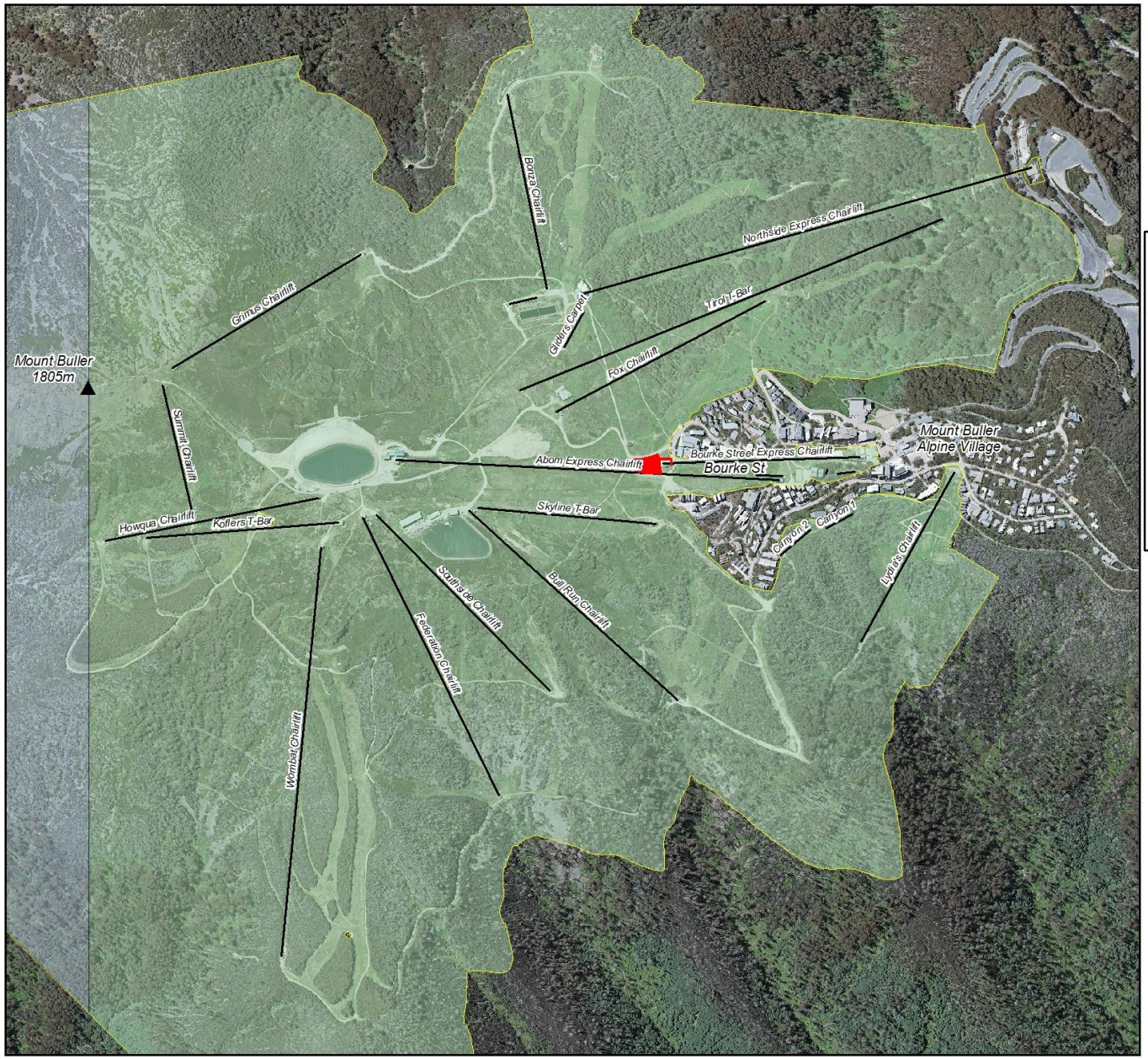
Proposed Building Extension, Mid-station, Mt Buller Ski Field, Site Construction Management Plan



Mid-station Extension
Compressor Building

Site and Property Location Overview

Legend

Site Area

Lifts

Ski Field Lease Area and CDZ2

Crown Allotment 5A, Section A
Parish of Changue East
(Site Located Within this Property)

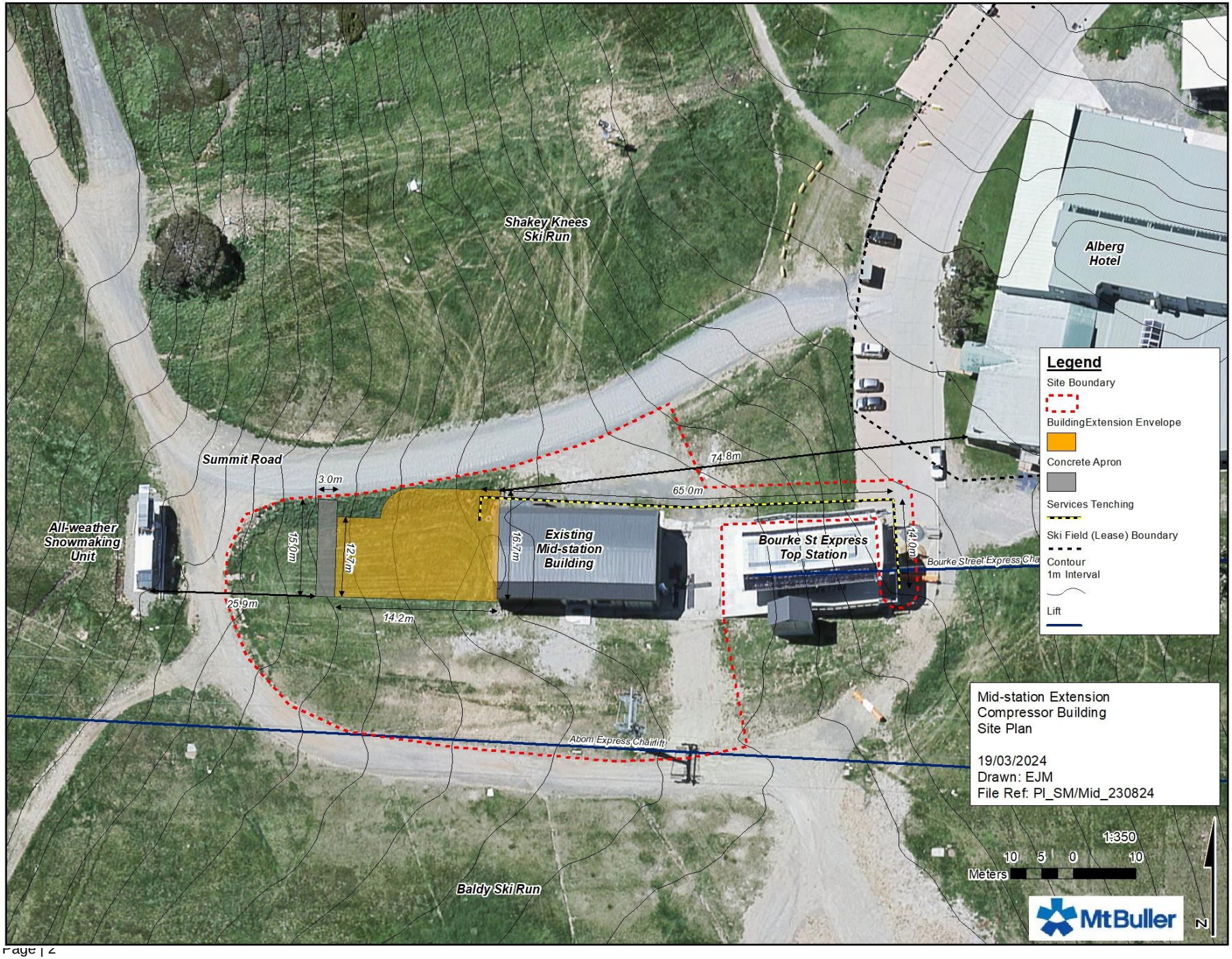
Crown Allotment 25, Section A
Parish of Changue

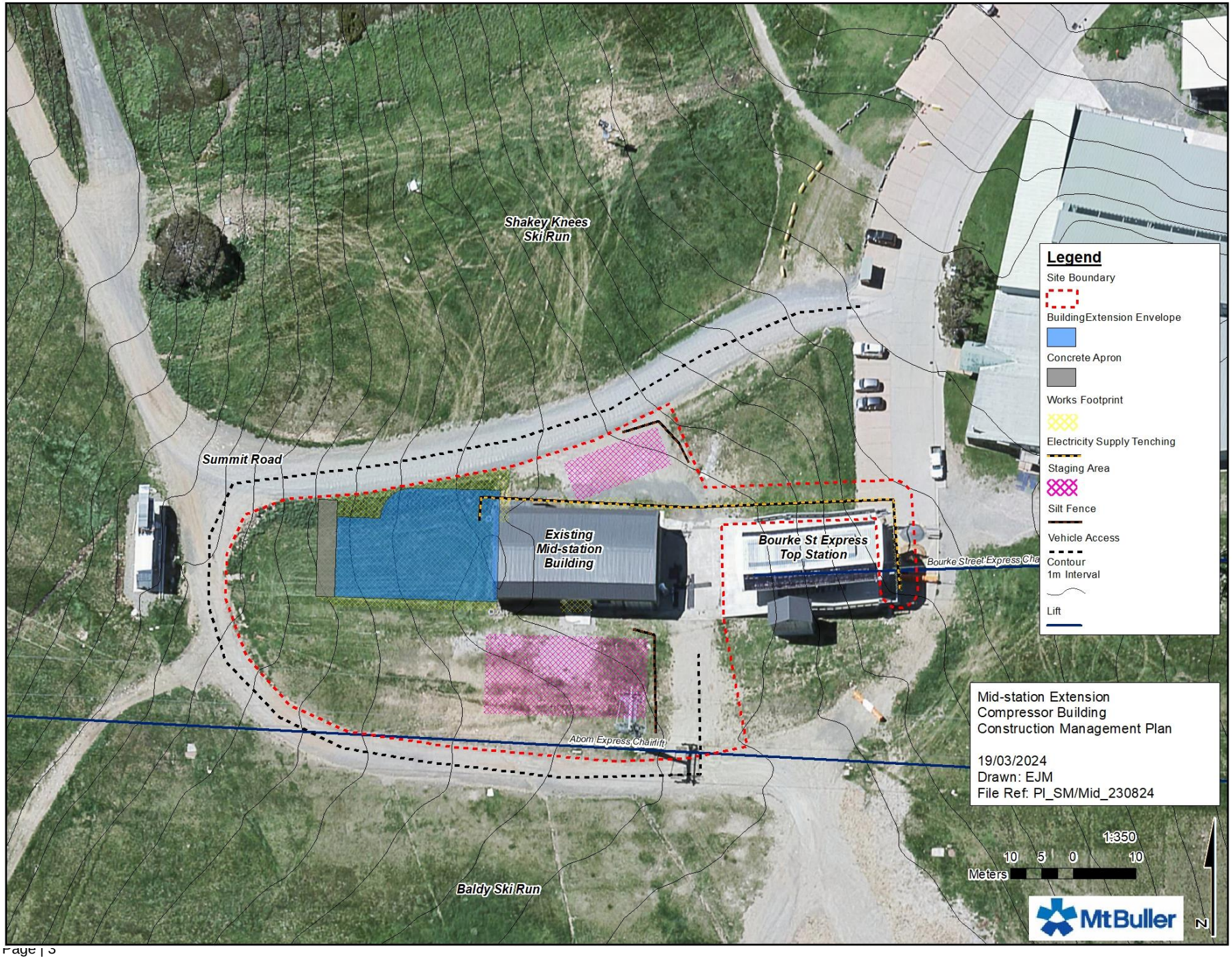
200 100 0 200

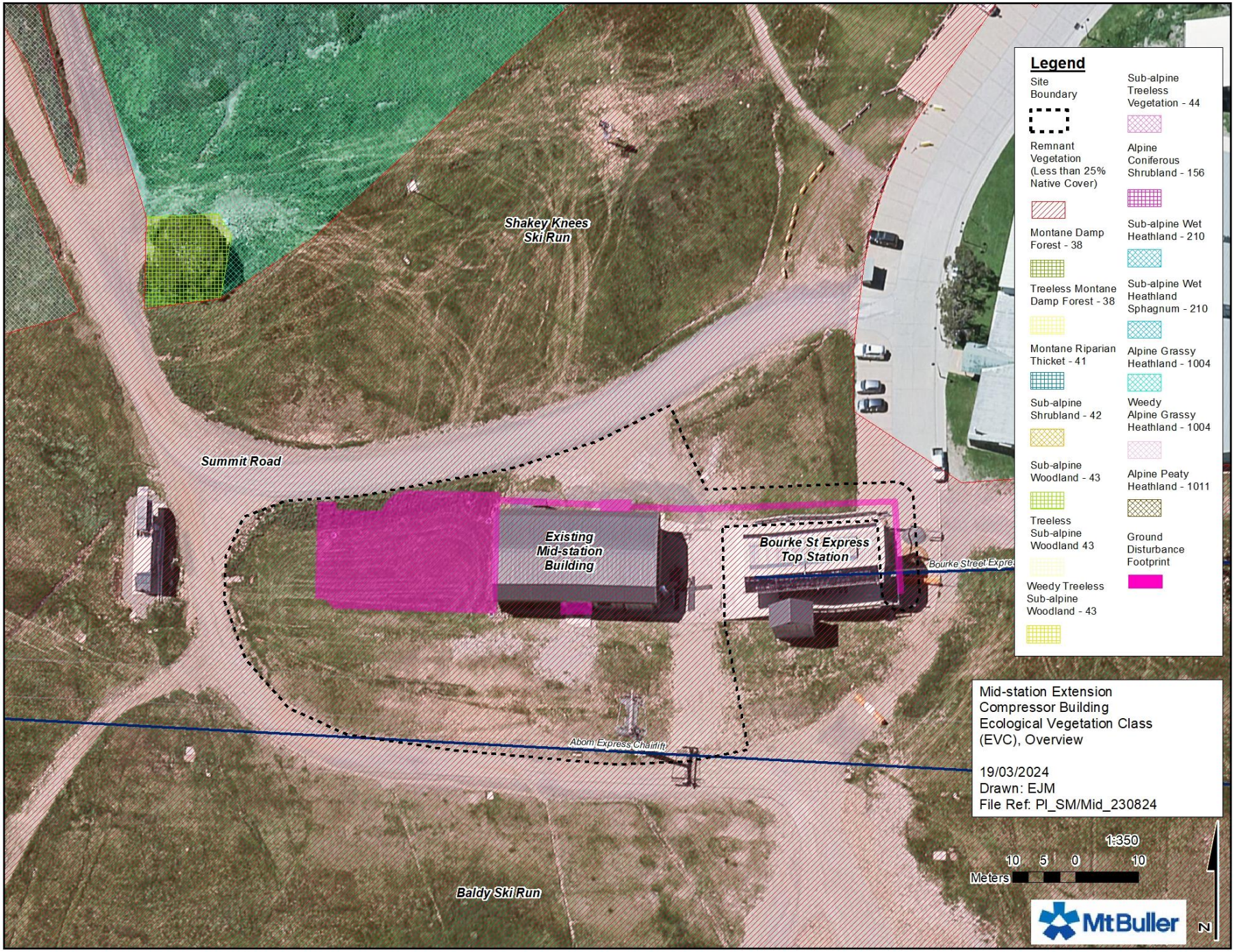
Meters
1:6,500
Date: 19/03/2024
Drawn: EJM
GDA 1994 MDA Zone 55

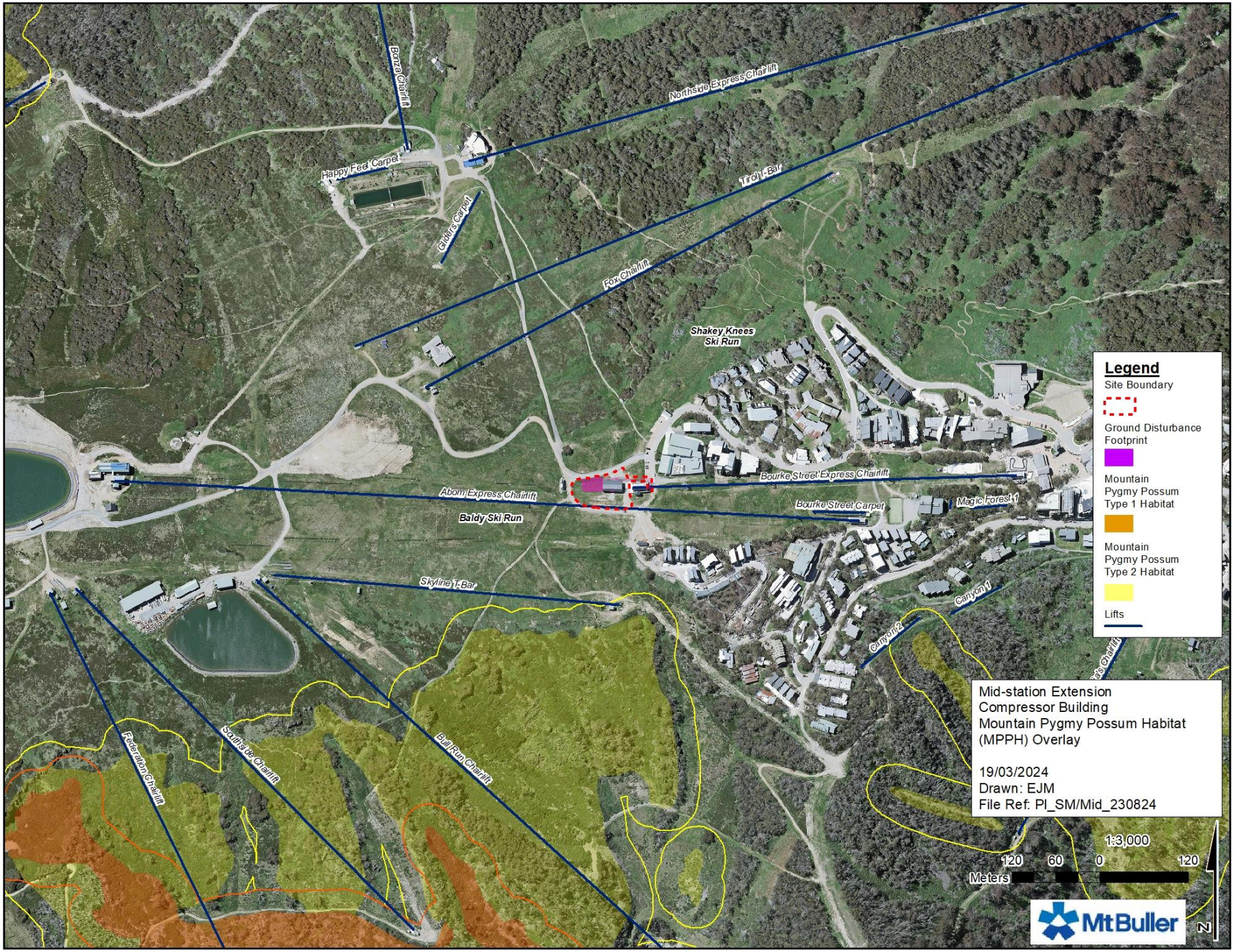
BULLER SKI LIFTS PTY LTD
PO Box 1 Mt Buller Vic 3723
Tel. +61 3 5777 7800

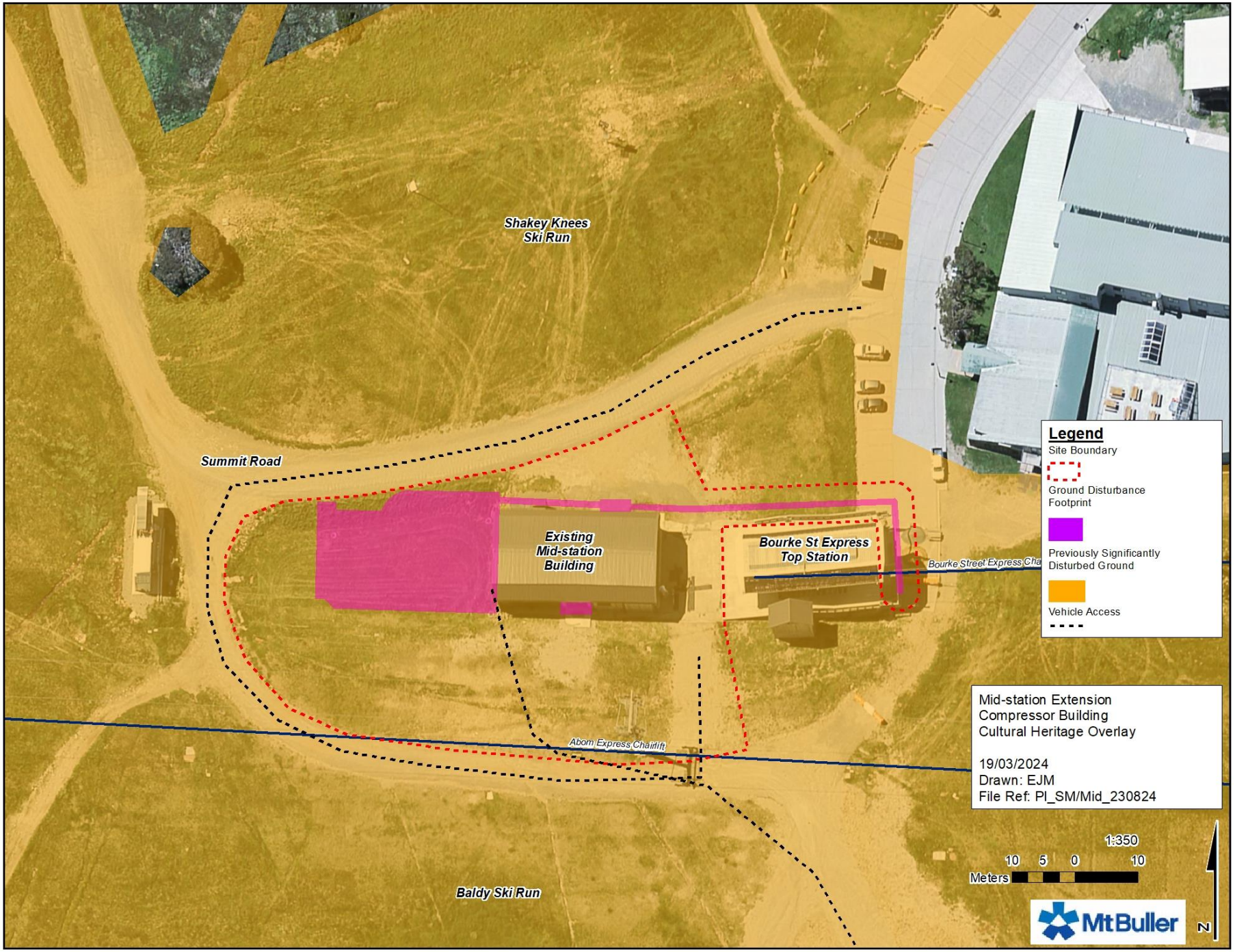
N

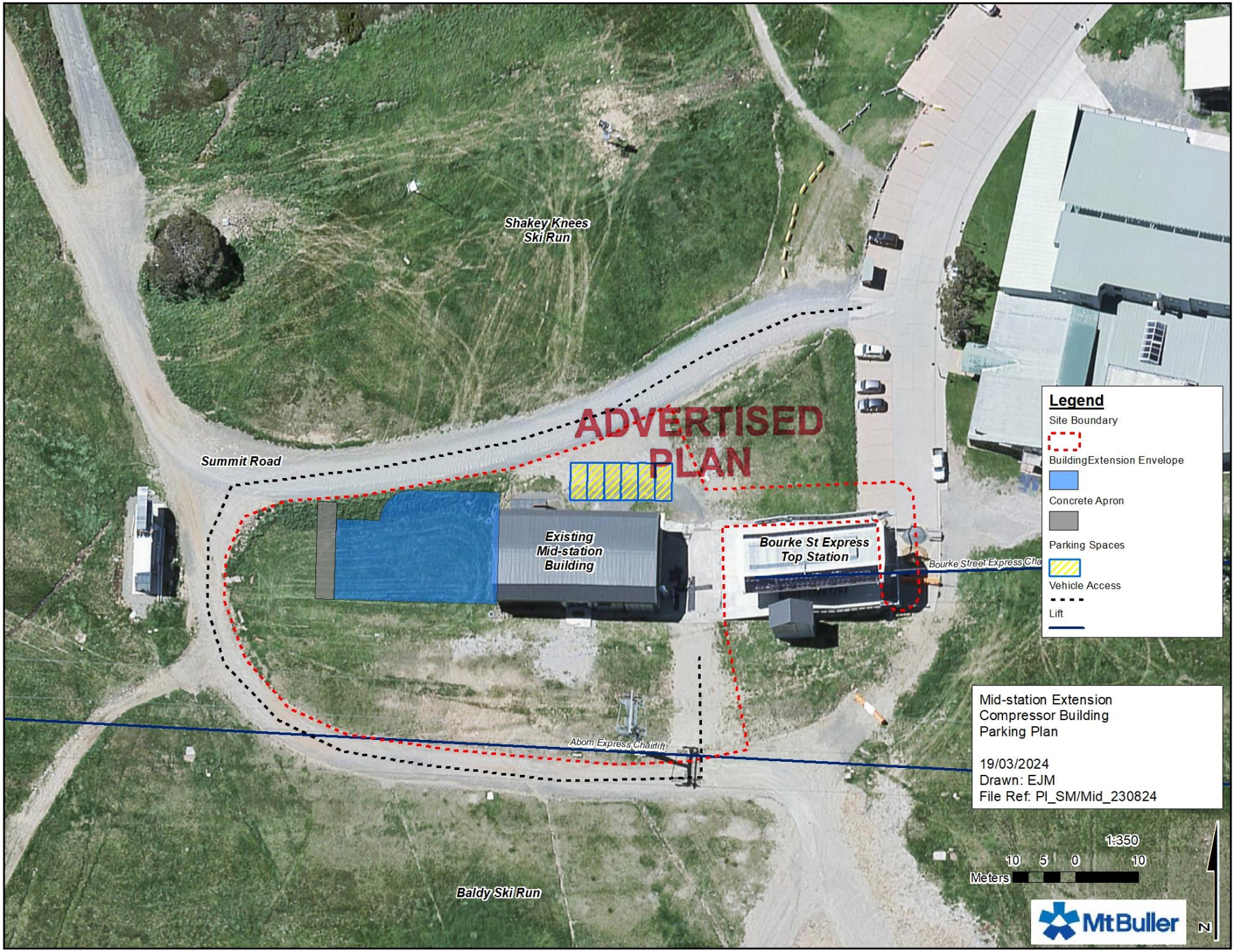


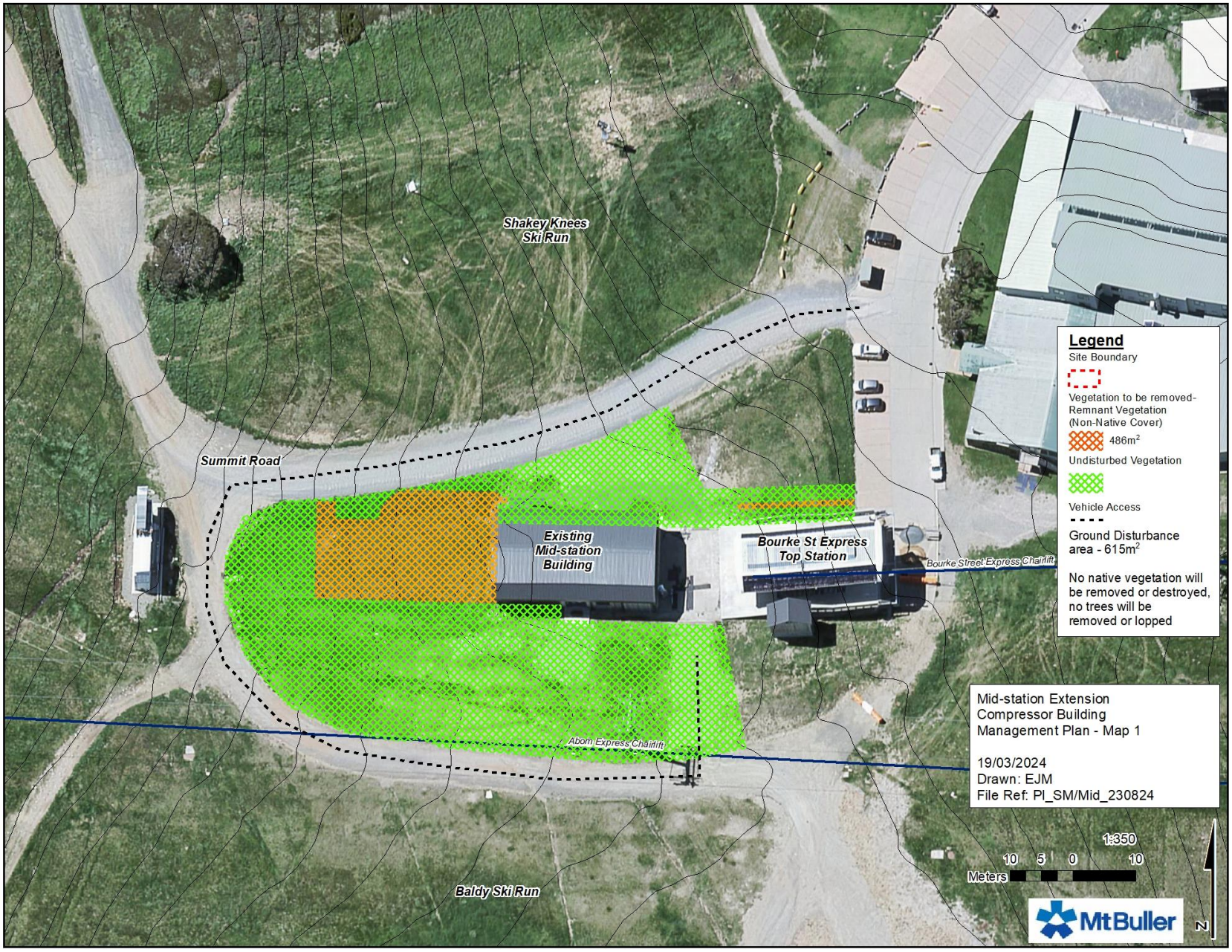




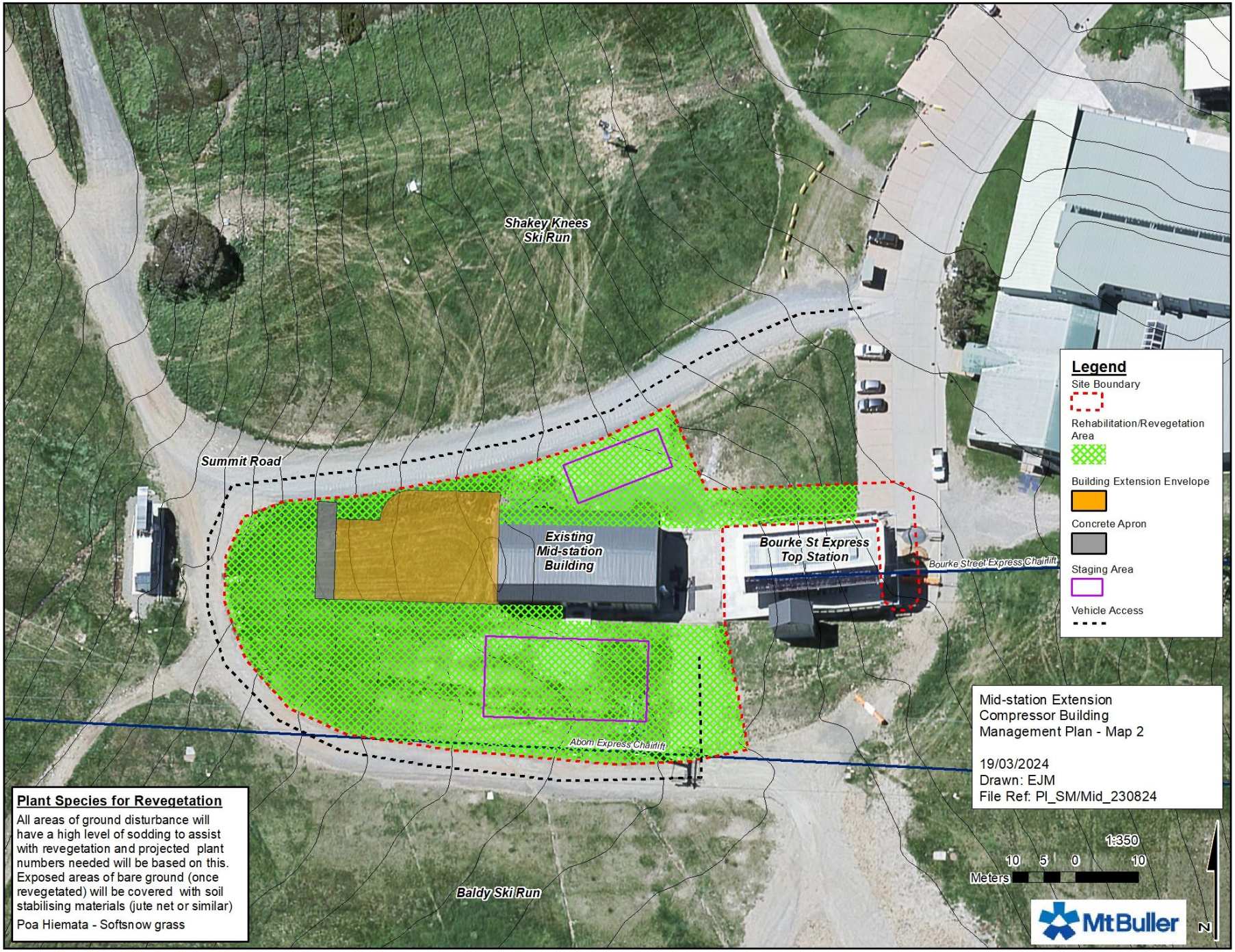





Shakey Knees
Ski Run
ADVERTISED
PLAN
Summit Road
Existing
Mid-station
Building
Bourke St Express
Top Station
Bourke Street Express Cha
Abom Express Chairlift
Baldy Ski Run
Legend
Site Boundary
BuildingExtension Envelope
Concrete Apron
Parking Spaces
Vehicle Access
Lift
Mid-station Extension
Compressor Building
Parking Plan
19/03/2024
Drawn: EJM
File Ref: PI_SM/Mid_230824
1:350
10 5 0 10
Meters
MtBuller
N



ADVERTISED PLAN



Soil Stabilisation

This project will be completed in stages and soil will be stabilised with a combination of:

- Sodding
- Soil saver fabric
- Rice straw

Works will stop temporarily prior to, during and/or after any forecast or actual major rain event (more than 50mm in 24hrs) with recommencement after conditions permit

Planting

As much as possible grasses, forbs and heath will be salvaged for re-use in the same zone. The extent and volume of planting tube stock will vary with sod replacement.

- A minimum of 50m^2 of planting areas in inter-sod spaces, with plants as below.
- All salvaged plants will be replanted before the end of April

There will be ongoing maintenance and follow up revegetation and rehabilitation works for five years after works are completed, particularly after heavy localised rain events.

Revegetation Species

The species that will be planted as part of the revegetation stage of these works are;

- Poa Hiemata – 100

Rehabilitation and Revegetation

- *Any vegetation amenable to sod removal and replacement will be assessed prior to construction and utilised*
- *Where possible sods will be removed as intact pieces and stored on site and watered if required during dry periods.*
- *Sod removal will be undertaken with the excavator bucket. The bucket will cut the soil just below the root level of the sod. Sods will be replaced as soon as possible.*
- *Site rehabilitation of the trenched areas will be undertaken as excavations and back filling are being completed*
- *Surface levelling and compaction will be done as works are being completed*
- *Repair of cross drains will be done prior to the commencement of re-vegetation*
- *All cross-drains along the trail will be reinstated (profile, depth and vegetation cover) for erosion management and as they are also runways for Broad-toothed Rats and other fauna*

- *Re-vegetation will also be undertaken in areas where sod removal and replacement has been utilised. General planting will occur in the inter-sod spaces and in areas where bare earth occurs*
- *Site rehabilitation and revegetation of the works area will take place once works are complete*
- *All plants listed above are selected on the basis of suitability for the site*
- *Quantities of plants for re-vegetation will depend on the extent of vegetation removed during construction and the use and success of sod-replacement techniques*
- *Plants will be watered immediately after planting and again during extended dry spells*
- *All tube stock will be stored on or near the site for several weeks prior to planting to allow acclimatisation and hardening off*

Vegetation Management Plan

Ongoing vegetation management (including weed management) of the works area will be in accordance with and part of the ski field Vegetation Management Plan (VMP). All works area and revegetation/rehabilitation area are part of and within the ski field (and have been since the late 1950's) and are part of the existing and ongoing Mt Buller Ski Field Vegetation Management Plan (PA2011/011306) which includes a Weed Management Plan which has been in effect and part of the VMP since 2018.

Weed Management

There are numerous weeds across Victoria's alpine areas and Mt Buller is part of this area. The most significant weeds within the ski field are;

- Milfoil - Achillea millefolium
- Spear Thistle - Cytisus vulgare
- St John's Wort - Hypericum perforatum
- English Broom - Cytisus scoparius
- Ivy - Hedera helix
- Holly - Ilex aquifolium
- Tutsan - Hypericum perforatum subsp. veronense
- Soft Rush - Juncus effusus
- Sword Leaf Rush - Juncus ensifolius
- Timothy Grass - Phleum pratense
- Sweet Briar - Rosa rubiginosa
- White Clover - Trifolium repens

- Blue Periwinkle - Vinca major
- Blackberry - Rubus anglocandicans
- Raspberry - Rubus idaeus
- Willow - Salix spp.

All these weeds plus a complete list with photos can be referenced in the "Alps Invaders" field guide.

Weed Control Methods

Below are weed management methods as per the Weed management Plan that forms part of the ski field Vegetation Management Plan.

All vegetation management works within the ski field should be undertaken in a manner that reduces the risk of spreading weed species. As such it is recommended that the following measures are implemented in all vegetation management works including rehabilitation and revegetation works:

- Before commencing any works, ensure that all vehicles and machinery are cleaned by scraping, washing and/or steam cleaning, of all soil and plant debris. This cleaning should take place at designated wash down sites.
- Where possible works should commence in areas of low weed cover and proceed through to areas of increasing weed cover.
- Ensure that all staff are able to identify those weeds presenting a high threat (e.g. Milfoil), as early detection is ideal in any attempts to control these species.
- Avoid any contact with the Orange Hawkweed quarantine zone.
- Ensure that at no stage is machinery or material temporarily or permanently stored on areas containing intact native vegetation.
- Ensure that access tracks are clearly delineated and are predominantly located along existing tracks, through exotic grassland or previously disturbed vegetation.
- Target regrowth of weed species that have a serious risk rating.

In areas with minimal weed cover it is essential to:

- Clean all vehicles and machinery thoroughly.
- Minimise disturbance to the soil surface.
- Target regrowth of all weed species, especially those considered to pose a high threat.
- Ensure that all runoff and sediment control arising from vehicle access is appropriately managed.

To avoid disturbance of intact native vegetation (and hence to reduce the potential for weed invasion), the following steps should be followed:

- Clearly mark and avoid all areas of high quality (intact) indigenous vegetation and wildlife corridors.

- Ensure that all staff are able to identify significant species and vegetation types (e.g. Alpine Coniferous Shrubland, Sub-alpine Wet Heathland, Alpine Peaty Heathland).
- Clearly delineate and avoid and/or minimise access to all areas along or adjacent to ski trails that contain rare or threatened flora and fauna species and/or communities