

ADVERTISED PLAN

SEMP PART A

Site Environmental Management Plan

SITE LOCATION FEATHERTOP LODGE
14 Parallel Street,
FALLS CREEK
Victoria 3699

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PROJECT Extension to existing building, additional staff accommodation, internal works, cladding and double glazing.

MANAGER Steven Bond 0424 225 774

SCHEDULE

Start Date	1/11/2024.
External works complete	30/4/2025.
Internal works complete	15/4/2025.

ACTIVITY Security fencing, scaffold erected, part demolition at rear, cladding and roofing removed, blockwork made good, new floor, steel frame erected, insulation, plywood cladding/bracing, new windows installed, clad, interiors, remove scaffold, landscaping.

ENVIRONMENTAL RISKS

RISK	MEASURES TO ADDRESS
Balcony posts are the only works outside existing footprint.	Landscaping to this area with scaffold footing reparation.

SITE ENVIRONMENTAL VALUES

No identifiable values.

MONITORING Dated photographs taken before during and post construction will be provided to the RMB.

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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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Full Name

Signature

Date: ____/____/____

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SEMP PART B

Site Construction Management Plan

INFORMATION	RESPONSE
a) Construction zone	Refer Site Plan WD003
b) Location of:	
<ul style="list-style-type: none"> ○ neighbouring buildings (including setbacks) 	Refer Site Plan WD003
<ul style="list-style-type: none"> ○ surrounding street network 	Refer Village Directory
<ul style="list-style-type: none"> ○ waterways 	Refer Village Directory
<ul style="list-style-type: none"> ○ site access points 	Refer Site Plan WD003 'B'
<ul style="list-style-type: none"> ○ surface water drainage 	Refer Site Plan WD003 'C'
<ul style="list-style-type: none"> ○ native vegetation/trees <ul style="list-style-type: none"> ○ on site/off site ○ to be retained and protected ○ to be removed or lopped 	Not Applicable as no vegetation being removed
c) Proximity to areas such as: <ul style="list-style-type: none"> ○ rare or threatened species habitat ○ soil and geotechnical hazards ○ any other significant sensitive natural features 	RMB to provide at induction

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d) Easements	Refer Site Plan WD003 'B'
e) Existing service locations and protection measures	Refer Site Plan WD003 'C'
f) Storage areas for: <ul style="list-style-type: none"> o construction vehicles o construction materials o waste o stockpiles 	Refer Site Plan WD003 'B'
g) Location of any temporary site offices/lunchrooms (if applicable)	Refer Site Plan WD003 'B'
h) Topography/slope of the land	Refer Site Plan WD003
i) Sediment control measures	Refer Site Plan WD003 'C'
j) Stormwater drainage measures	Refer Site Plan WD003 'C'
k) Staging of works (if applicable)	Refer Site Plan WD003 'D'
l) Location of on-site green waste storage	Refer Site Plan WD003 'C'
m) Location of on-site vehicle wash down location	Refer Site Plan WD003 'C'

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SEMP 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 to areas both vehicular and pedestrian, must be stabilised to prevent sediment loss (eg. with crushed rock).
- If using porous materials (e.g. crushed rock) it should be contained by edging or boxing. Where suitable, porous material should be free of fines to allow for free drainage and to minimise the risk of sediment transport.
- Vehicular and machinery maintenance is not to occur on site.

Threatened Species

- The presence of rare/vulnerable/threatened species should be recognised on site and the necessary protection measures put in place.
- If any threatened species are identified on the site, as listed in *the Flora and Fauna Guarantee Act 1988* (FFG Act) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), there are specific requirements that must be met which are outside the planning permit or associated assessment process. These requirements must be defined and adhered to as applicable.
- If the FFG Act is triggered, consultation with DSE is required and if the EPBC Act is triggered, consultation with the relevant Federal Government department is required.

Easements and existing service locations

- Contact the 'Dial Before You Dig' service (phone 1100 or web www.1100.com.au) and the relevant RMB to identify where all existing services and infrastructure are located on site
- Contact the relevant service utility/planning authorities to determine what measures need to be implemented to best protect the asset. (For Information regarding Telstra: Telstra Network Integrity Services 1800 810 443)

Storage Areas for Building Materials and Waste Storage (on and off site)

- The storage of all equipment, waste and building materials must be contained within the areas defined on the Construction Management Plan.
- Construction areas must be kept free of litter at all times.
- Adequate and appropriate waste bins must be provided on site, with locations to be determined in conjunction with the relevant RMB. If waste bins are to be located off site, written approval from the RMB is required.
- Waste must be transported to an appropriate off-site transfer station, recycling centre or land fill, to be determined in consultation with the relevant RMB.
- Waste is to be collected when waste bins are full.
- Waste is to be reduced by selecting, in order of preference, avoidance, reduction, reuse and recycling methods. Construction should involve the reuse of materials and the recycling of waste wherever possible.
- No waste may be disposed of on site.
- Chemicals and fuels must be stored for 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.

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- Sediment control measures must have a size and capacity to withstand the flow of a one in five year storm event.
- All sediment control measures must be maintained during construction and inspected prior to (and after) rain events to ensure they are functioning properly.
- Topsoil must be kept separate from sub-soil when stockpiling soil, and covered with an appropriate fabric to minimise loss and sedimentation.
- All loads of soil being taken off site for disposal must be covered.
- Drainage is to be returned to previously existing flow paths, except where specified by a separate drainage report.
- All stockpiles of soil, sand, fertiliser, cement or other fine, loose material must be placed in locations away from drainage lines, roadside channels and culverts unless adequately protected from erosion by diversion drains, bunds or similar works. All stockpiles must be covered.

Stormwater Drainage Measures

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

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Management of Pests and Animals

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

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

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

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

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

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

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

Further Guidance:

Department of Sustainability and Environment

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

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

Water Sensitive Urban Design Guidelines for Alpine Environments, Dec 2005

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

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SEMP PART C

Site Rehabilitation Plan

- A Site Rehabilitation Plan for all areas of exposed soil created by the construction will be developed, in conjunction with the relevant RMB.
- Indigenous species of local provenance must be used for revegetation purposes.
- The interval between clearing, soil stabilisation and replanting will be kept to an absolute minimum.
- Areas of exposed soil will be stabilised progressively as works are completed and all areas of exposed soil will be stabilised no later than 15 May.
- Adequate stabilisation will be maintained until plant cover is established.

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