18.78m <sup>2</sup>
Ex. Underground Garage 2	= 17.11m <sup>2</sup>
Lower ground floor	=133.99m <sup>2</sup>
Ground floor	=186.75m <sup>2</sup>
Upper Floor	=151.52m <sup>2</sup>
Total	=603.67m <sup>2</sup>

**Proposed covered walkway area**  
=46.9m<sup>2</sup>

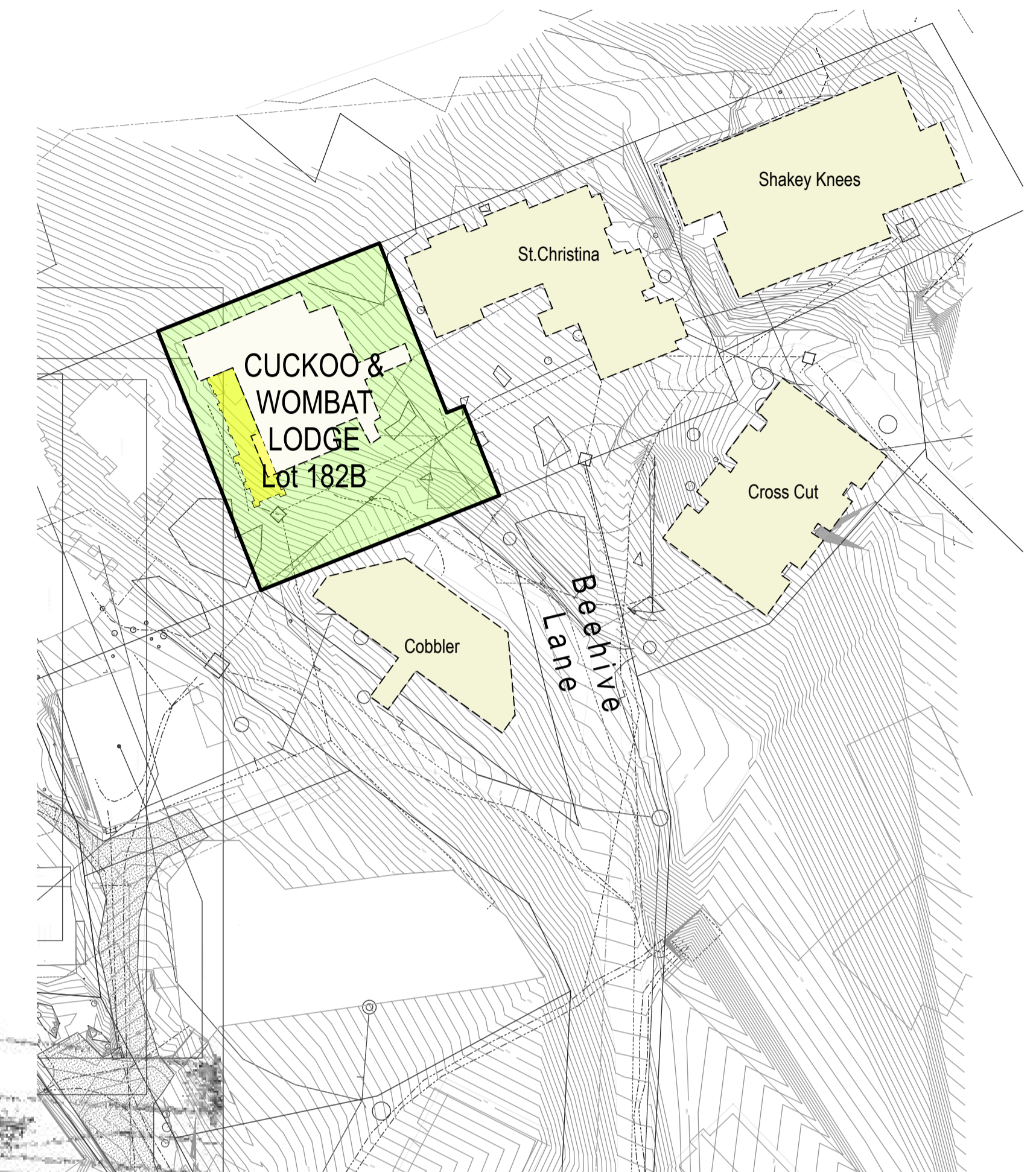
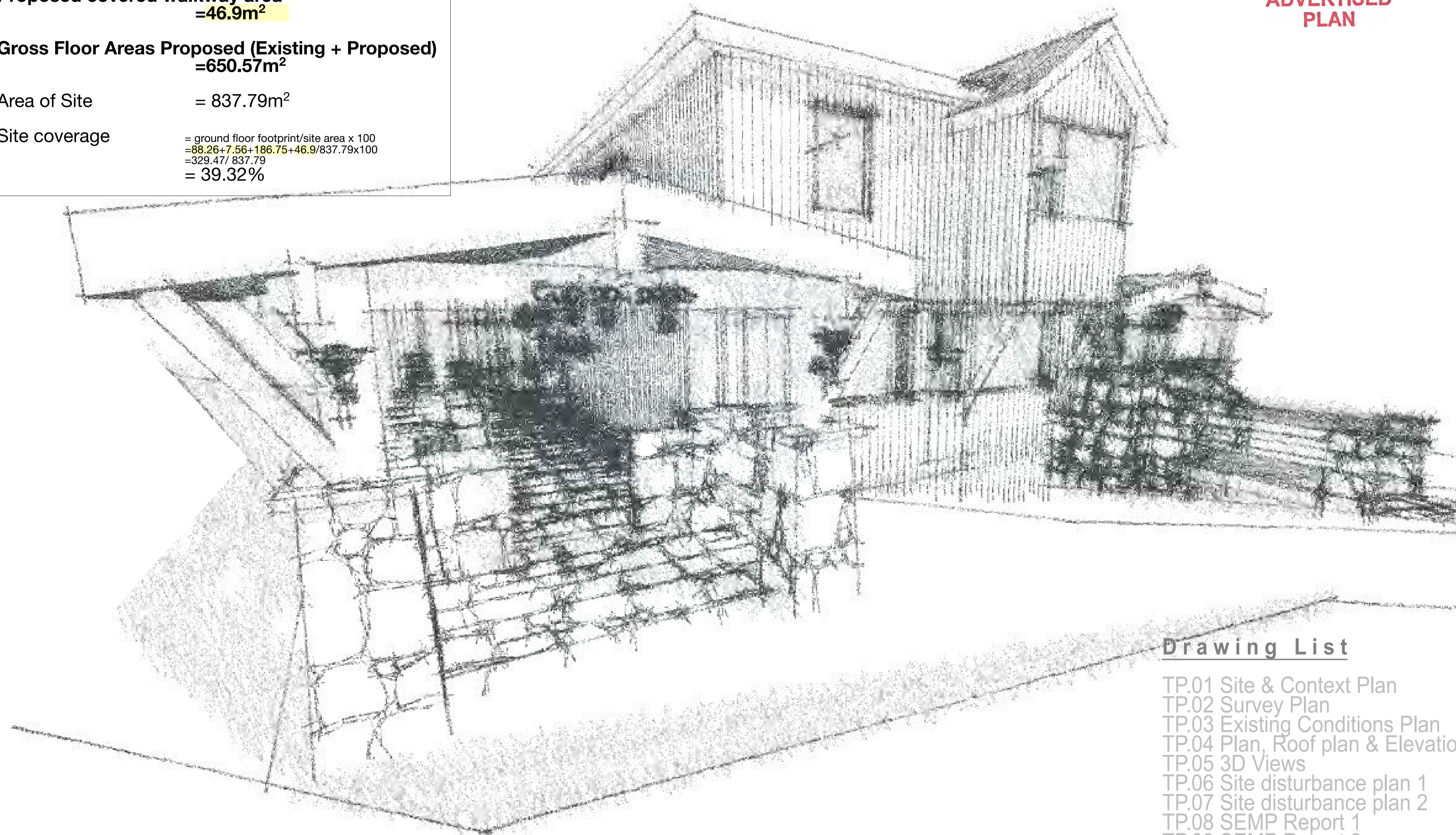
**Gross Floor Areas Proposed (Existing + Proposed)**  
=650.57m<sup>2</sup>

Area of Site = 837.79m<sup>2</sup>

Site coverage  
= ground floor footprint/site area x 100  
=88.26+7.56+186.75+46.9/837.79x100  
=329.47/ 837.79  
= 39.32%

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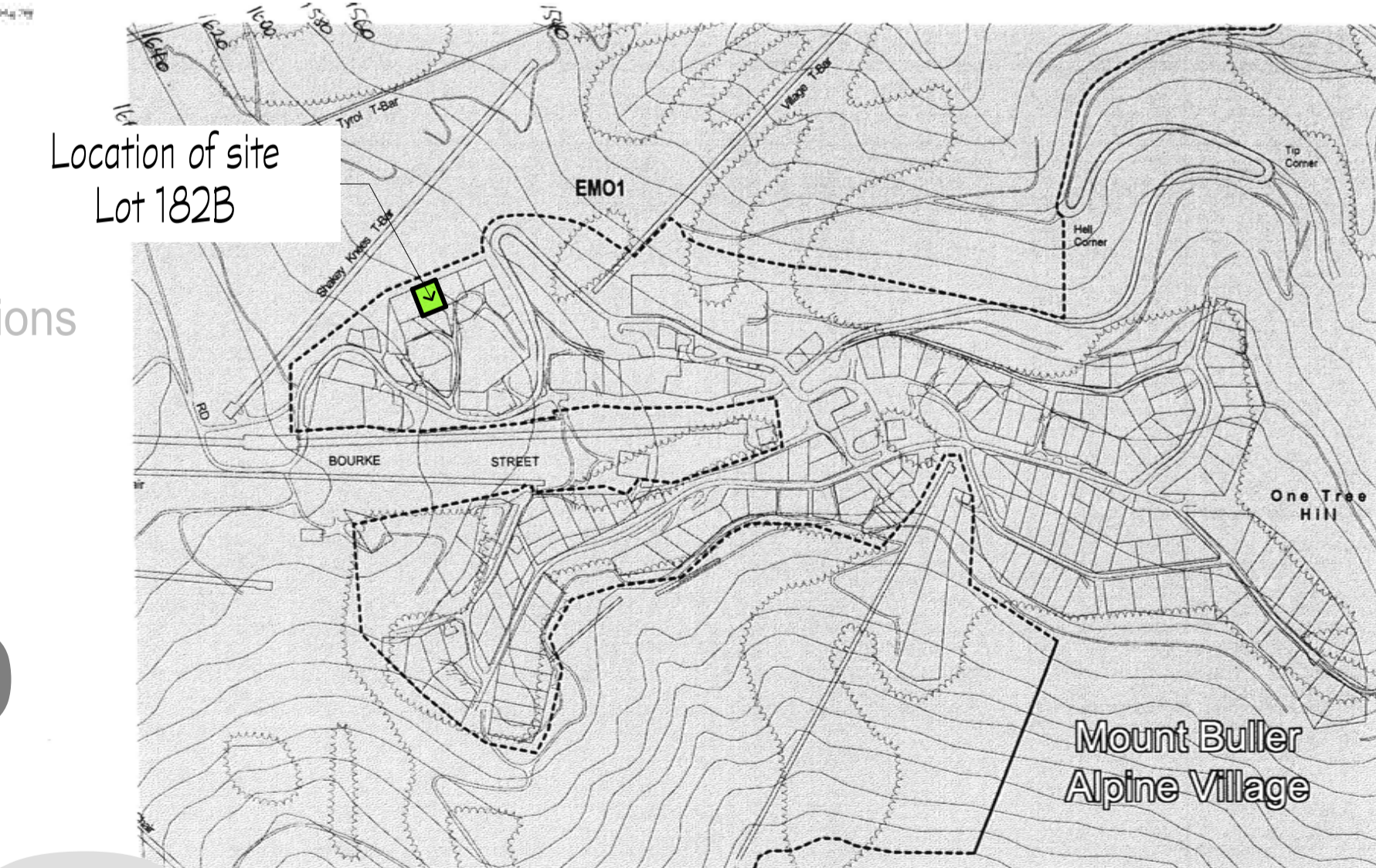
**ADVERTISED PLAN**



SITE PLAN 1:250 Approx.  
or Scale 1:500 @A3

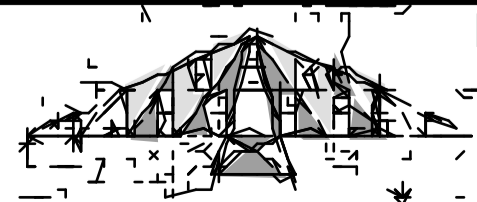
**Drawing List**

- TP.01 Site & Context Plan
- TP.02 Survey Plan
- TP.03 Existing Conditions Plan
- TP.04 Plan, Roof plan & Elevations
- TP.05 3D Views
- TP.06 Site disturbance plan 1
- TP.07 Site disturbance plan 2
- TP.08 SEMP Report 1
- TP.09 SEMP Report 2
- TP.10 SEMP Plan



CONTEXT PLAN N.T.S.

# Proposed Covered Walkway to Cuckoo Lodge

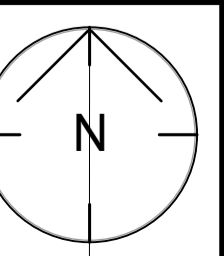


McINTYRE PARTNERSHIP P/L ARCHITECTS AND PLANNERS

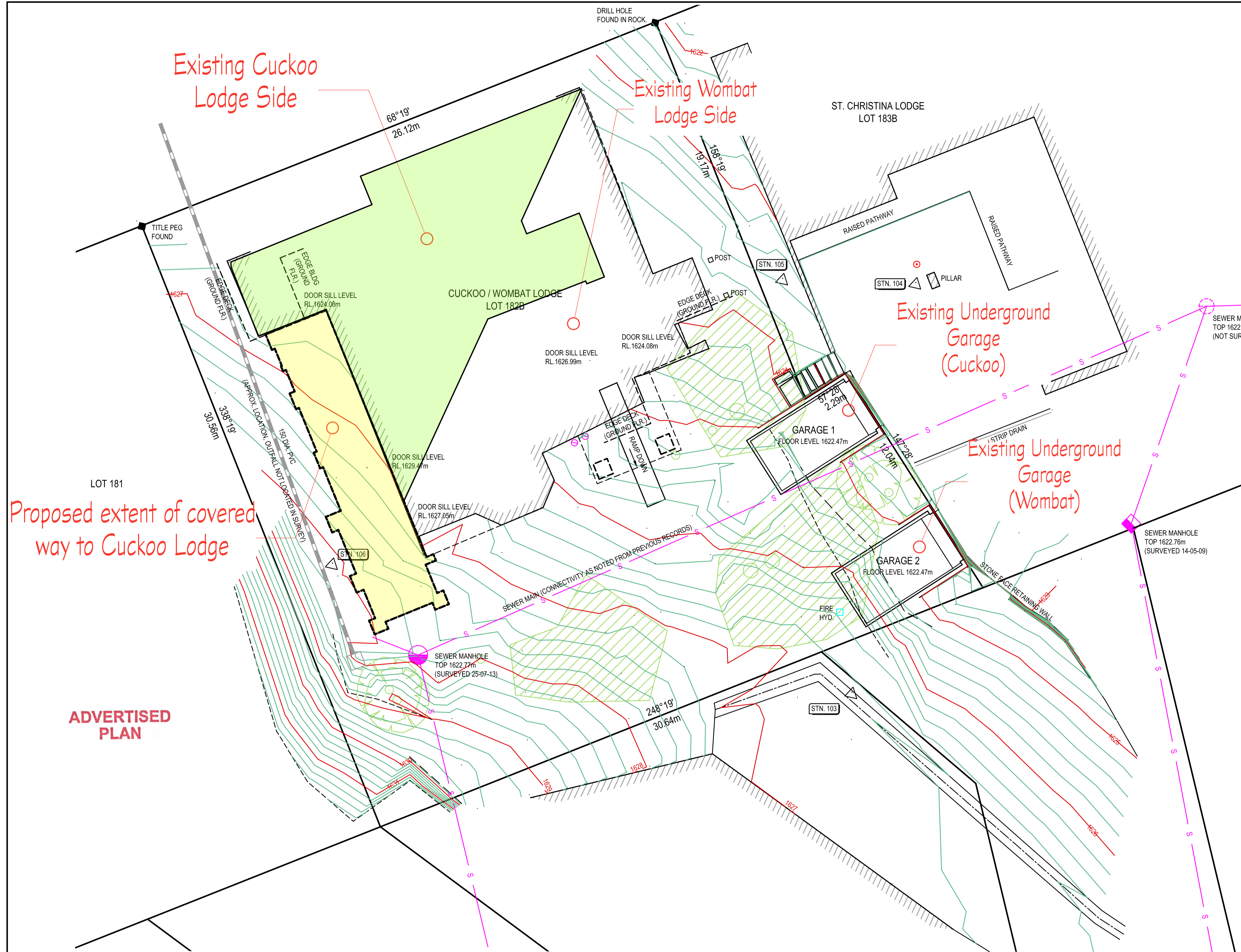
All dimensions are to be verified on site. Discrepancies are to be reported to the Architect for resolution prior to proceeding. Drawings must not be used for construction unless issued by the Architect as a Stamped Construction Set.

**Amendments and additions to Cuckoo Lodge Lot 182b Beehive Lane. Mt Buller.**

1309  
TP.1  
31/3/22



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**SURVEY TRAVERSE CO-ORDINATES TABULATION**

PT NO.	EASTING	NORTHING	ELEVATION	DESCRIPTION
PM90	450714.530	5888763.100	1634.200	RIVET IN INVERT KERB
STN100	450720.013	5888787.897	1633.802	G.I. NAIL IN CONCRETE ROAD JOIN
STN101	450726.639	5888836.371	1629.654	G.I. NAIL IN CONCRETE ROAD JOIN
STN102	450725.877	5888869.278	1626.228	G.I. NAIL IN CONCRETE ROAD / DRIVEWAY JOIN
STN103	450707.954	5888883.270	1626.869	CONCRETE NAIL IN SPOON DRAIN SAWCUT
STN104	450710.956	5888902.629	1622.326	G.I. NAIL IN CONCRETE DRIVEWAY JOIN
STN105	450704.665	5888902.820	1623.552	SPIKE IN GROUND
STN106	450683.402	5888889.354	1628.117	SPIKE IN GROUND

**GENERAL NOTES.**

- THESE PLANS HAVE BEEN PREPARED FOR McINTYRE PARTNERSHIP PTY LTD FROM A FIELD SURVEY FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
- BUILDINGS AND FENCES SHOWN ALONG BOUNDARY LINES ARE FOR IDENTIFICATION PURPOSES ONLY AND THE SAME IN RELATION TO THE TITLE BOUNDARIES HAS NOT BEEN DETERMINED BY THIS SURVEY.
- THE LOCATION OF SURFACE PITS, VALVE COVERS, ETC SHOWN HEREON HAVE BEEN NOTED FROM EXISTING RECORDS AND AS VARIATIONS WITH RECORDS MAY EXIST COMPLETE ACCURACY CANNOT BE GUARANTEED.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF FURTHER SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
- LEVELS SHOWN ARE IN METRES AND TO A.H.D. BASED ON CHANGUE EAST PM 90, RL. 1634.2m.
- FOR HORIZONTAL GEOMETRY & ORIENTATION SURVEY BASED ON CHANGUE EAST PM 90 & ROTATED TO TITLE PEGS LOCATED AT REAR OF LOT 182B. HORIZONTAL MISCLASURE IS 0.033m.

**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.

**NOTE !**  
 BEWARE OF EXISTING OVERHEAD POWER CABLES.

**REDUCED SCALE**

**ADVERTISED PLAN**

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

**LEGEND.**

STORMWATER PIPE	MINOR CONTOUR INTERVAL IS 0.20m	OVERHEAD ELECTRICITY	OHE
GRATED TOP ENTRY PIT	MAJOR CONTOUR INTERVAL IS 1.0m	UNDERGROUND ELECTRICITY	E
KERB AND CHANNEL	TREES	UNDERGROUND WATER MAIN	W
EDGE OF CONCRETE	TREE DRIP LINE	FIRE HYDRANT	F
INVERT OF TABLEDRAIN	SURVEY TRAVERSE POINT	TELSTRA CABLE	T
BUILDING WALL @ GROUND LEVEL		SEWER MAIN	S
BUILDING WALL @ GROUND FLOOR		SEWER MANHOLE	SM
		GAS MAIN	G

DESIGNED: Glen Ryan  
 DRAFTED: Karen Tidd  
 VERIFIED: July 2013  
 July 2013

A	INITIAL DRAFT	26-07-13
REV	AMENDMENTS	DATE

0 1 2 4m  
 SCALE 1:100 @ A1  
 SCALE 1:200 @ A3

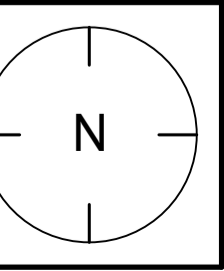
**GMR Engineering Services**  
**McIntyre Partnership Pty Ltd**  
**Wombat & Cuckoo Lodge Garage Connection**  
 Beehive Lane, Mount Buller.

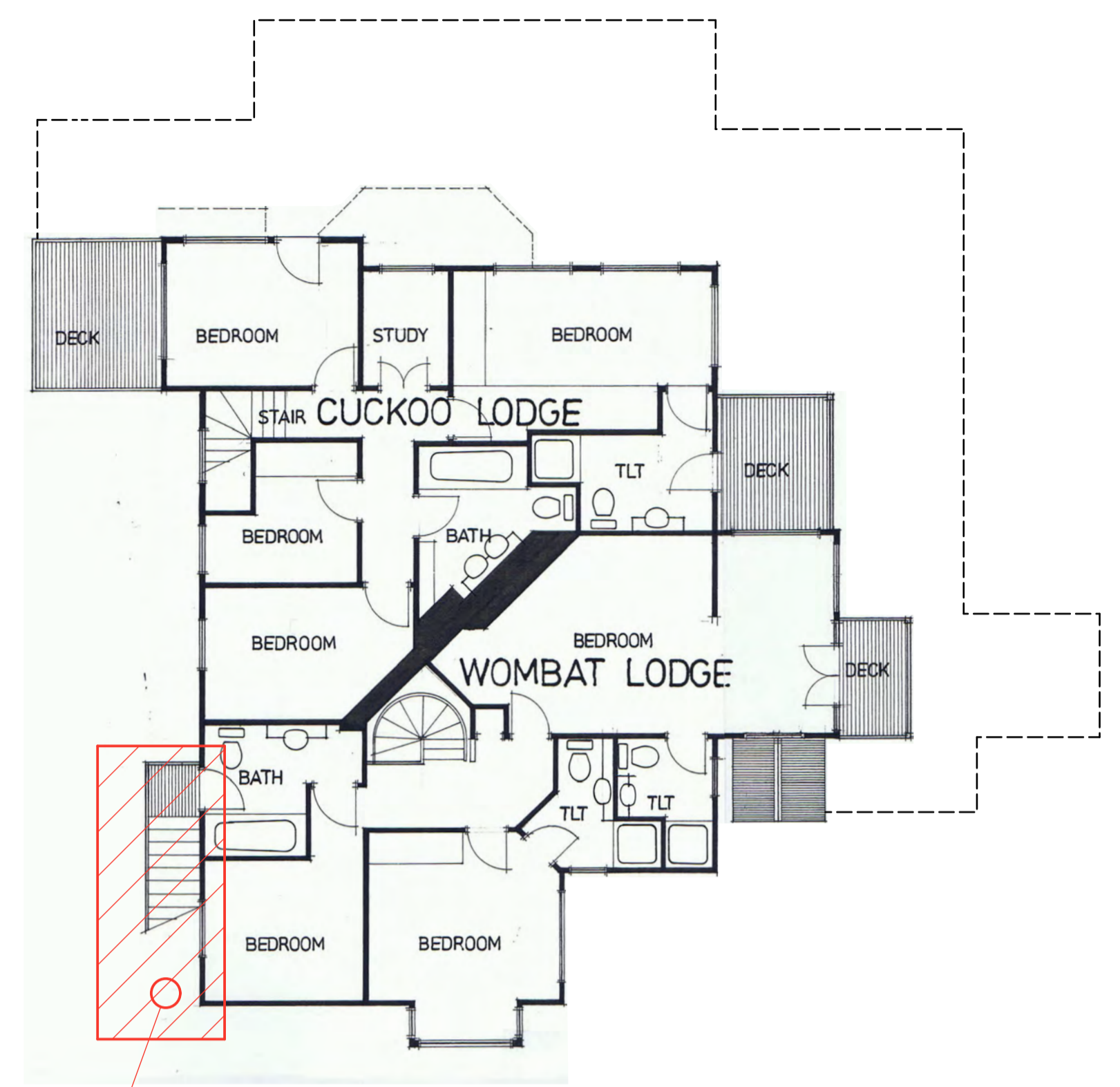
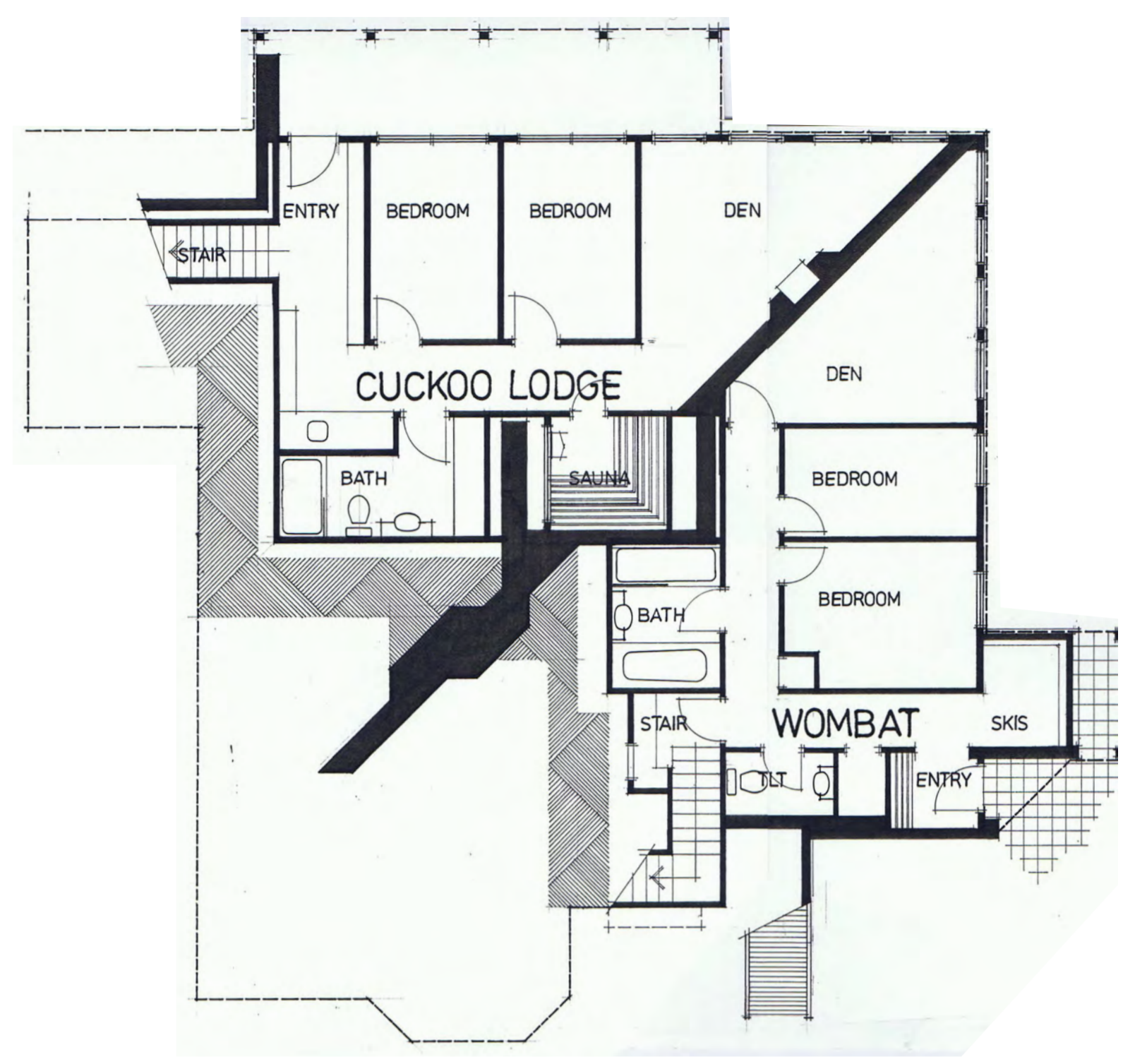
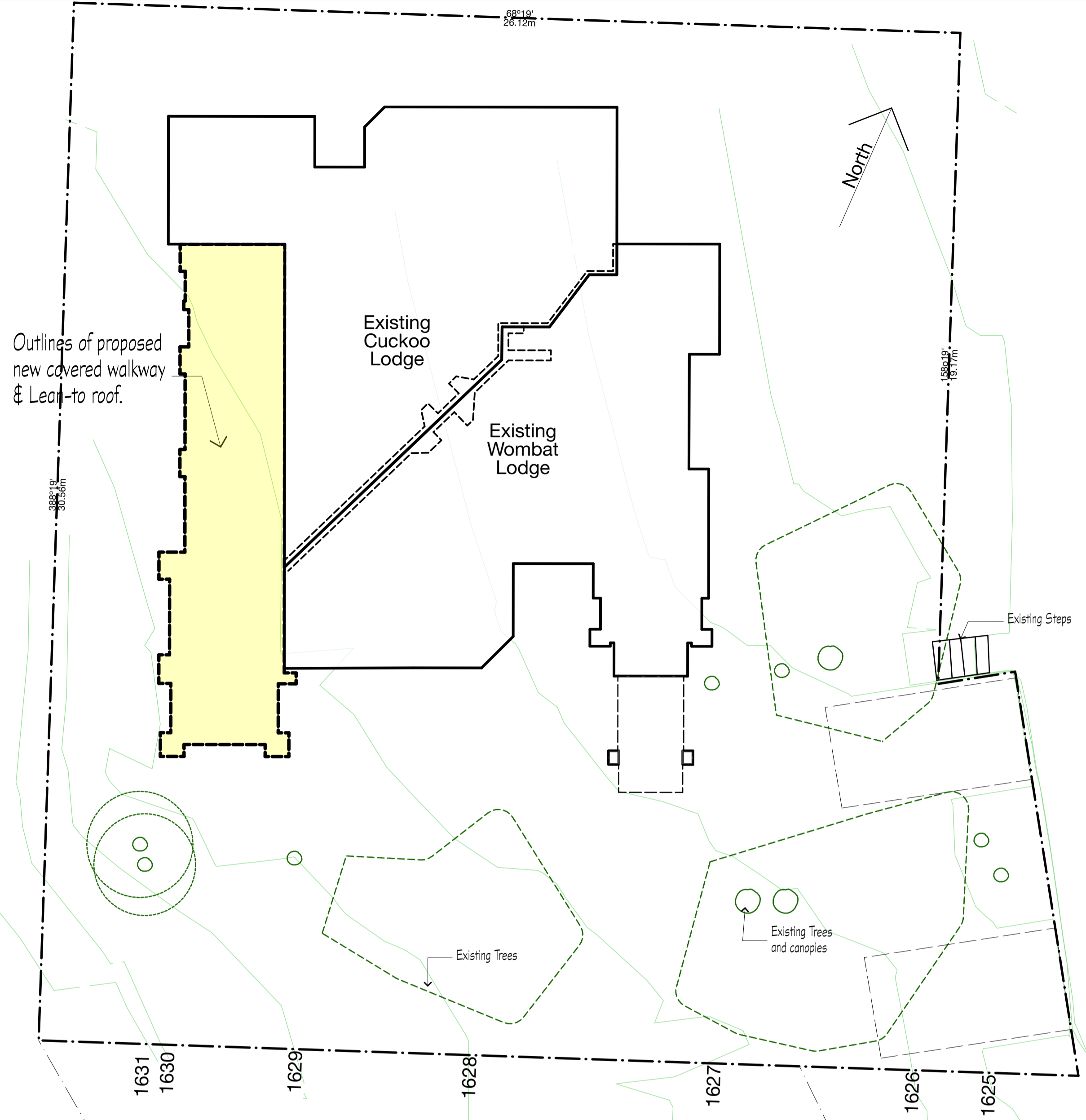
Existing Conditions Layout Plan  
 Drawing No. GMR09001-12-1.01  
 Revision. A Sheet No. 1  
 GMR09001-12-1.01 existing conditions survey.dwg

All dimensions are to be verified on site. Discrepancies are to be reported to the Architect for resolution prior to proceeding. Drawings must not be used for construction unless issued by the Architect as a Stamped Construction Set.

**Amendments and additions to Cuckoo Lodge Lot 182b Beehive Lane. Mt Buller.**

DRAWING NUMBER  
**1309**  
**TP.2**  
 DATE  
**31/3/22**





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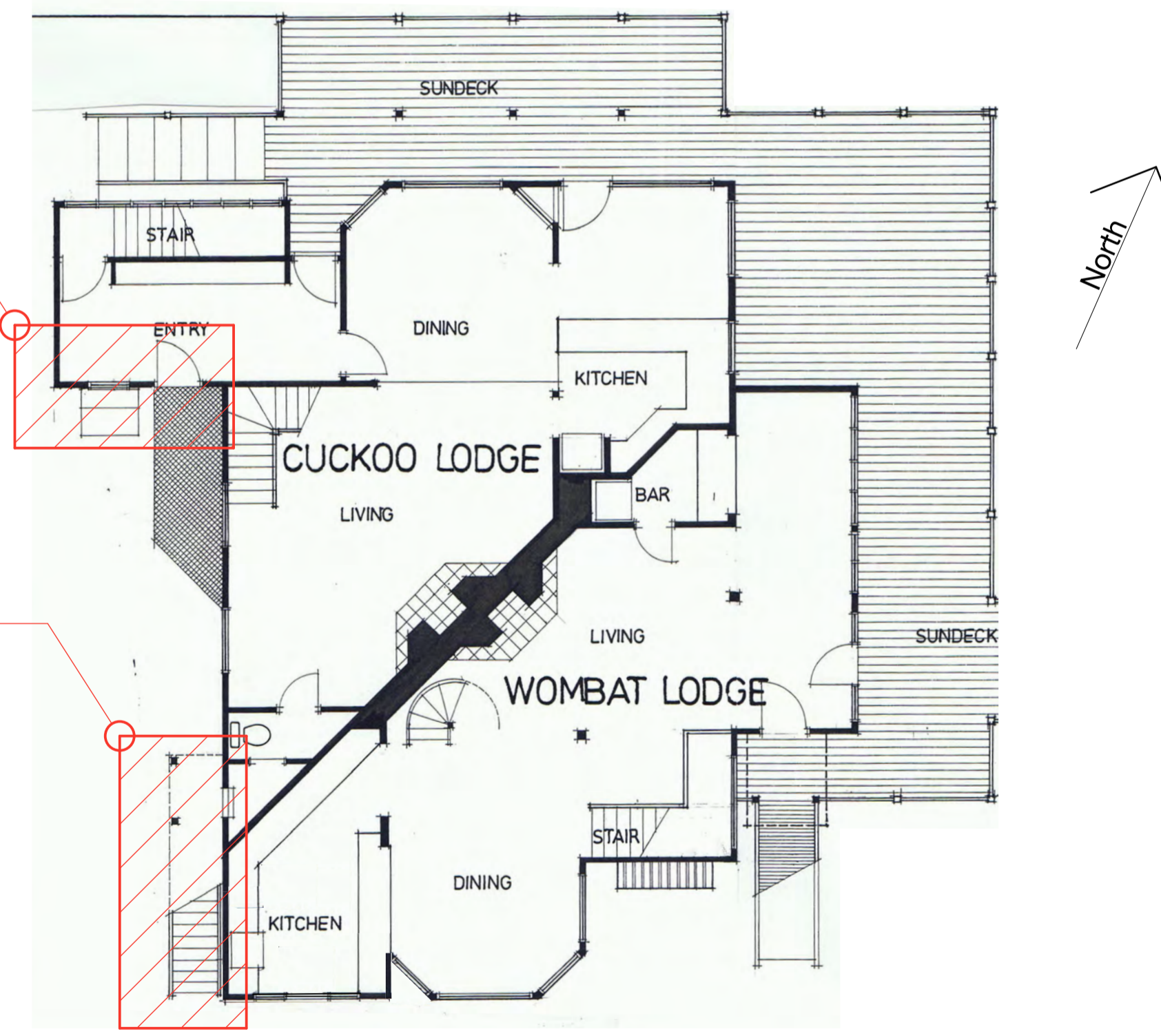
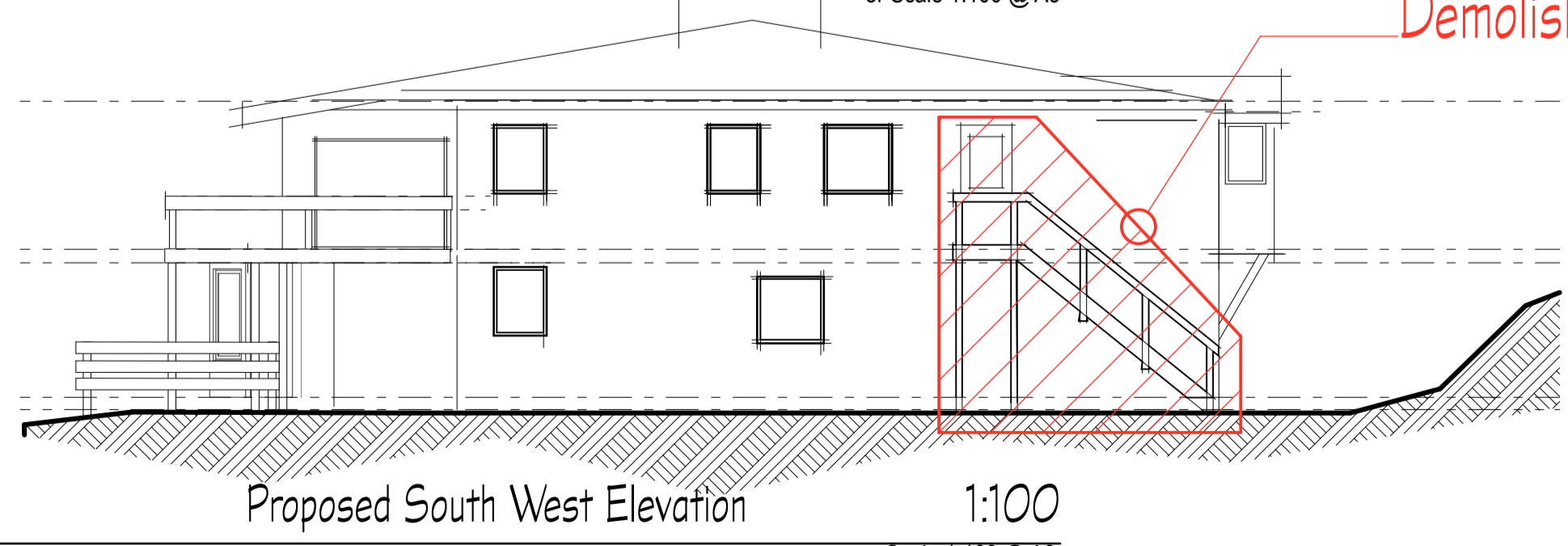
Demolish existing stairs

Make new opening for new doorway and sidelight windows

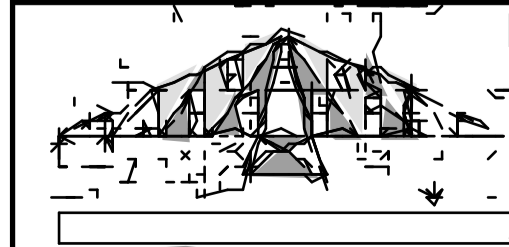
Demolish existing stairs

Demolish existing stairs

Proposed new entry gable, lean to roof and covered walkway



ADVERTISED PLAN

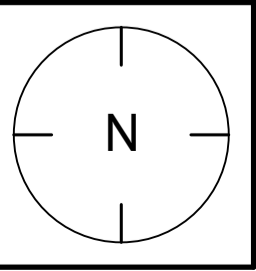


McINTYRE PARTNERSHIP P/L ARCHITECTS AND PLANNERS

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**Amendments and additions to Cuckoo Lodge**  
**Lot 182b Beehive Lane. Mt Buller.**

1309  
 TP.3  
 31/3/22

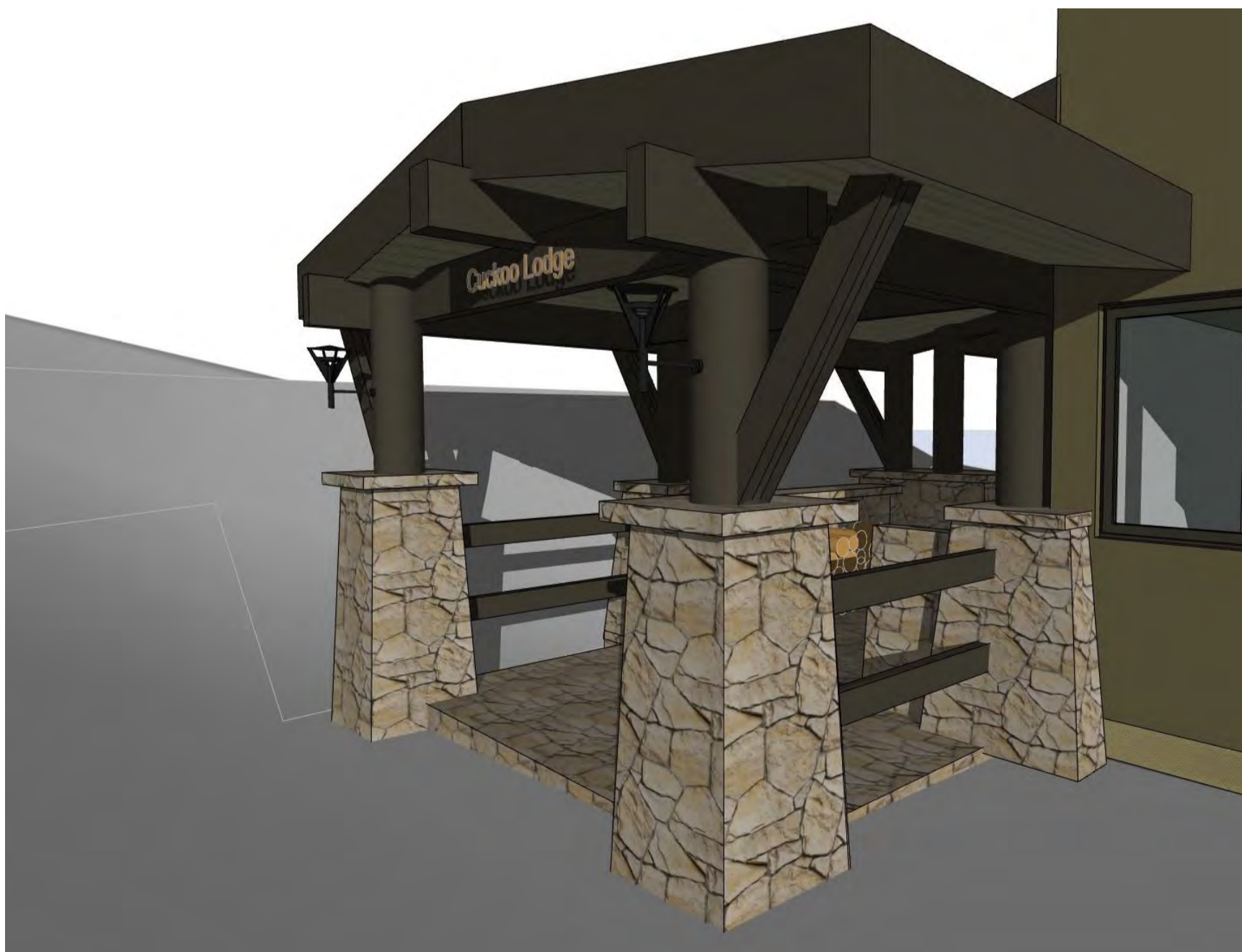




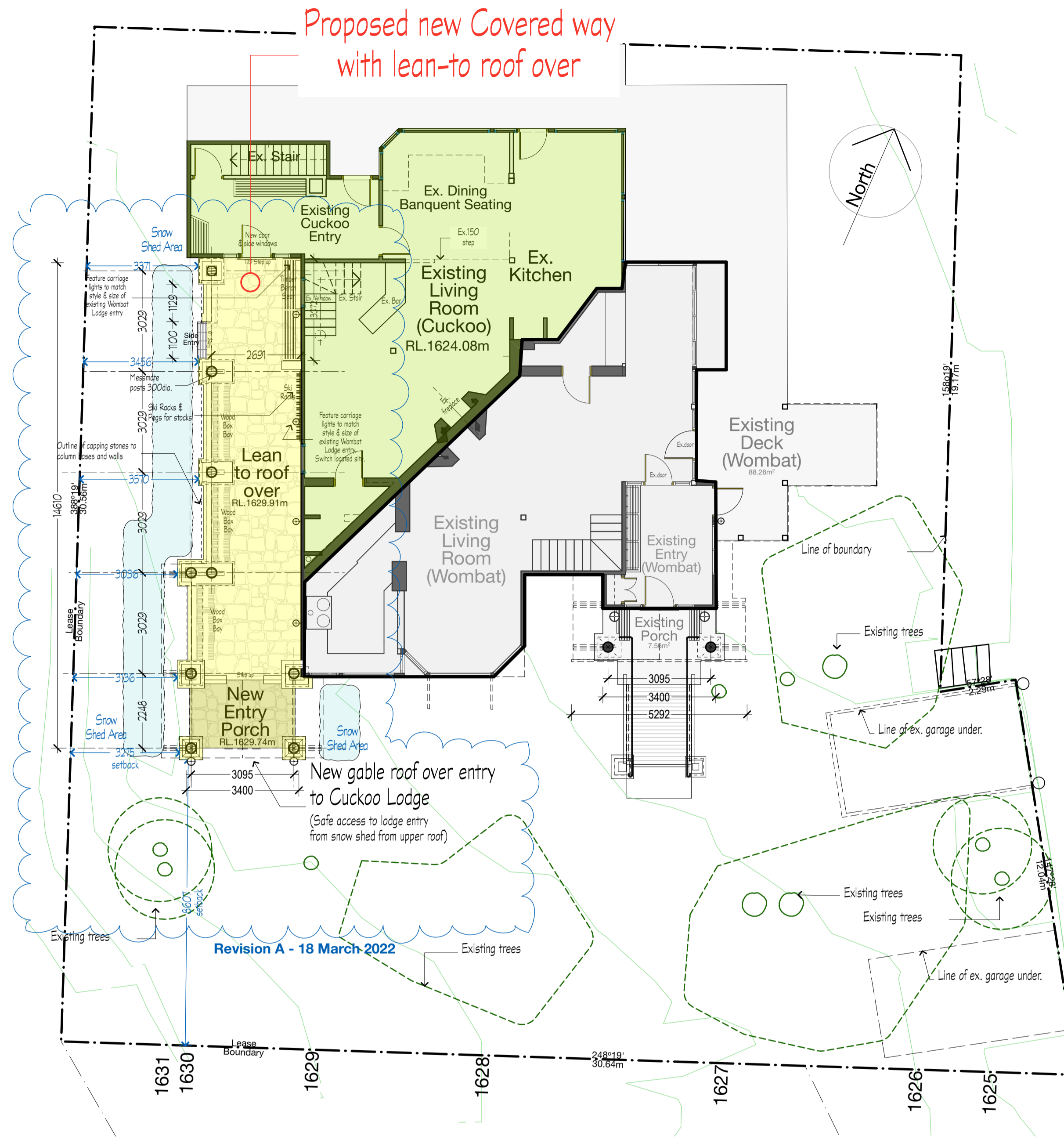
Proposed Cuckoo Entry View 1



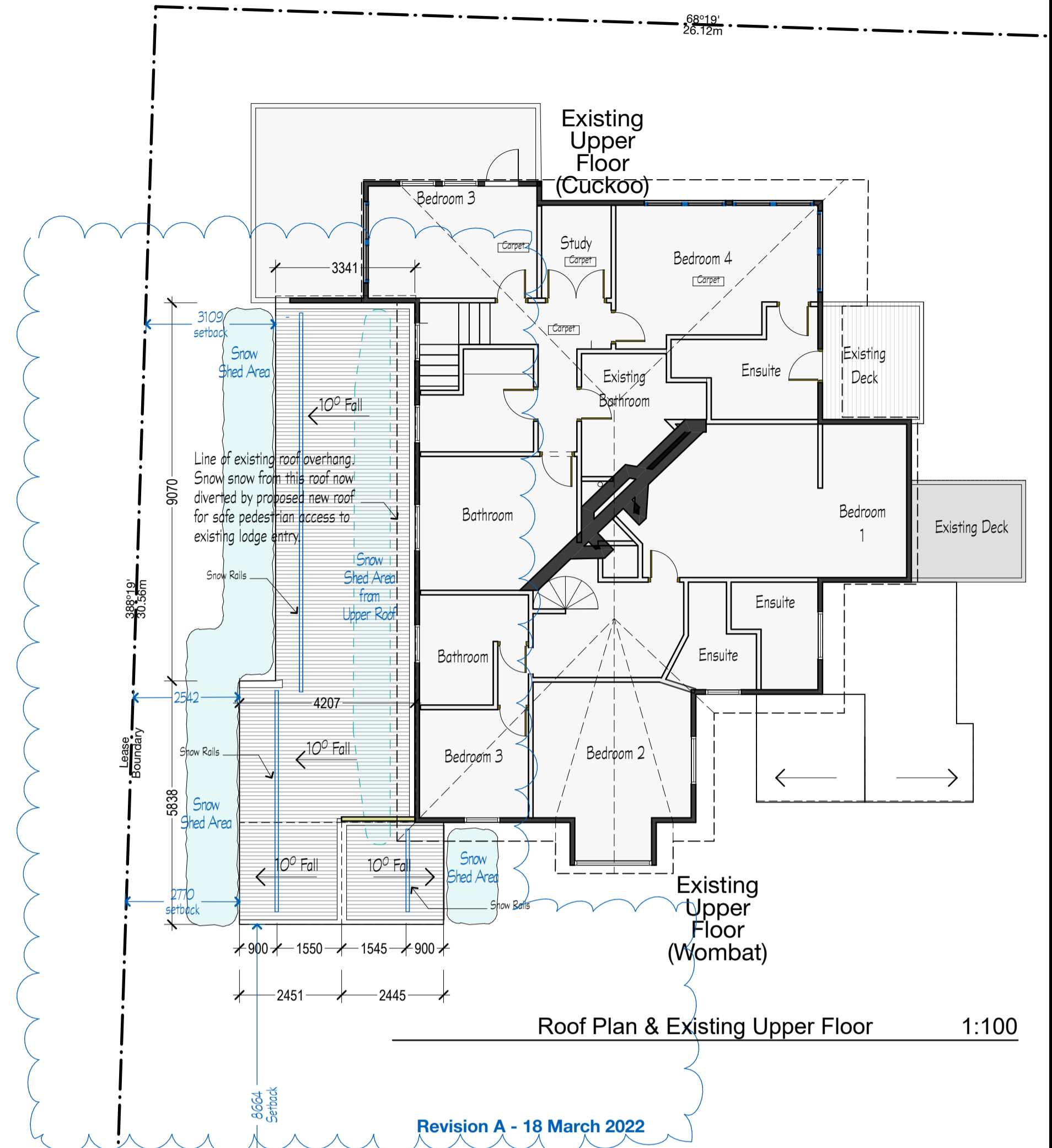
Proposed Cuckoo Entry View 2



Proposed Cuckoo Entry View 3



Proposed Ground Floor Plan Showing New Covered Walkway 1:100



Roof Plan & Existing Upper Floor 1:100

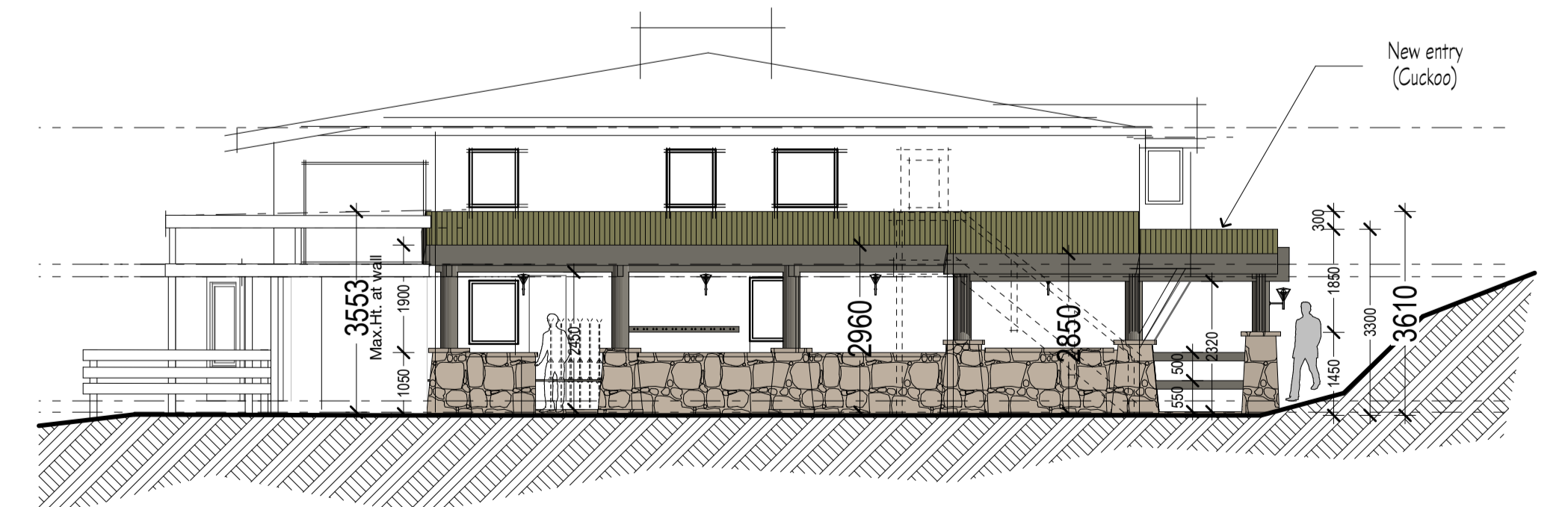
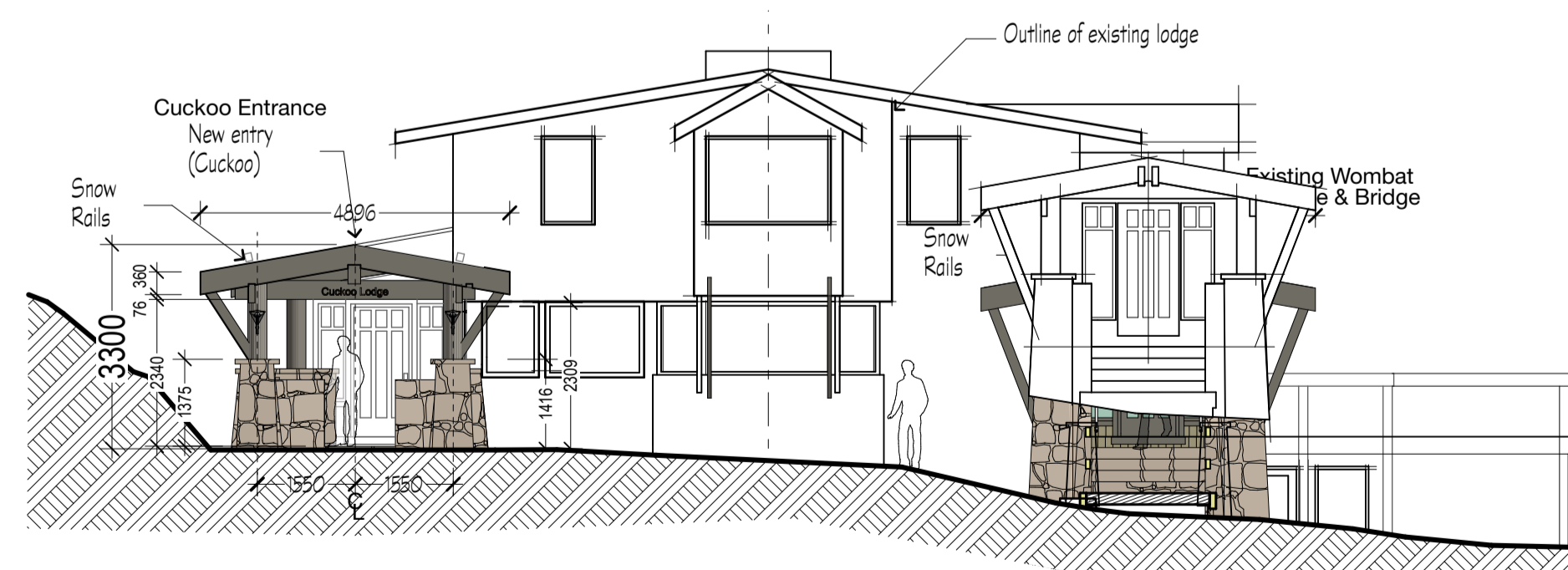
**Proposed Finishes Schedule**

The following requirements to build to the standard outlined in AS 3959-2018 Section 5. Construction for BAL 40.

- Paving slab** - Concrete paving slab with selected stone pavers
- Base Walls** - Selected local stone laid in course random in in cement and mortar course.
- Columns** - Selected HD bushfire resisting timber in ash Silvertop, Blackbutt, Spotted gum or Red Iron bark with min 300mm dia.
- Soffit lining** - Selected non combustible 9mm FC sheet with grooved profile painted finish in muted tone to match.
- Beams and rafters** - Selected HD bushfire resisting timber in ash Silvertop, Blackbutt, Spotted gum or Red Iron bark or mild steel beams and rafters selected paint finish.
- Roofs** - Roofing sheeting to be Lysaght KlipLok Hi-Strength 700 or custom orb roofing sheeting with approved fixing appropriate for terrain category. Colour Finish - Colourbond 'Basalt' Matt non reflective to match existing.

**ADVERTISED PLAN**

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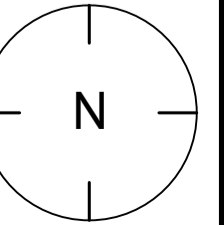


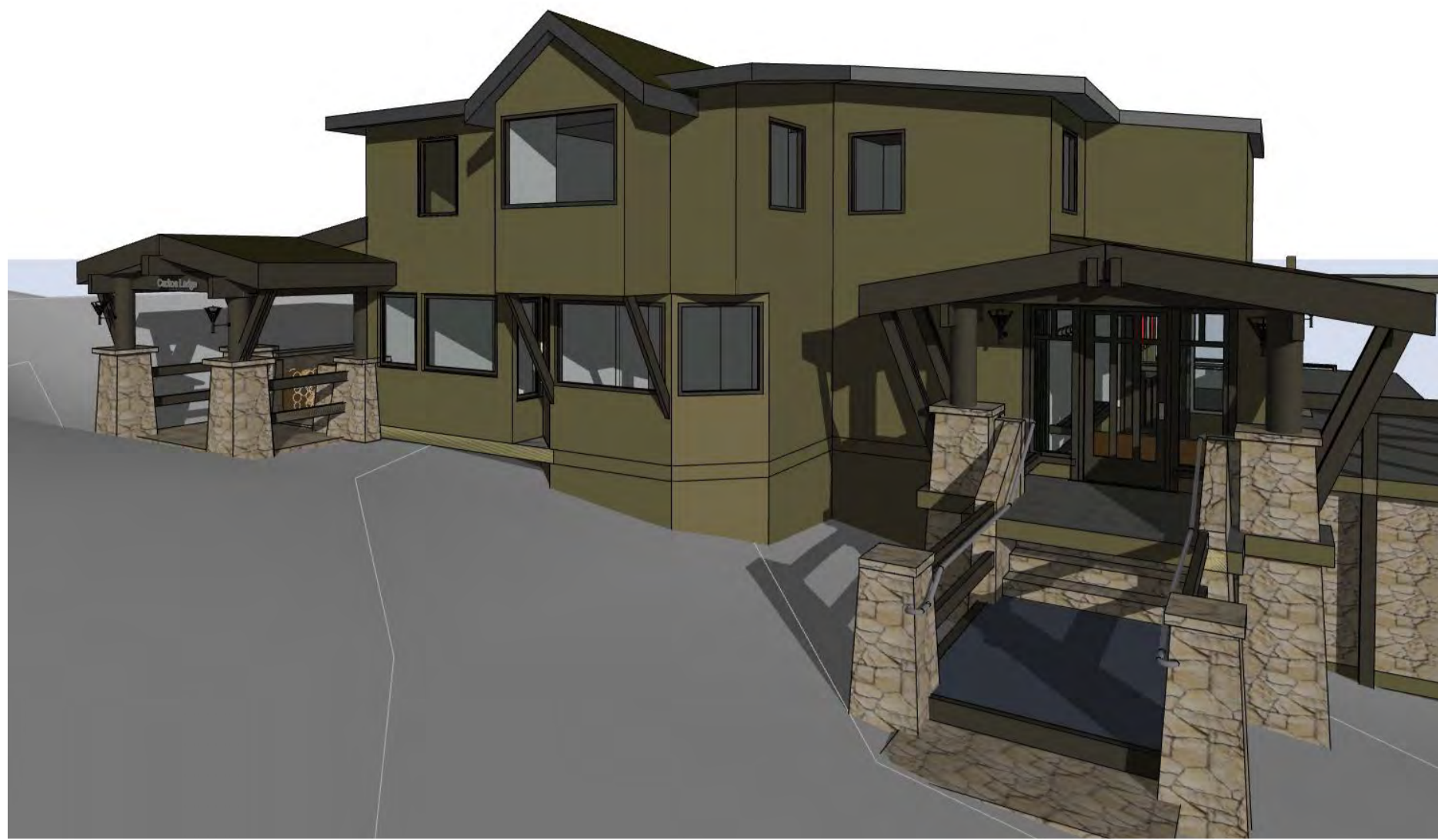
Revision A - 18 March 2022  
 - Dims to setbacks  
 - Lease boundaries  
 - Planned snowshed areas

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**Amendments and additions to Cuckoo Lodge Lot 182b Beehive Lane. Mt Buller.**

1309  
 TP.4a  
 31/3/22





Proposed Cuckoo Entry View 4 1:215



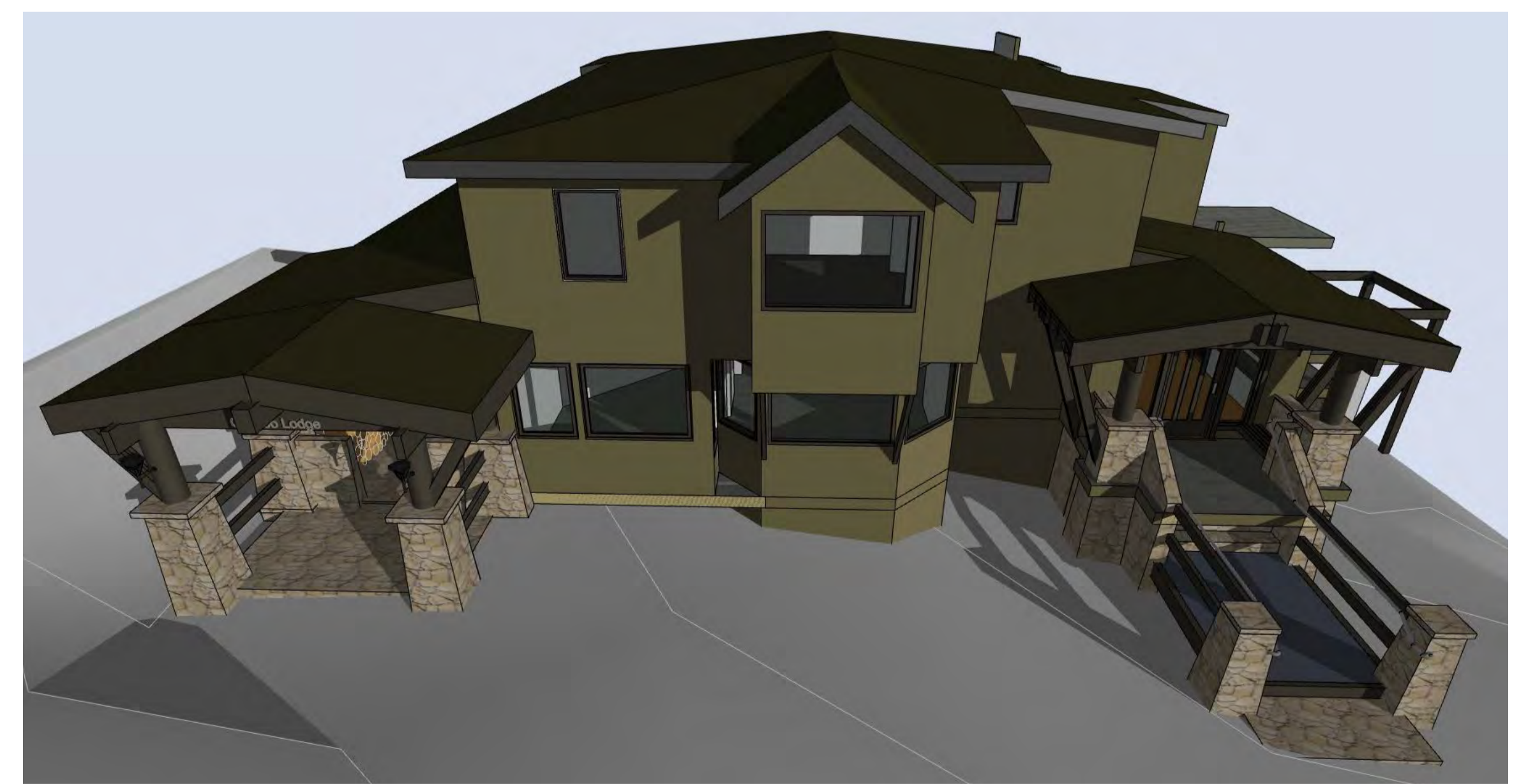
Proposed Cuckoo Entry View 5



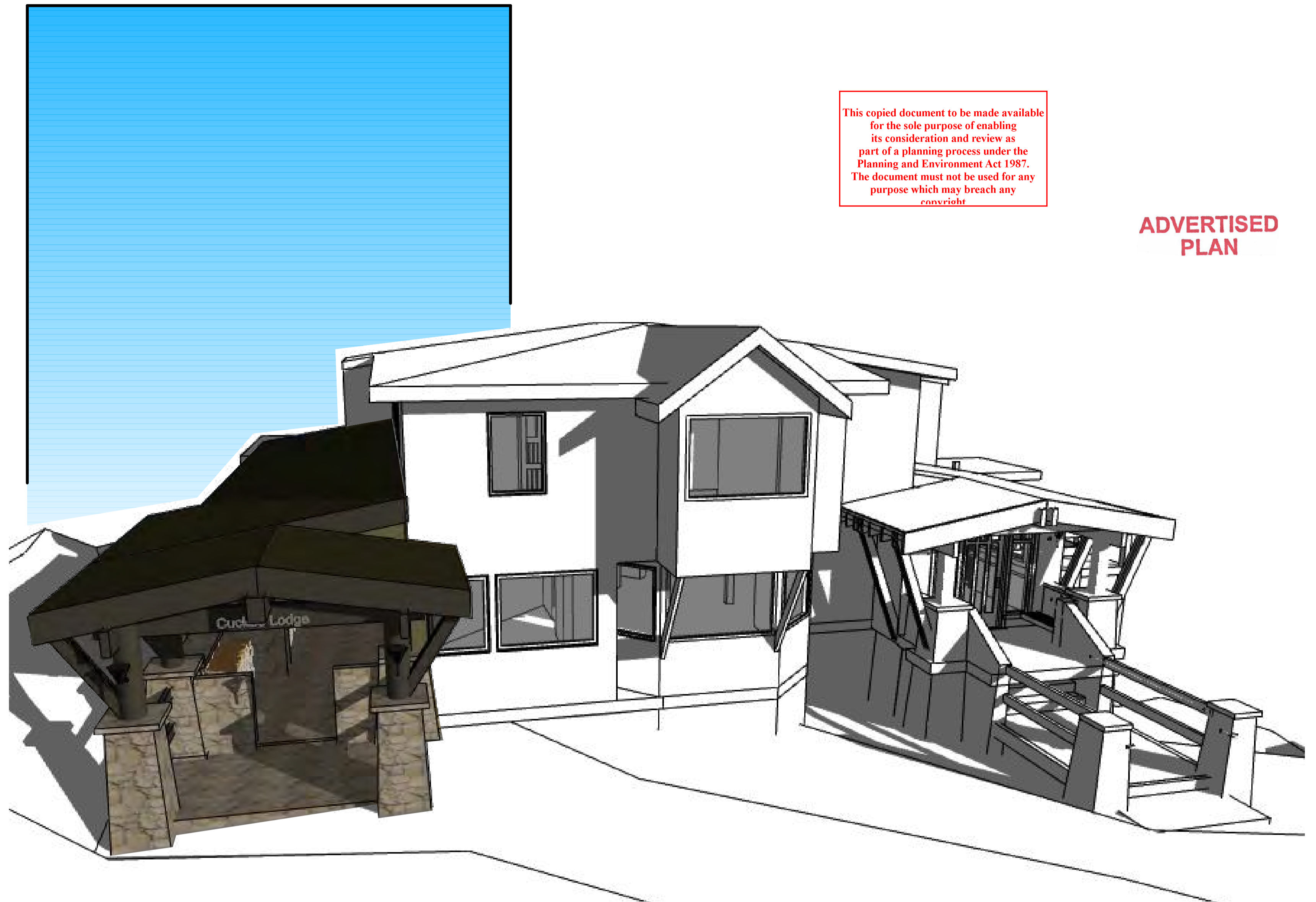
Proposed Cuckoo Entry View 6



Proposed Cuckoo Entry View 8



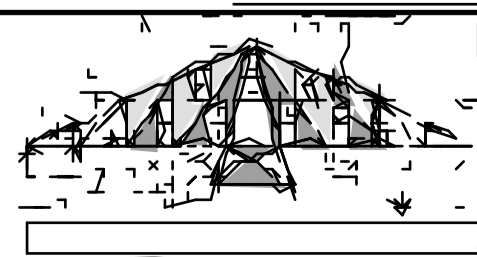
Proposed Cuckoo Entry View 9



Proposed Cuckoo Entry View 10

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ADVERTISED PLAN



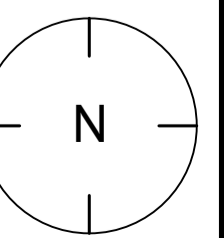
McINTYRE PARTNERSHIP P/L ARCHITECTS AND PLANNERS

2 HODGSON STREET KEW VICTORIA 3101 ph 9853 7654 fax 9853 6618 email mcintyre@bigpond.com RAIA Registration C108 ABN 38 005 592 101

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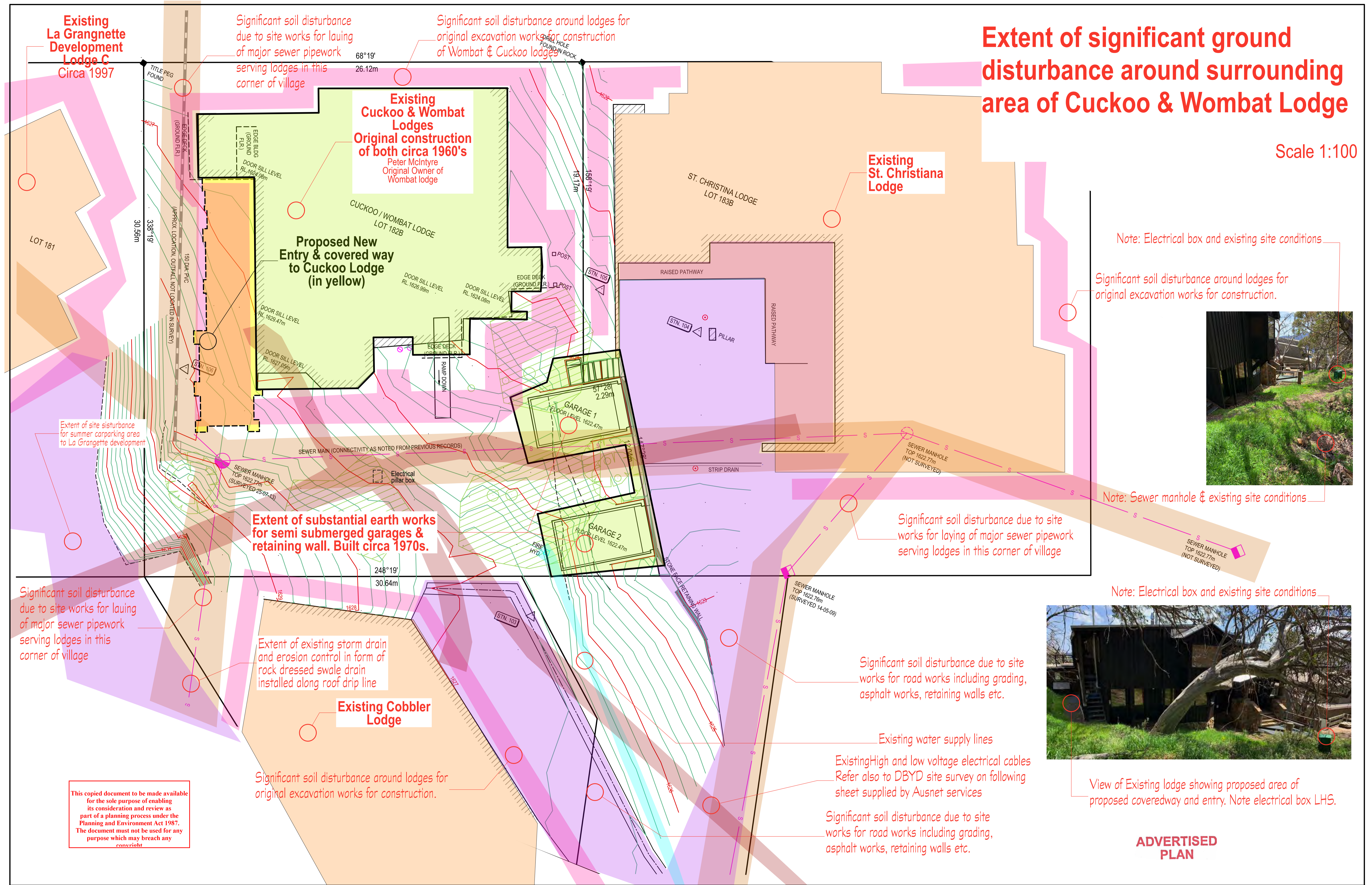
**Amendments and additions to  
Cuckoo Lodge  
Lot 182b Beehive Lane. Mt Buller.**

1309  
TP.5  
31/3/22



# Extent of significant ground disturbance around surrounding area of Cuckoo & Wombat Lodge

Scale 1:100



Significant soil disturbance due to site works for laying of major sewer pipework serving lodges in this corner of village

Significant soil disturbance around lodges for original excavation works for construction of Wombat & Cuckoo lodges

**Existing Cuckoo & Wombat Lodges**  
Original construction of both circa 1960's  
Peter McIntyre Original Owner of Wombat lodge

**Proposed New Entry & covered way to Cuckoo Lodge (in yellow)**

**Existing St. Christina Lodge**

**Extent of substantial earth works for semi submerged garages & retaining wall. Built circa 1970s.**

Significant soil disturbance due to site works for laying of major sewer pipework serving lodges in this corner of village

Extent of existing storm drain and erosion control in form of rock dressed swale drain installed along roof drip line

**Existing Cobble Lodge**

Significant soil disturbance around lodges for original excavation works for construction.

Significant soil disturbance due to site works for laying of major sewer pipework serving lodges in this corner of village

Significant soil disturbance due to site works for road works including grading, asphalt works, retaining walls etc.

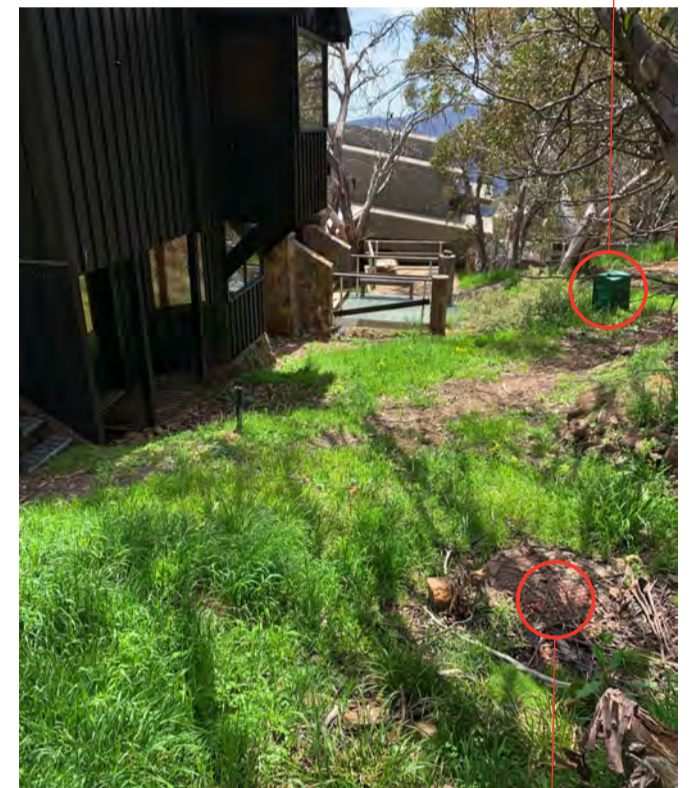
Existing water supply lines

Existing High and low voltage electrical cables Refer also to DBYD site survey on following sheet supplied by Ausnet services

Significant soil disturbance due to site works for road works including grading, asphalt works, retaining walls etc.

Note: Electrical box and existing site conditions

Significant soil disturbance around lodges for original excavation works for construction.



Note: Sewer manhole & existing site conditions

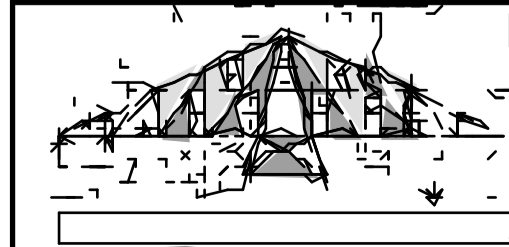
Note: Electrical box and existing site conditions



View of Existing lodge showing proposed area of proposed coveredway and entry. Note electrical box LHS.

**ADVERTISED PLAN**

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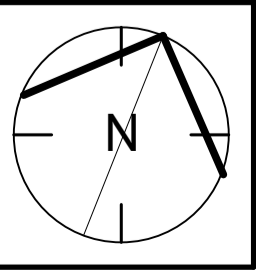


McINTYRE PARTNERSHIP P/L ARCHITECTS AND PLANNERS

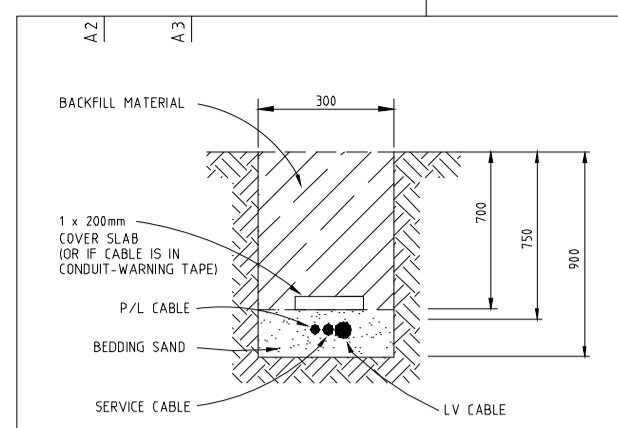
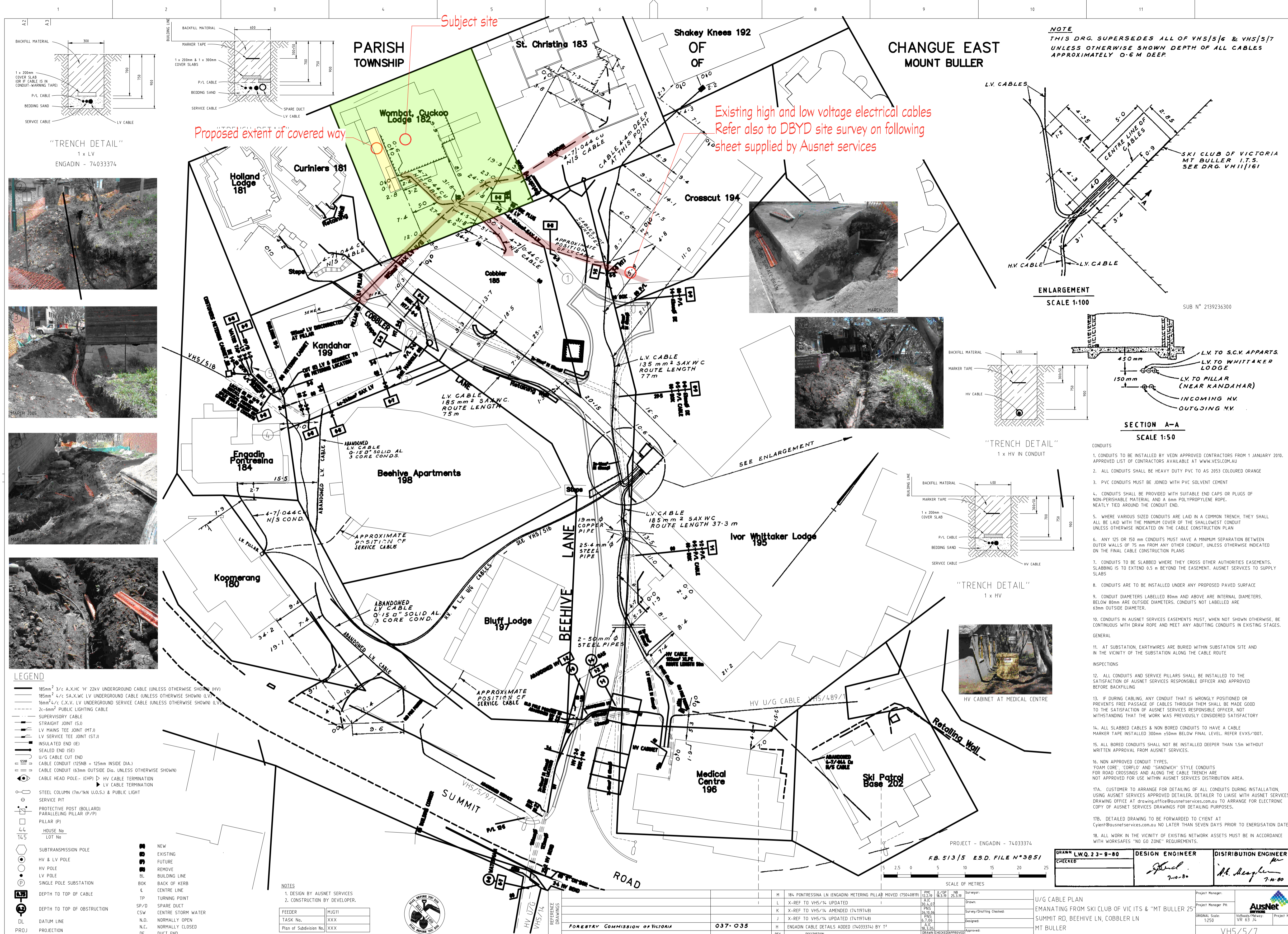
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**Amendments and additions to Cuckoo Lodge**  
**Lot 182b Beehive Lane. Mt Buller.**

DB NUMBER  
**1309**  
DRAWING NUMBER  
**TP6**  
ISSUE DATE  
**31/3/22**



2 HODGSON STREET KEW VICTORIA 3101 ph 9853 7654 fax 9853 6618 email mcintyre@bigpond.com RAIA Registration C108 ABN 38 005 592 101



"TRENCH DETAIL"  
1 x LV  
ENGADIN - 74033374



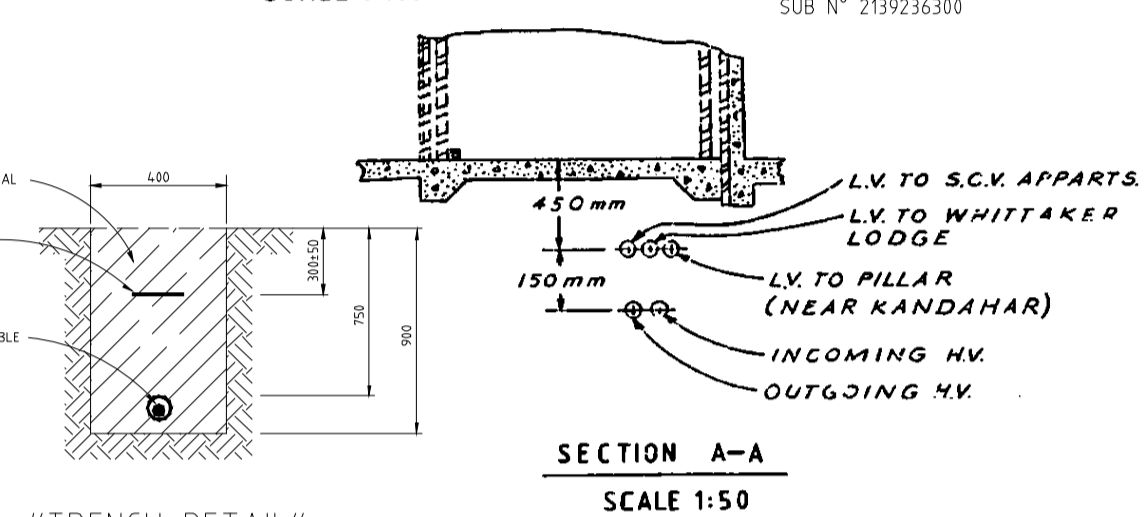
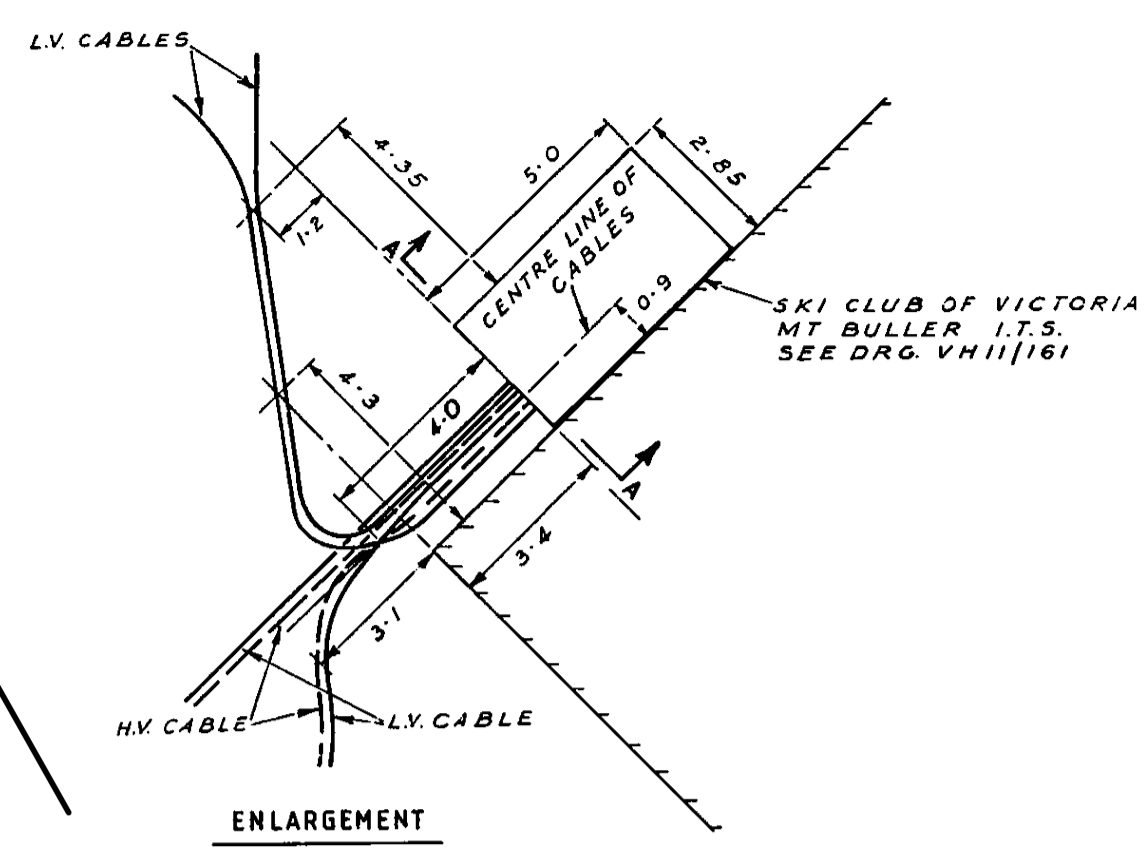
- LEGEND**
- 185mm<sup>2</sup> 3/4 A.X.H.C. 11kV 22kV UNDERGROUND CABLE (UNLESS OTHERWISE SHOWN) (HV)
  - 185mm<sup>2</sup> 4/4 S.A.X.W.C. LV UNDERGROUND CABLE (UNLESS OTHERWISE SHOWN) (LV)
  - 16mm<sup>2</sup> 4/4 L.V.V. LV UNDERGROUND SERVICE CABLE (UNLESS OTHERWISE SHOWN) (LV)
  - 21-6mm<sup>2</sup> PUBLIC LIGHTING CABLE
  - SUPERVISORY CABLE
  - STRAIGHT JOINT (S)
  - LV MAINS TEE JOINT (MT)
  - LV SERVICE TEE JOINT (ST)
  - INSULATED END (IE)
  - SEALED END (SE)
  - U/G CABLE CUT END
  - CABLE CONDUIT (125x80 = 125mm INSIDE DIA.)
  - CABLE CONDUIT (63mm OUTSIDE DIA. UNLESS OTHERWISE SHOWN)
  - CABLE HEAD POLE - (CHP) - HV CABLE TERMINATION
  - LV CABLE TERMINATION
  - STEEL COLUMN (76x76x4 U.O.S.) & PUBLIC LIGHT SERVICE PIT
  - PROTECTIVE POST (BOLLARD)
  - PARALLELING PILLAR (PP)
  - PILLAR (PI)
  - HOUSE No.
  - LOT No.
  - NEW
  - EXISTING
  - FUTURE
  - REMOVE
  - BUILDING LINE
  - BACK OF KERB
  - CENTRE LINE
  - TURNING POINT
  - SP/D SPARE DUCT
  - CSW CENTRE STORM WATER
  - N.O. NORMALLY OPEN
  - N.C. NORMALLY CLOSED
  - DUCT END

**NOTES**

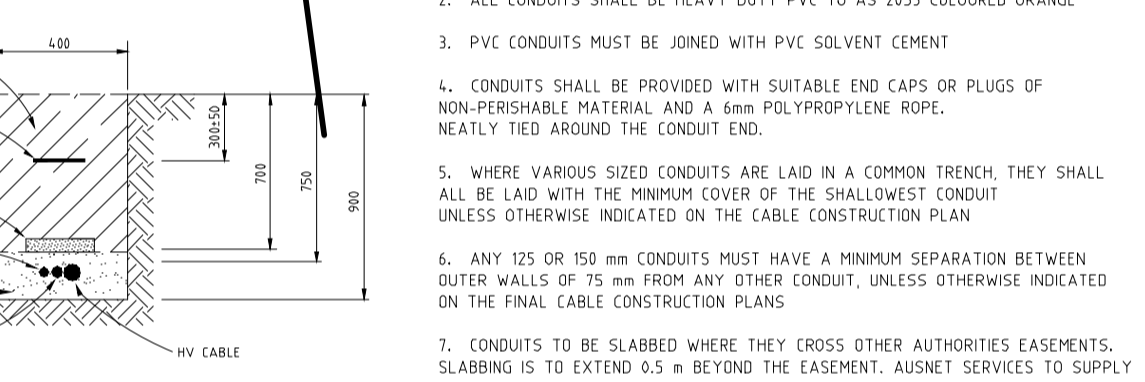
- DESIGN BY AUSNET SERVICES
- CONSTRUCTION BY DEVELOPER.

FEEDER	MJG11
TASK No.	XXX
Plan of Subdivision No.	XXX

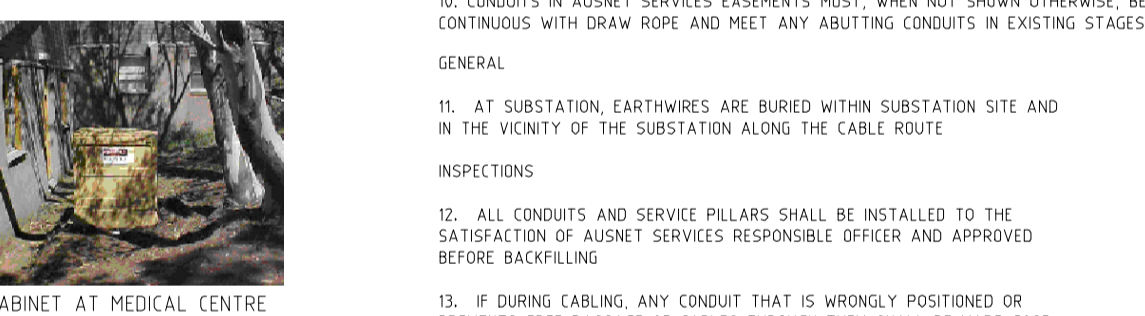
**NOTE**  
THIS DRG. SUPERSEDES ALL OF VHS/5/6 & VHS/5/7 UNLESS OTHERWISE SHOWN DEPTH OF ALL CABLES APPROXIMATELY 0.6 M DEEP.



"TRENCH DETAIL"  
1 x HV IN CONDUIT



"TRENCH DETAIL"  
1 x HV



HV CABINET AT MEDICAL CENTRE

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**ADVERTISED PLAN**

PROJECT - ENGADIN - 74033374  
FB. 513/5 E.S.D. FILE N°3851

DRAWN LWQ.23-8-80	DESIGN ENGINEER	DISTRIBUTION ENGINEER
CHECKED	<i>[Signature]</i>	<i>[Signature]</i>

U/G CABLE PLAN	Project Manager
EMANATING FROM SKI CLUB OF VIC TS & MT BULLER ZS	Project Manager PH
SUMMIT RD, BEEHIVE LN, COBBLER LN	Project No.
MT BULLER	Project No.

**DBYD (Dial before you dig) - Ausnet Map showing extent of significant ground disturbance around surrounding locality of Cuckoo & Wombat Lodge in relation to legacy Electrical Services locations and maintenance works.**

Not to Scale

All dimensions are to be verified on site. Discrepancies are to be reported to the Architect for resolution prior to proceeding. Drawings must not be used for construction unless issued by the Architect as a Stamped Construction Set.

**Amendments and additions to Cuckoo Lodge Lot 182b Beehive Lane. Mt Buller.**

**ADVERTISED  
PLAN**

**SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)  
INFORMATION SHEET**

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

**OBJECTIVES OF A SEMP**

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

**THE PROCESS**

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

**SUBMISSION**

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

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

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

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

**Please note:**

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

- Flora, fauna and Net Gain assessments.
- A Cultural Heritage Management Plan.

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

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

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

Alpine Resorts Planning SEMP 1

**PART A  
SITE ENVIRONMENTAL MANAGEMENT PLAN COVER  
FORM**

**Site Location**

Cuckoo Lodge Site 182b Beehive Lane, Mt. Buller.

**Project Description**

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

**General:** The extent of works comprise of a covered walkway the the west side of existing cuckoo lodge. Approx. 3.4 wide x 14.6m long. The addition comprises of stone walls, oversized posts, and beams and roof over, stone paving with gable entry to match existing gable entry to neighbour and adjoining lodge.

**Existing Vegetation:** New works are intended to be clear of existing vegetation and limited to the open area immediately west of Cuckoo Lodge. Currently no vegetation in this area and no vegetation is intended to be effected.

**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

The Builder/Project Manager is to be nominated as .....TO BE ADVISED.

**Construction Schedule**

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

**Note:**

*Outside construction activity is generally only permitted between 1<sup>st</sup> November and 30<sup>th</sup> April each year.*

*Final site tidy up and rehabilitation may occur up to 15<sup>th</sup> May each year.*

*Works outside these timeframes require approval from the relevant RMB and the responsible authority (the Minister for Planning).*

Anticipated Construction Start Date - ASAP (April 2022)

Completion of works and Reinstatement of Site - ASAP (Mid - May 2022)

**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 Activities:** Some site works are required, namely a strip footing for sub floor structure and stonework plinths to match and integrate with existing lodge. External low height stone walls to and between structural columns & be included in addition works. Roof over will be constructed in conventional timber framing lined underside & metal roof deck over to the satisfaction of BCA, BAL and RMB requirements.

Alpine Resorts Planning SEMP 2

**Site:** Installation of sediment traps, careful disposal of spoil and use of rubber tyre or tracked excavation equipment to minimise soil disturbance across the site. All back filling will be done and levels will be reinstated to original ground lines.

**Waste:** All waste generated by the the works will be collected and store in appropriate covered receptacle, which will be regularly emptied and maintained such that no waste overflows.

**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 where appropriate to prevent sediment loss (e.g. with crushed rock).

- If using porous materials (e.g. crushed rock) it should be contained by edging or boxing. Where suitable, porous material should be free of fines to allow for free drainage and to minimise the risk of sediment transport.

- Vehicular and machinery maintenance is not to occur on site.

**Threatened Species**

- The presence of rare/vulnerable/threatened species should be recognised on site and the necessary protection measures put in place.

- If any threatened species are identified on the site, as listed in the Flora and Fauna Guarantee Act 1988 (FFG Act) or the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), there are specific requirements that must be met which are outside the planning permit or associated assessment process. These requirements must be defined and adhered to as applicable.

- If the FFG Act is triggered, consultation with 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 and shown on the CMP. 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 landfill.

- 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.

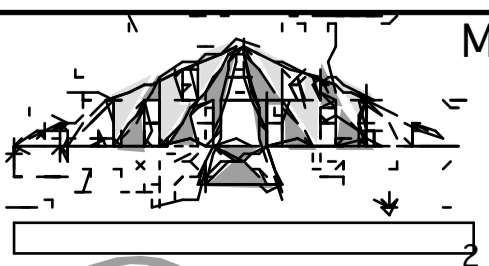
- Construction should involve the reuse of materials and the recycling of waste wherever possible.

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.

Alpine Resorts Planning SEMP 3

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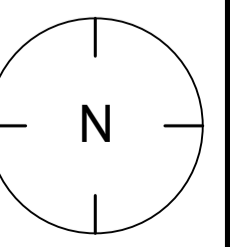


McINTYRE PARTNERSHIP P/L ARCHITECTS AND PLANNERS

All dimensions are to be verified on site. Discrepancies are to be reported to the Architect for resolution prior to proceeding. Drawings must not be used for construction unless issued by the Architect as a Stamped Construction Set.

**Amendments and additions to  
Cuckoo Lodge  
Lot 182b Beehive Lane. Mt Buller.**

JOB NUMBER  
**1309**  
DRAWING NUMBER  
**TP8**  
ISSUE DATE  
31/3/22



2 HODGSON STREET KEW VICTORIA 3101 ph 9853 7654 fax 9853 6618 email mcintyre@bigpond.com RAIA Registration C108 ABN 38 005 592 101



## ADVERTISED PLAN

### Environmental Risks

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

Risk	Measures to address risk
1. eg: vegetation removal exposing soil during construction works	Suitable sediment/silt trap to prevent soil displacement
2. Excavation of topsoil and some rock	Suitable sediment / silt traps to prevent soil run off. Collection of top soil for use in rehabilitation. Rock to be disposed of at a site suitable to the RMB.
3. Trucks to be used for timber removal, rock removal concrete pour and cartage of all building materials to and from site. Possibility of import of toxic weeds from solid equipment and holding trays.	All plant machinery id to be cleaned off mountain. Any servicing of machinery is strictly required to be done prior works on site and if required during works, the equipment will be required to be moved off site and off the mountain. No storage of fuels or lubricants is permitted on site.
4. New Services Connection	No services are intended to be re-located in this intervention. However, approval for the redirection of existing service lines needs to be obtained from the relevant authorities and endorsed by RMB if required.
5. Traffic Management	The responsibility of traffic management will be with the contractors to prepare a traffic management plan prior to construction starting and have the plan approved by the RMB.
6. Possible damage by vibration to adjoining lodges.	A dilapidation report will be done before starting work including photos and repeated after construction is complete. Care to be taken with the use of the rock pick and cold explosives (if any)

### 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).

A revised geotech assessment has been carried out. The report will demonstrate that through sensitive construction methods and tree protection management during the construction, some moderate encroachment into tree protection zones is possible to ensure the survival of the trees and root zones.

As there will be no disturbance of native vegetation, (the site has been significantly disturbed in the area of construction over the years) a flora & fauna report is not

included. This site is within an area of medium archaeology sensitivity, however, because of the significant disturbance already on the site. No archaeological investigation is required prior to the commencement of works. A statutory declaration is attached stating that a Cultural Heritage Management Plan is not required. Naturally, every attempt will be made to retain all existing vegetation.

### Project Monitoring

Provide details of how the site supervisor will monitor and report to the responsible authority and the RMB regarding compliance with the SEMP. As a minimum, dated photographs should be taken of the site at times prior to, during and following the construction period and supplied to the responsible authority and the RMB to demonstrate compliance with the SEMP. **Note: It is the permit applicant's responsibility to ensure that the site supervisor is aware of the requirements of the SEMP.**

The Project Manager is aware of and committed to and responsible for the implementation of this SEMP and the adherence of all the contractors to the achievement of the above performance requirements.

As indicated above a dilapidation report will be prepared on the adjoining lodges prior to commencement of work. Photos before starting work and at appropriate stages will be taken as well as photos of the completed project.

The project manager will be required to conduct and attend site inductions as well as any additional meetings with the responsible Authority, the ARMB or as the need arises.

### 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

Full Name Carmine La Scaleia

Signature

Date: 30/03/2022



- 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 onsite.

### 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.
- 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.

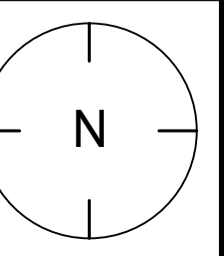
Alpine Resorts Planning SEMP 4

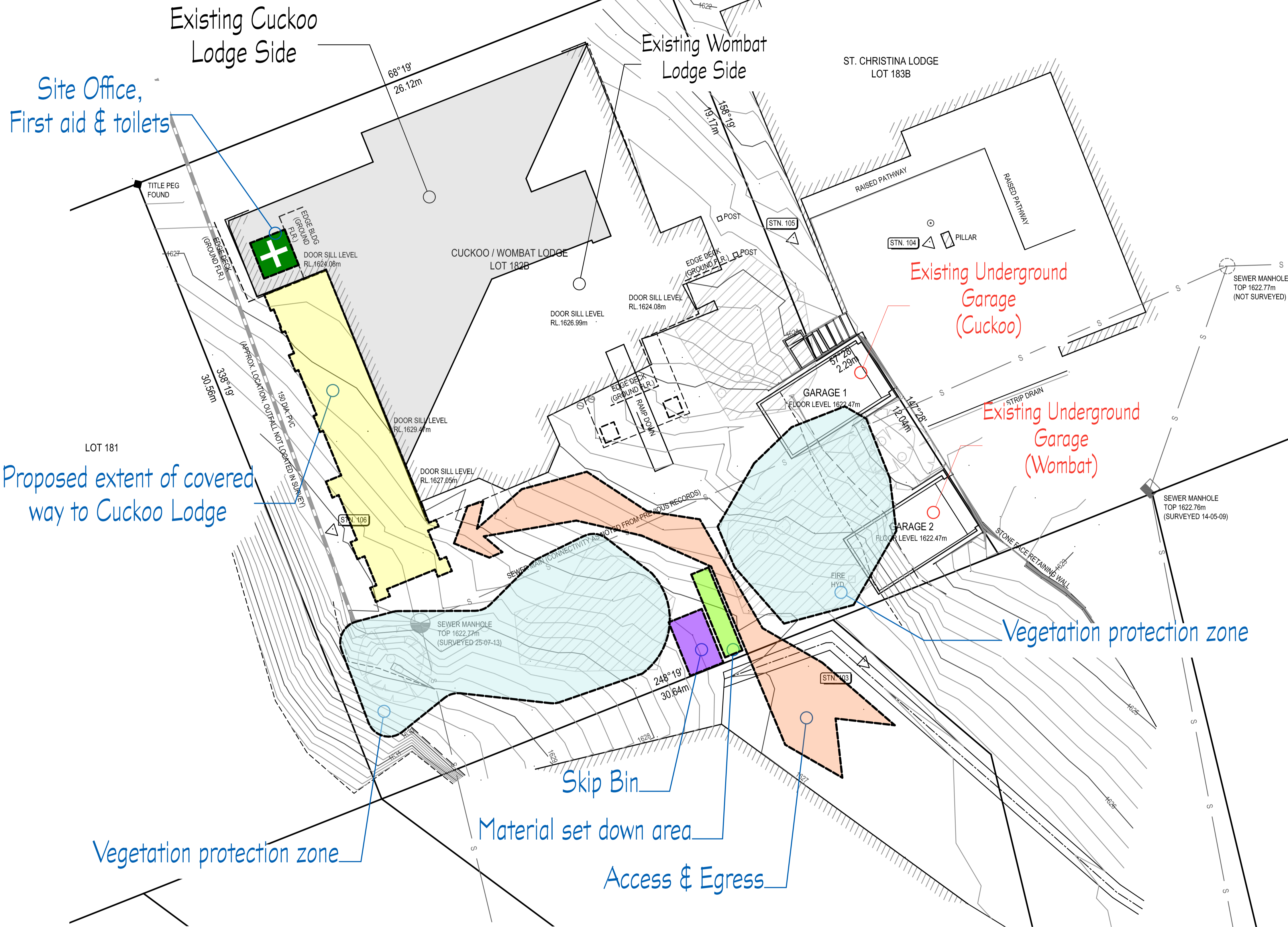
Alpine Resorts Planning SEMP 5

Alpine Resorts Planning SEMP 6

Alpine Resorts Planning SEMP 7

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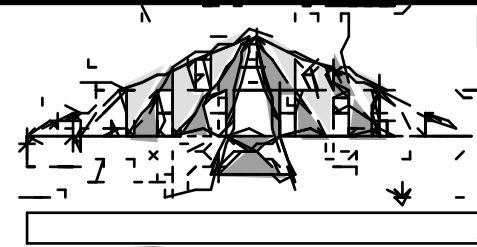
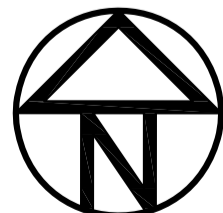


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ADVERTISED PLAN

Site Environmental Management Plan (SEMP)  
 Cuckoo Lodge, Beehive lane Mt. Buller  
 (Refer to SEMP Report TP8 & TP9)

LEGEND	
STORMWATER PIPE	MINOR CONTOUR INTERVAL IS 0.20m
GRATED TOP ENTRY PIT	MAJOR CONTOUR INTERVAL IS 1.0m
KERB AND CHANNEL	TREES
EDGE OF CONCRETE	TREE DRIP LINE
INVERT OF TABLEDRAIN	SURVEY TRAVERSE POINT
BUILDING WALL @ GROUND LEVEL	OVERHEAD ELECTRICITY
BUILDING WALL @ GROUND FLOOR	UNDERGROUND ELECTRICITY
	UNDERGROUND WATER MAIN
	FIRE HYDRANT
	TELSTRA CABLE
	SEWER MAIN
	SEWER MANHOLE
	GAS MAIN



McINTYRE PARTNERSHIP P/L ARCHITECTS AND PLANNERS

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**Cuckoo Lodge**  
**Lot 182b Beehive Lane, Mt Buller.**

1309  
 TP.10  
 31/3/22

