

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

White Horse Village

Prepared by Biosis Pty Ltd for Grollo Group Pty Ltd

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 SEM is triggered under Schedule 1 and Schedule 2 of the Comprehensive Development Zone contained within the Alpine Resorts Planning Scheme.

OBJECTIVES OF A SEM

The objectives of a SEM 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 SEM 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.

SUBMISSION

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

Part A - SEM Cover Form

Part B - Site Construction Management Plan, including a detailed drawing identifying environmental measures referenced in the SEM 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 and fauna assessments – SEE ATTACHED, WHITE HORSE VILLAGE: FLORA AND FAUNA ASSESSMENT (Biosis, 2019).
- A Cultural Heritage Management Plan – WHITE HORSE VILLAGE DEVELOPMENT, MOUNT BULLER CULTURAL HERITAGE MANAGEMENT PLAN 1564,(Biosis 2015), (Biosis 2018).

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

Failure to comply with a SEM can result in enforcement action.

Document control

Version 1.0 (Final)
Internal reviewer BRH Date issued 11/02/2020

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Whitehorse Village: SEM, February 2020

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-2

**MODIFIED ENDORSED PLAN
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MINISTER FOR PLANNING
Date: 21 DECEMBER 2020

PART A

SITE ENVIRONMENTAL MANAGEMENT PLAN:

White Horse Village, Mount Buller

Site Location

The Site is situated at the White Horse Village precinct in the Mount Buller Alpine Resort in north east Victoria. The land 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.

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

Project Description

This SEMP and accompanying documentation support an application to amend planning permit 201529926-1 (amended application).

The amended application relates to land at Crown Allotment 2017, Crown Allotment 2031 (Parcel D), Crown Allotment 2032 (Parcel B), part of Crown Allotment 2033 (Parcel A) (collectively described as 'White Horse Village') and Crown Allotments 2034 and 2035 (leased) and Crown Allotments 2020 and 2036 (unleased) (collectively described as 'White Horse Road').

The whole of the application land is described as the 'White Horse Village Precinct or WHV Precinct'.

The purpose of the amended application is to provide an integrated framework for the development of White Horse Village Precinct. The works and activities proposed as part of the amended application and relate to this SEMP include the following:

- **Crown Allotment 2017** – Construction of 10 chalets, cafe/ restaurant and a dwelling, a new vehicle access connecting to Standard Lane, works to Standard Land, the removal of vegetation and reduction in the car parking requirements. Note Planning permit 201529926-1(2015 Permit) already approves the above mentioned works. Since approval was granted seven (7) of the chalets and White Horse Road have been constructed in accordance with the endorsed plans.
- **Crown Allotment 2031 (Parcel D)** – Construction of 5 cabins, a pick-up & drop-off zone connected to White Horse Road, the removal of non-native and native vegetation and reduction in the car parking requirements.
- **Crown Allotment 2032 (Parcel B)** – Construction of 9 cabins, new vehicle access connecting to White Horse Road, car parking and the removal of non-native and native vegetation.
- **Part of Crown Allotment 2033 (Parcel A)** – Installation of four (4) sub-surface stormwater detention tanks and car parking at ground level.
- **White Horse Village Road** – Works associated with the construction of the road (completed under the 2015 Permit) on land including Crown allotments 2034 and 2035 (leased) and Crown allotments 2020 and 2036 (unleased).

The cabins on Parcel B are proposed to be constructed on stilts and each contain two bedrooms, living, kitchen, dining and balcony areas and amenities. The Cabins are generally arranged in two rows that run in a north east to south westerly direction. A total of 18 on-street car park spaces are proposed adjacent to the northern boundary of the parcel. The vehicle access is provided via White Horse Village Road and no new vehicle access route is proposed. An elevated pedestrian access is proposed to provide the link between the cabins and car parks.

The cabins on Parcel D are proposed to be constructed on stilts and contain three bedrooms, living, kitchen, dining and balcony areas and amenities. The three most northerly cabins (Type C1) will have their primary frontage (including balcony) facing north towards the Bourke Street ski run

and the most southerly cabins (Type C2) will front White Horse Village Road to the south. A pick-up and drop-off zone is proposed.

The cabins on both parcels are designed in a contemporary style with a balcony area wrapping around the building and a sloped roof form. The façade is predominantly proposed in metal panel cladding colorbond standing and fibre cement sheet with texture paint finish (light grey). The balcony panels and windows are proposed in clear glass. Refer to Attachment 3 for more details related to design.

Indicative Project Staging

The Project is proposed to be delivered in stages. This is to acknowledge the parts of the Project that have already been constructed under the 2015 Permit. The staging and delivery of the Project is also subject to seasonal construction restrictions. The following stages should be read in conjunction with the CMP and Staging Plans that form part of this document.

Stage 0 (works completed under current permission)

- Land affected: Parcel 2017 and CA 2034, 2035, 2036, 2020 (road) and parts of CA 2031, 2032, 2033 where infrastructure constructed.
- Works: Chalets, road works and infrastructure.

Stage 1a (infrastructure works not completed under current permission)

- Land affected: Parcel 2017 and CA 2034, 2035, 2036, 2020 (road) and parts of CA 2031, 2032, 2033 where infrastructure proposed.
- Works: Completion of any shared infrastructure required to service precinct (including the stormwater detention tanks).
- Car parking: car parking provided on CA 2017, part of 2033 (Parcel A), 2034, 2035, 2036 to service accommodation already permitted

Stage 1b (works not completed under current permission)

- Land affected: Parcel 2017
- Works: Completion of development works associated with buildings (accommodation, restaurant, café/restaurant and dwelling)
- Car parking: Car parking provided on CA 2017 (and informal car parking in road reserve 2034, 2035, 2036 but works not proposed as part of application) to service accommodation already permitted

Stage B

- Land affected: Crown Allotment 2032 (Parcel B)
- Works: Development works shown on IMA plans
- Car parking: Deliver all parking across precinct for development not yet approved (CA 2032, Part of CA2033 over detention tanks)

Stage D

- Land affected: Crown Allotment 2031 (Parcel D) (and part of CA2020 for parking pick up/drop off)
- Works: Development works shown on IMA plans
- Car parking: None.

Project Management

Grollo Group Pty Ltd ('Grollo Group') 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 Grollo Group and they will be contactable on a 24 hour basis during construction works.

Project Manager:

Name: Martin Ansell*

Whitehorse Village: SEMP, February 2020

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Date: 21 DECEMBER 2020

Address: 525 Collins St, Melbourne, VIC 3000
Mobile 0408 555 056
Email: Martin.ansell@groset.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.

Construction Schedule

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

Table 1: Construction schedule, White Horse Village Project, Parcel B, D and Part A

Stage B, D & Part A (per stage)	Date/timing (per stage)
Building survey set-out	TBC
Clear vegetation for Cabins	TBC
Cabin construction	TBC
Site rehabilitation	TBC

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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 cabins for Stages B & D 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. All construction will be undertaken in accordance with the SEMP and CMP.

Construction activity will occur from November to the end of April each year with the site cleared 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. All environmental risk apply to each stage.

Table 2: Environmental risk

	Measures to address risk
<p>1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the construction areas for the road and cabins</p>	<p>The preliminary geotechnical assessment undertaken for the proposed development indicates that the risk for local erosion and sedimentation is minimal. (Phil Styles & Associates, 2020)</p> <p>However, the below mitigation measures will be undertaken:</p> <ul style="list-style-type: none"> • Sediment traps (such as silt fences, modular sediment traps, or filter socks – see design specifications attached) will be installed across the existing and proposed tracks, site cuts, 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 or waterways. • 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).
<p>2. Removal of native vegetation beyond the approved construction area.</p>	<p>Access to the cabins construction sites will be via pre-defined and marked routes that correlate to the location of future driveway and paths. No new access will be created outside the Construction Area.</p> <p>The location of the cabins, 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.</p> <p>Vegetation removal beyond the agreed construction area is strictly prohibited and will be secured by exclusion fencing and signed as NO GO AREA.</p>
<p>3. Introduction of pest plants (weeds) and soil pathogens.</p>	<p>Prior to works commencing any machinery, equipment and PPE introduced into the Resort will be washed down to remove soil and weed seeds / propagules, using a wash down facility provided onsite or offsite, as approved by the Project Manager.</p> <p>All equipment that has been previously contaminated with soil material will be washed down off-site with Phytoclean anti-fungal solution prior to works commencing.</p> <p>All construction materials must be certified free of contamination by pest plant seeds / propagules or soil pathogens.</p> <p>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.</p>

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Access to the cabins construction sites will be via pre-defined and marked routes that correlate to the location of future driveway and paths. No new access will be created outside the Construction Area.
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	Measures to address risk
<p>4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.</p>	<p>The proposed development area has been assessed by a professional ecologist and the development avoids and minimises impacts to significant flora species largely by restricting vegetation removal to the minimum construction footprint. The project has reduced impacts on native vegetation and fauna determined by reducing the construction footprint for each cabin to 1.5 metres on the upslope side and 1 metre on the downslope (cantilevered balcony side), the minimum required for safe construction.</p> <p>All areas of retained native vegetation to be protected 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).</p> <p>Access to each cabin during construction will be via predefined and marked routes that correlate to the location of future driveways or paths.</p> <p>Prefabricated modules will be used to further reduce the need for site access for builders and plant. Cranes from existing disturbed areas will lift the modules over retained vegetation.</p> <p>No large loose or embedded rocks will be disturbed in rocky outcrop habitats beyond construction areas.</p> <p>The large branches and trunks of any trees which are lopped or felled should be piled into areas where they can continue to provide fauna habitats, as part of a planning process under the <i>A Flora and Fauna Guarantee Act 1988</i> (FFG Act) protected flora permit will be obtained from DELWP for the removal potential habitat for listed fauna species and protected flora species present on site. 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.</p>
<p>5. Disturbance or injury to terrestrial wildlife.</p>	<p>Disturbance or injury to wildlife is unlikely if all works are restricted to the impact area.</p> <p>Prior to tree removal any subject tree must be inspected by an appropriately qualified zoologist to determine the presence of any native animals living or nesting in the tree. Should any native animals be detected they must be caught and relocated to a site deemed appropriate by the zoologist.</p> <p>Appropriate animal handling permits must be in place prior to wildlife salvage (organised by the zoologist)</p> <p>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.</p> <p>If injured wildlife is encountered the project manager will be immediately notified and a licenced wildlife handler/carer or local veterinarian will be consulted.</p> <p><i>Wildlife Victoria – ph. 03 8400 7300. Sheet 6 of 22</i></p>

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	Measures to address risk
6. Bushfire.	<p>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).</p> <p>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.</p> <p>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.</p> <p>The contractor will be responsible for developing an OHS and emergency plan to deal with issues such as bushfire.</p> <p>All requirements relating to bushfire are to be included in contract specifications.</p>
7. Pollution and litter.	<p>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.</p> <p>The works do not require the specific use of any hazardous substances other than machinery fuels and oils.</p> <p>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.</p> <p>No fuels, oil or any potential harmful substance will be stored or used on site without the prior written consent of the Project Supervisor.</p> <p>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.</p> <p>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.</p>
8. Community concern for environmental protection during works.	<p>Communicate project plan with community, provide SEMP to the public.</p>


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	Measures to address risk
9. Failure of rehabilitation works	<p>Rehabilitation to be undertaken in accordance with the rehabilitation plan that forms part of this SEMP.</p> <p>Follow up visual inspections of rehabilitation works and vegetation establishment / recovery to assess the success of soil, slope and vegetation stabilisation</p> <p>Reinstatement of failed rehabilitation works</p> <p>Clauses relating to reinstalment rehabilitation failure to be included in the contract specification.</p>
10. Inadvertent environmental damage or works without necessary permits. Non-compliance with Environmental Legislation	<p>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.</p>

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Site Environmental Values

An assessment of the native vegetation within the Site has been prepared and accompanies the planning permit application refer to (Biosis 2019).

The Land immediately adjacent to the north and west of the WHV Site is developed for recreational activities (ski runs), and supports large areas of exotic vegetation, while the land immediately to the east has been predominantly developed into housing and accommodation. The broader landscape around the site supports large patches of native vegetation that are contiguous with the alpine national park, and extend along the Great Diving Range into New South Wales.

Parts of the Site have been modified through the construction of the existing accommodation and access roads associated with Stage 0 and 1 of the White Horse Village development. Notwithstanding this, the Site supports areas of remnant native vegetation consisting of Sub-alpine Woodland, with associated habitat features including small rocky outcrops and coarse woody debris.

An assessment of the likelihood of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and *Flora and Fauna Guarantee Act 1988* (FFG Act) listed species occurring within the Site is included in the Biosis report *White Horse Village: Flora and Fauna Assessment*(Biosis 2019). A summary is as follows:

- **Mountain Pygmy-possum** – The Site does not contain Type I or II habitat but individuals may utilise the study area as a dispersal or foraging resource on very rare occasions
- **Broad-toothed Rat** – likely to utilise Sub-alpine Woodland in the study area as a dispersal and foraging resource.
- **White-throated Needle tail** – operates in the airspace above Mount Buller but unlikely to be present on the ground.
- **Alpine Bog Skink** – Likely to be present in Sub-alpine Woodland in the Site.

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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

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 Cabins.	Visual inspections of construction progress including compliance with 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. Maintain vehicle hygiene	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 PEG permits. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright	As required at construction area mark out and when construction/native vegetation removal commences	Project Manager
5. Disturbance to terrestrial wildlife.	Visual inspections by the Project Manager during construction where trenches/ footings have been left open overnight.	Daily, prior to construction commencing or trench/ footings back filling.	Project Manager
6. 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
7. Pollution and litter.	Visual inspections of storage and machinery/equipment lay down areas.	Daily	Site Supervisor

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Risk	Monitoring response	Frequency of monitoring	Responsibility
8. 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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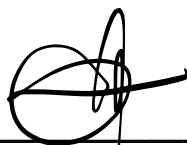
Declaration

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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Full Name

Signature

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PART B

SITE CONSTRUCTION MANAGEMENT PLAN

White Horse Village, 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/ Grollo Group Staff.

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

a) Construction zone

The construction area 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, as indicated on the CMP map.

Location of:

- o neighbouring buildings (including setbacks) – Existing buildings (usually cabins or other ski accommodation) is are shown on the CMP
- o surrounding street network – Vehicle access and street network is provided on the CMP
- o waterways – indicated on CMP
- o site access points – indicated on CMP
- o surface water drainage – indicated on CMP maps, 1:25k topography layer
- o native vegetation/trees – see Biosis 2019
 - o on site/off site – areas outside of project area indicated on CMP
 - o to be retained and protected – all areas within project area as indicated on CMP
 - o to be removed or lopped – area within project area as indicated on CMP

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

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

c) Easements – not applicable, however Crown allotment boundaries are shown on CMP

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

e) Storage areas for: – indicated on CMP map

- o construction vehicles
- o construction materials
- o waste
- o 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) – see indicative staging plans

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 the SEMP. 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.

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 and 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.

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PLANNING AND ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME

PERMIT NO. 201201262

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- 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, roads or channels and covered unless adequately protected from erosion by diversion drains, bunds or similar works. All stockpiles must be covered.

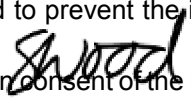
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Stormwater Drainage Measures

- Pre-construction drainage will be provided to divert excess water away from excavations and working areas to minimise sediment-laden run-off.
- 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 written consent of the relevant RMB.

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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

This section outlines the steps that will be taken to stabilise and rehabilitate the construction area once the proposed cabins are constructed. A description of the rehabilitation process is outlined below.

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 recommendations contained in the preliminary geotechnical assessment undertaken by Phil Styles & Associates (2020). Temporary sediment control traps will be installed and maintained down slope of the Cabins (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 will occur in disturbed areas around the Cabins in accordance with the prepared rehabilitation plan.

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 once construction of each chalet, the road and hotel 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.

Planting

A rehabilitation plan including planting schedule for the WHV Precinct has been prepared in discussions with the Environment Manager of the Mt Buller Mt Stirling Alpine Resort Management Board. .

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

Construction to be monitored daily and weekly during the construction period. The White Horse Village 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. *Fawltly Towers, Mt Buller Victoria: Cultural Heritage Management Plan 13391*, Prepared for Grollo Group Pty Ltd. Authors: Cavanagh, T. Houghton, K. Biosis Pty Ltd, Melbourne, Victoria.

Biosis 2018. *White Horse Village Development, Mount Buller Cultural Heritage Management Plan 15649*, Prepared for Grollo Group Pty Ltd. Authors: Aitchison, M. Edwards, A.. Biosis Pty Ltd, Albury, New South Wales.

Biosis 2019. *White Horse Village: Flora and Fauna Assessment*, Prepared for Grollo Group. Authors: Kelly. E. Biosis Pty Ltd, Wangaratta, Victoria.

Phil Styles & Associates 2020. *Preliminary Geotechnical Assessment for WHV - Consolidation Report, Mt Buller*, Prepared for Grollo Group Pty Ltd. Authors: Styles, P. Phil Styles & Associates Pty Ltd.

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Stockpile management

- Stockpiles must be constructed according to EPA 960 p.24-26.
- Sediment controls must be in place prior to works commencing.
- A catch drain must be constructed upslope, and runoff directed through modular sediment traps or rock bunds.
- Appropriate dust suppression must be in place at all times.

Fuels, oils and chemicals

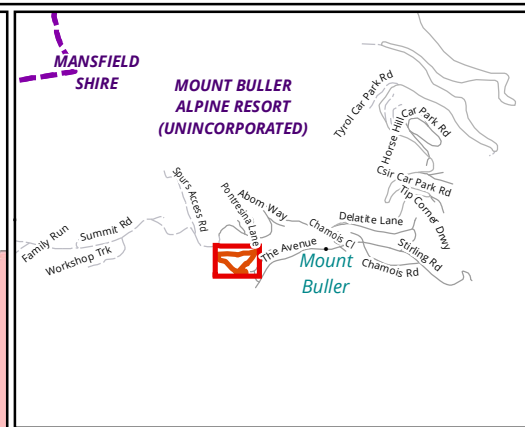
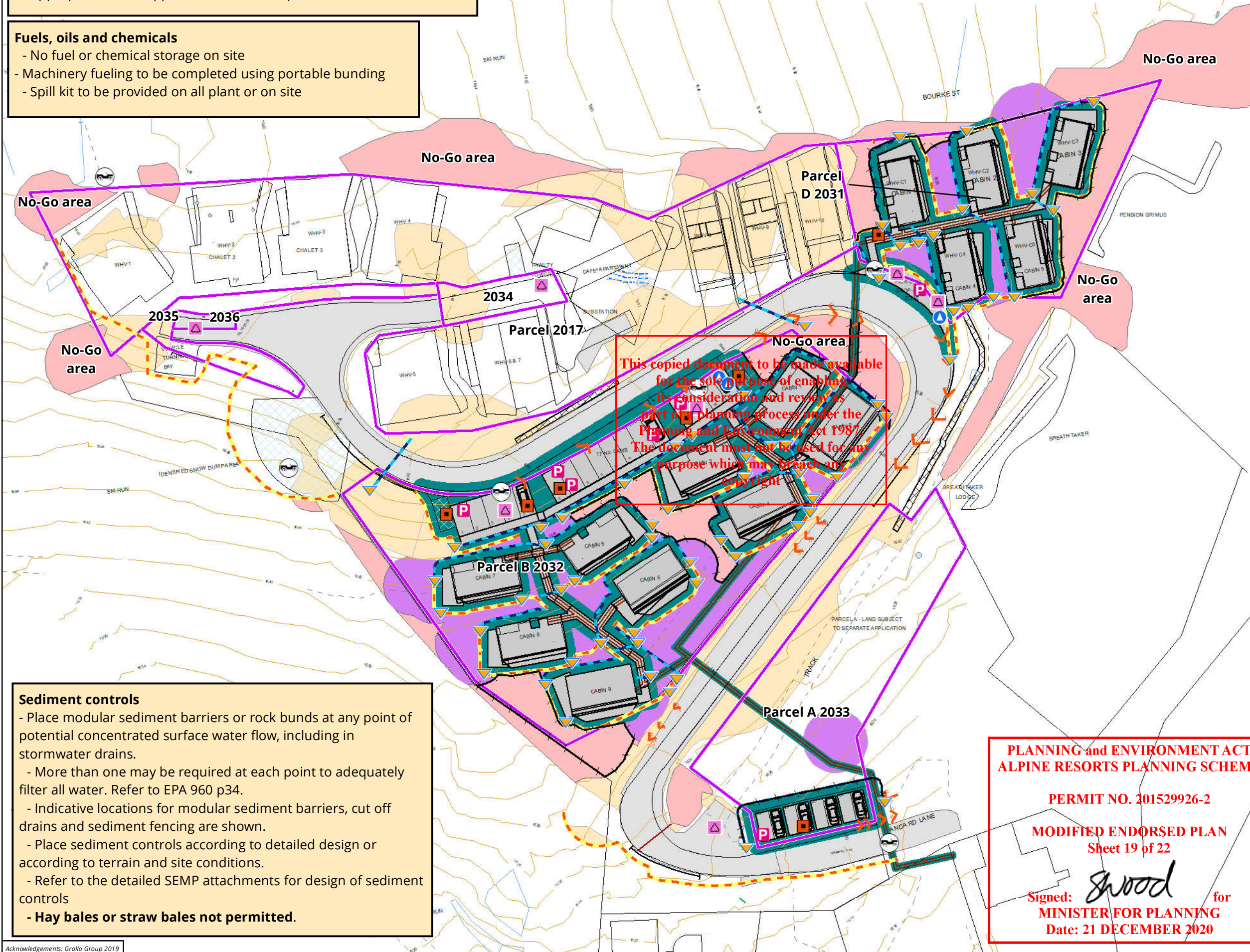
- No fuel or chemical storage on site
- Machinery fueling to be completed using portable bunding
- Spill kit to be provided on all plant or on site

Sediment controls

- Place modular sediment barriers or rock bunds at any point of potential concentrated surface water flow, including in stormwater drains.
- More than one may be required at each point to adequately filter all water. Refer to EPA 960 p34.
- Indicative locations for modular sediment barriers, cut off drains and sediment fencing are shown.
- Place sediment controls according to detailed design or according to terrain and site conditions.
- Refer to the detailed SEMP attachments for design of sediment controls
- **Hay bales or straw bales not permitted.**

Acknowledgements: Grollo Group 2019

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Legend

- Parcels
- Construction impact buffer
- Assumed vegetation loss
- Past permitted clearing

Construction management plan

- Modular sediment trap
- Sealed rubbish and recycle bins
- Site access
- Stockpile site
- Vehicle/plant parking
- Washdown bay
- Exclusion fence
- Sediment fence
- Cut-off drain
- Filter sock
- No-Go area

Figure 1: Construction Management Plan

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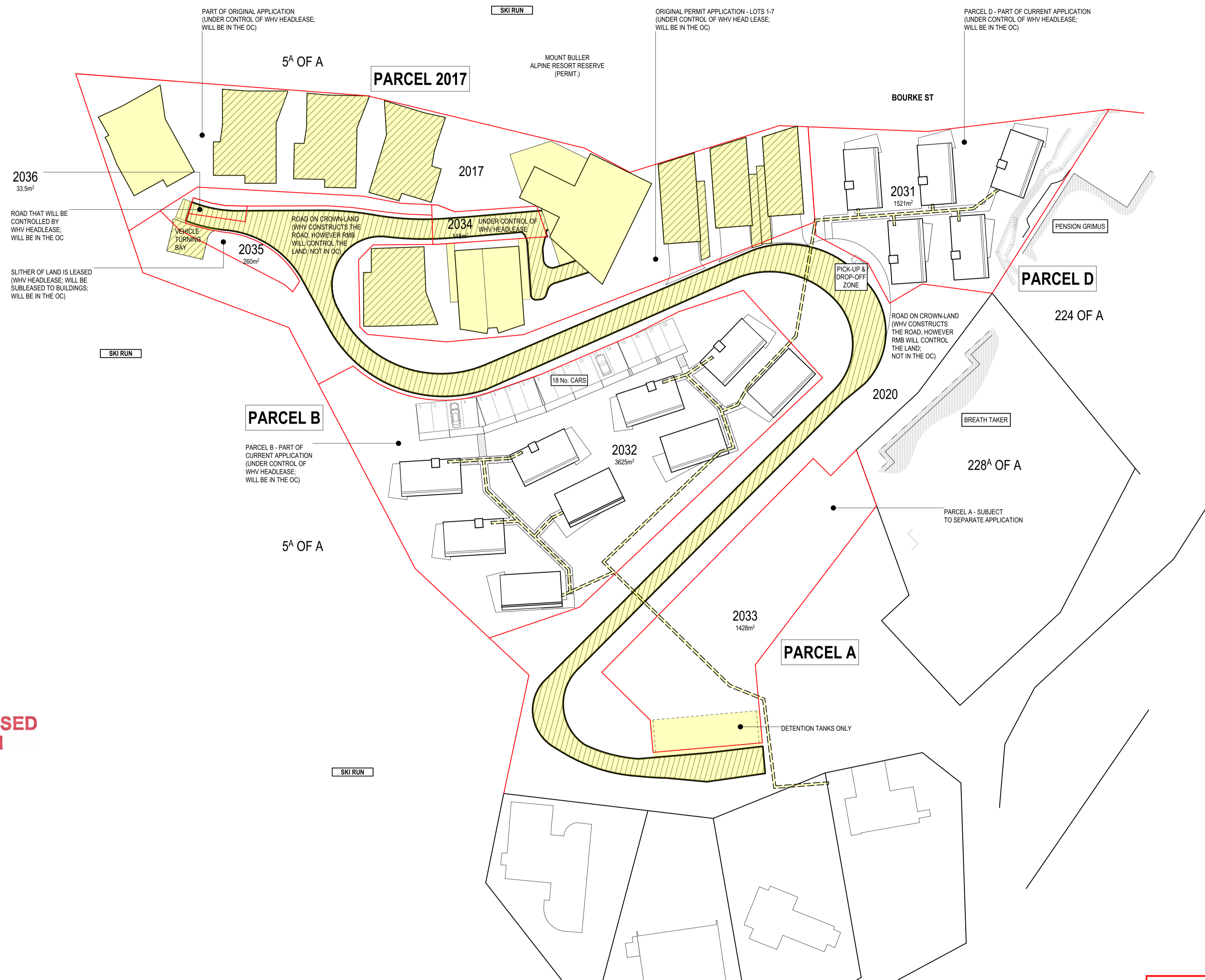
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STAGE 0, 1A + 1B

WORKS + INFRASTRUCTURE APPROVED UNDER 201529926-1



LEGEND

- SITE BOUNDARY
- WORKS/ INFRASTRUCTURE SUBJECT TO STAGE 0, 1A+1B
- WORKS/ INFRASTRUCTURE THAT HAVE ALREADY BEEN CONSTRUCTED
- SERVICE TRENCHES (INDICATIVE LOCATION)

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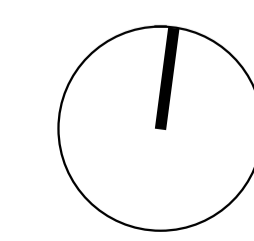
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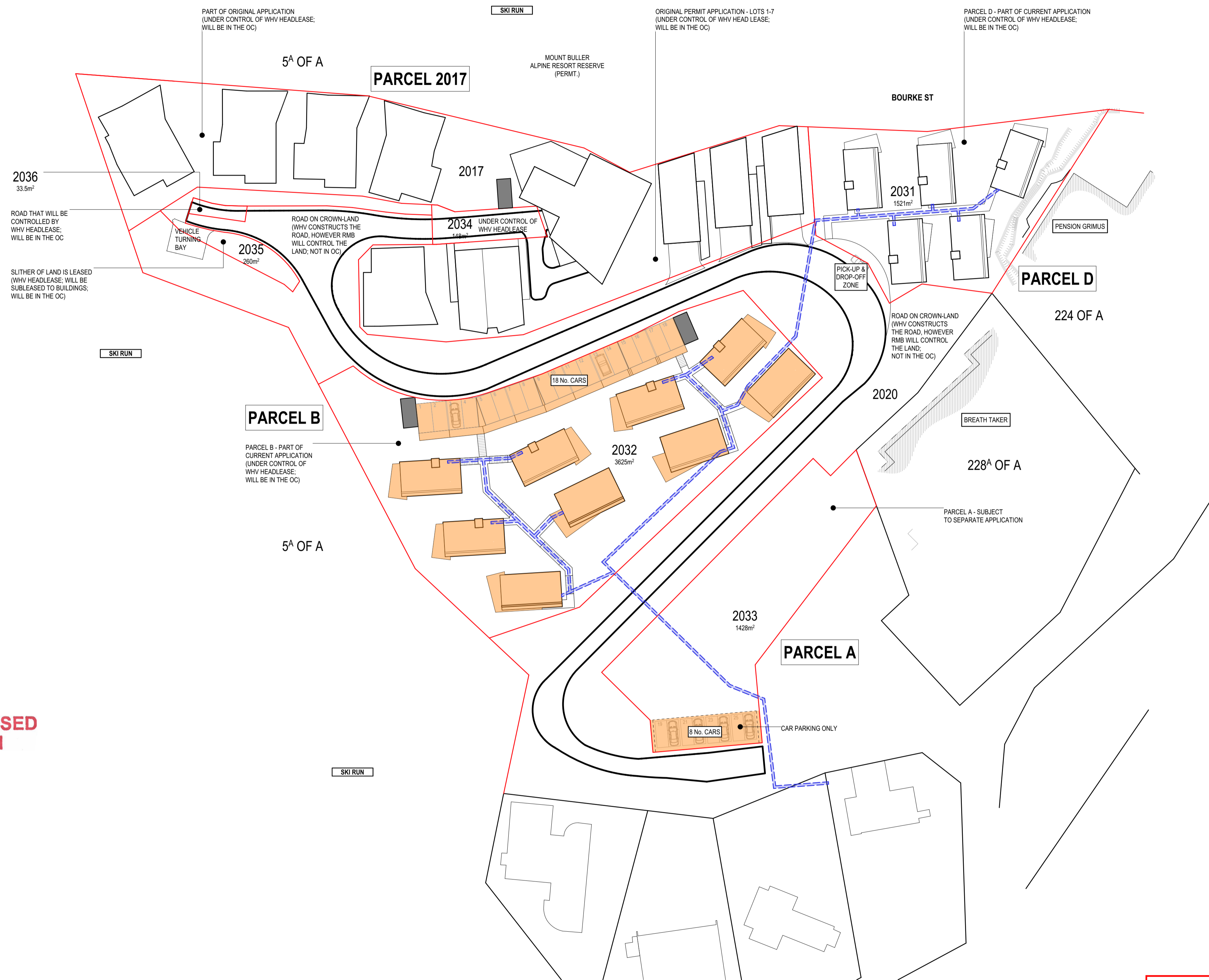
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STAGE B

WORKS + CAR PARKING ACROSS PRECINCT FOR PARCEL B



LEGEND

- SITE BOUNDARY
- WORKS/ INFRASTRUCTURE SUBJECT TO STAGE B
- WASTE BIN HUTS (INDICATIVE LOCATION)
- SERVICE TRENCHES (INDICATIVE LOCATION)

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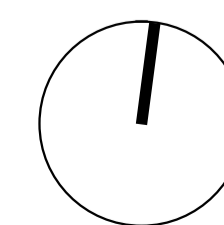
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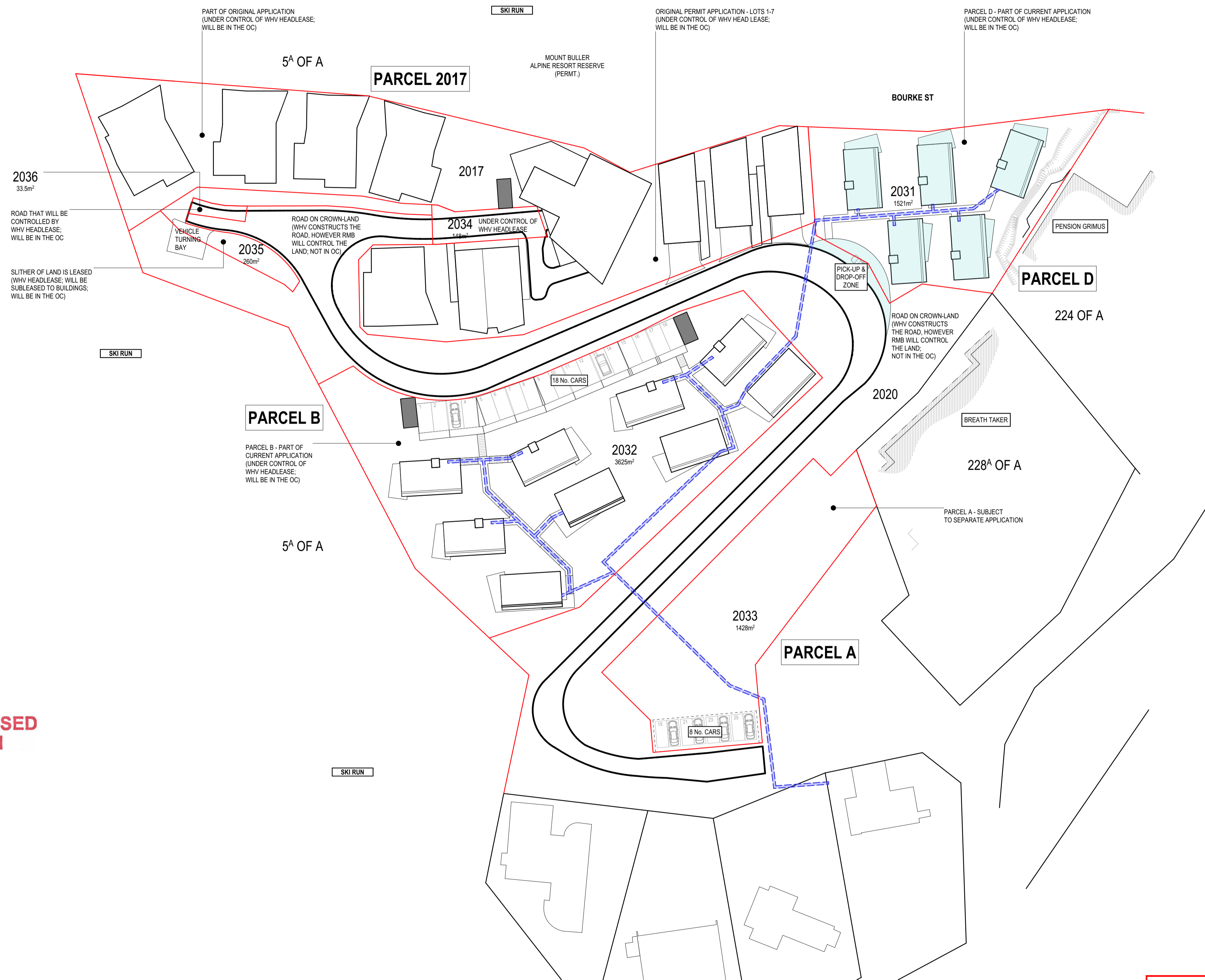
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STAGE D

WORKS ON PARCEL D AND PICK-UP/ DROP-OFF AREA



LEGEND

- SITE BOUNDARY
- WORKS/ INFRASTRUCTURE SUBJECT TO STAGE D
- WASTE BIN HUTS (INDICATIVE LOCATION)
- SERVICE TRENCHES (INDICATIVE LOCATION)

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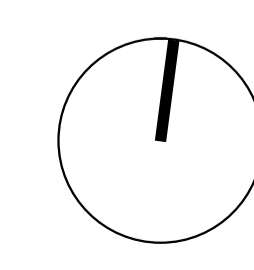
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