

## **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.**

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# PART A SITE ENVIRONMENTAL MANAGEMENT PLAN COVER FORM

## Site Location

*Proposed construction of an extension to the Mid-station Building and associated vegetation removal, Bourke St Area, Mt Buller Ski Field*

## Project Description

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

*This Site Environmental Management Plan covers the following activities*

- *Vegetation removal and excavation for building works and drainage*
- *Strip footings and graded floor slab excavation and concrete pouring*
- *Trenching for utility connections*
- *Erecting of steel building frame*
- *Construction of retaining walls*
- *Cladding of building extension*
- *Equipment fit-out*
- *Site rehabilitation and revegetation*

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## 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

*Buller Ski Lifts will be the overall site manager and will undertake the construction.*

*The Project Manager for Buller Ski Lifts will be Timothy Meier and his contact phone number is 0417 926 752*

## 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).

*External work will be completed by end of March, 2025 with rehabilitation continuing through to mid-April. Internal fit out of mechanical and electrical equipment will continue through to the end of April.*

### **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)

#### Main Building Extension

***This stage of the project will be the responsibility of Buller Properties for project management and inductions***

- *Prepare any additional induction documents for BSL employees and Contractors, including descriptions and photographic illustration of any significant plant species and vegetation community as well as significant fauna species, and threatened species including:*

- *threatened skinks,*
- *the Mountain Pygmy Possum, and*
- *the Broad-toothed Rat*

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- *Temporary Fence Panels will be installed around the perimeter of the Construction Site Boundary.*
- *Messing and toilet facilities will be the existing facilities located in the Mid-station Building.*
- *Install silt/sediment management drains and fences.*
- *Excavation for the building slab will be carried out by a tracked excavator.*
- *Excess spoil will be loaded into semi-tippers or truck & dogs and disposed of appropriately off site.*
- *Over excavated soil will be temporarily stockpiled in the staging area which is level. Silt fencing will be installed around the perimeter of the stockpile.*
- *Reinforcement will be placed using a telehandler or excavator (depending on equipment available) and also by hand.*
- *Concrete will be placed using a concrete pump.*
- *Structural steel sections will be bolted together onsite and lifted in place using a mobile crane.*
- *The western retaining wall and sub-station walls will be pre-cast concrete panels. These too will be lifted in place using the same all-terrain mobile crane.*
- *Exterior cladding will be installed off scaffold.*
- *Over excavation will be backfilled using stored spoil in the staging area. This will be done using a loader, small tip truck and a small excavator for placement.*

- *Utility trenches (compressed air/power) will be dug/lay/buried using a small excavator. Trench spoil will be placed adjacent to the trench.*
- *Building Fit-tut – electrical and mechanical installation will be carried out inside the completed building using hand tools and small power tools.*

Services Trenching

***This stage of the project will be the responsibility of Buller Ski Lifts Mountain Operations for project management and inductions***

- *Sodding of the area prior to trenching*
- *Trenching*
- *Trenching will be undertaken using an excavator, trenches will have earth ramps for fauna to escape*
- *Placement of pipes and conduits for telemetry in trenches*
- *Backfilling of trenches as pipe/conduit is laid*
- *Testing*
- *Rehabilitation and revegetation of ground disturbance (see Site Rehabilitation and Revegetation Management Plan)*
- *There will be no ground disturbance outside the works footprint and all access will be within the site boundaries*

*The main staging area and material storage and waste disposal will be adjacent to the site at the top of the existing building.*

*Site office and amenities will be located at the Mid-Station facility beneath the existing building*

*A Waste Management and Recycling Station (see Waste Management Plan) will be set up in the Staging Area. This station will consist of:*

- *Skips for litter and waste*
- *Bins for plastic and paper recycling*

*Bins will be a covered type with a lid and secured for high winds and skips will be covered each evening and during periods of high winds.*

*Bins and skips will be checked regularly and replaced when necessary*

**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. <i>Vegetation removal exposing soil during construction works</i>	<ul style="list-style-type: none"> <li>• <i>Install silt traps to prevent soil displacement</i></li> <li>• <i>Where practicable, especially for use on completed works, the top soil will be removed by “Sodding”, to avoid the loss of vegetation, and set aside for reinstatement of the affected area when the works are completed</i></li> <li>• <i>Revegetation will also be undertaken in</i></li> </ul>

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	<p>areas where sod removal and replacement has been utilised. General planting will occur in any inter-sod spaces and in areas where bare earth occurs</p> <ul style="list-style-type: none"> <li>• Sodding of the areas post concreting will assist in stabilising the soil</li> </ul>
<p>2. Loss of native vegetation during construction</p>	<ul style="list-style-type: none"> <li>• Keep the works footprint to a minimum</li> <li>• All vegetation amenable to sod removal and replacement will be utilised in the rehabilitation and revegetation stage. This will be assessed prior to the commencement of works</li> <li>• Sods will be removed as intact pieces and stored on site and watered if required during dry periods</li> <li>• All vehicle and plant or equipment movements will be confined to existing tracks where practicable</li> <li>• Any sensitive areas and no-go zones will be fenced off</li> <li>• All protective fencing must be maintained in good repair throughout construction</li> </ul>
<p>3. Increase of sediment run-off during rain events</p>	<ul style="list-style-type: none"> <li>• Install effective sediment control measures to protect retained native vegetation</li> <li>• Install effective sediment control around stockpiles spoil material</li> <li>• Manage works to minimise discharge of sediments and other pollutants. Suitable measures are provided in Environmental Guidelines for Major Construction Sites (EPA 1996, amended) and Construction Techniques for Sediment Pollution Control (EPA 1991) and Guideline for Environmental Management. Doing it right on subdivisions. Temporary environmental protection measures for subdivision construction sites. (EPA 2004).</li> <li>• Sediment control fences will be erected below works area on either side of existing Mid-station building</li> <li>• The sediment control fences will be erected at grade to drain to a sediment trap. The discharge from the sediment trap shall be via geotextile filter.</li> <li>• All sediment control measures must be maintained in good repair and regularly inspected to ensure adequate performance throughout the works</li> <li>• Earthworks will stop temporarily prior to, during and/or after any forecast or actual</li> </ul>

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	<i>major rain event (more than 50mm in 24hrs)</i>
<i>4. Native Fauna trapped in foundation holes and trenches</i>	<ul style="list-style-type: none"> <li><i>• Works areas will be checked each day and prior to any backfilling</i></li> <li><i>• Trenches and foundation excavations will have earth ramps for fauna to exit</i></li> </ul>
<i>5. Damage to native vegetation during construction works</i>	<ul style="list-style-type: none"> <li><i>• Keep the construction footprint to a minimum</i></li> <li><i>• All vehicle and plant or equipment movements will be confined to existing tracks where practicable</i></li> <li><i>• Any sensitive areas and no-go zones will be fenced off</i></li> </ul>
<i>6. Introduction of weeds to the site</i>	<ul style="list-style-type: none"> <li><i>• Ensure vehicles are clean and free of weeds and pathogens before entering the construction area.</i></li> </ul>
<i>7. Fuel or Chemical spill into a waterway</i>	<ul style="list-style-type: none"> <li><i>• Refuelling of vehicles and storage of chemicals and other equipment should occur on stable surfaces and should not occur within 30 m of a waterway or associated water bodies.</i></li> </ul>

### **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).

#### Flora

- All the works area has less than 25% native vegetation and no tree cover (see attached SEMP Appendix vegetation photos), all of the works described here will take place on a previously and significantly disturbed area from previous ski lift infrastructure works*
- There is no native vegetation on the site of the proposed works*
- No native vegetation, including dead vegetation, will be removed, destroyed or lopped as part of these works*
- There are no natural waterways on the site*
- Sediment traps will be placed where necessary on the site*
- Ground disturbance will be over an area of 650m<sup>2</sup> all of which has been previously disturbed in the past*
- The vegetation in these areas is on highly disturbed ski slope area and is the product of previous revegetation activities and regeneration. The vegetation has been summer groomed for the purposes of ski field management, in accordance with provisions of previous Planning Permits*

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- *All ecological vegetation classes adjacent to the area will be surveyed before works begin to ensure all BSL employees and Contractors are aware of any significant plant species*
- *All BSL employees and Contractors will have descriptions and photographic illustration of any significant plant species and vegetation community*

#### Fauna

- *Native fauna and birds are observed in the area though the proposed works do not impact on any habitat*
- *This area is outside Mountain Pygmy Possum protected species habitat (see attached EVC Overlay and MPPH Overlay)*
- *Works areas will be checked each day for fauna and prior to any backfilling*
- *Trenches and foundation excavations will have earth ramps for fauna to exit*
- *Cross-drains intersected by trenching will be re-instated for erosion management and as they are also runways for Broad-toothed Rats*
- *All BSL employees and Contractors will have descriptions and photographic illustrations of significant fauna species, and threatened species including:*
  - *threatened skinks,*
  - *the Mountain Pygmy Possum, and*
  - *the Broad-toothed Rat*

#### Culture and Heritage

*The area where these works are proposed to take place is on highly disturbed ski slope that has experienced extensive human activity over 60 years including significant ground disturbance during works associated with the construction of the Blue Buller 2 Chairlift in 1984 and its subsequent decommissioning in 2007.*

*As an area above the tree line this location would have experienced extensive disturbance during the period of cattle grazing (up until 1959) and sheep grazing (up until 1949) on Mt Buller.*

- *All of the activity area has been subject to ground disturbance via vegetation clearance, previous earthworks, erosion, vehicular and extensive pedestrian/skiing traffic*
- *In the unlikely event that any Aboriginal cultural material is uncovered during construction, the location must be recorded and the area fenced off during any further development until such time as a qualified archaeologist and a representative from the relevant Aboriginal cooperative have inspected the material. Aboriginal Affairs Victoria will be contacted and a site recording form lodged with AAV site registry to record and register any Aboriginal Materials*

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#### **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.

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**Note: It is the permit applicant's responsibility to ensure that the site supervisor is aware of the requirements of the SEMP.**

*Construction management will be monitored during and following the works. Monitoring will include the provision of 'before' and 'after' photographs of the site to document changes. Where relevant, the following shall be monitored annually for the first three years following construction. Remedial measures will be taken if problems arise:*

- Weeds will be sprayed on site as part of BSL's weed management program linked to the Vegetation Management Plan for the ski field.*
- Sediment and run off control (visual inspection) with action taken to catch sediment and divert run off*
- Condition of floral communities listed under Flora and Fauna Guarantee Act 1988 and Environment Protection and Biodiversity Conservation Act 1999 - Permanent photo points until revegetation becomes established*
- Presence of fauna species listed under Flora and Fauna Guarantee Act 1988 and Environment Protection and Biodiversity Conservation Act 1999 - Monitor the effects of the construction works on threatened species habitat so that minimal disturbance is achieved at all times*
- Revegetation (visual including any observed damage from Sambar Deer with action initiated)*

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## **PART B**

# **SITE CONSTRUCTION MANAGEMENT PLAN**

**The Site Construction Management Plan must include the following information and address all the Performance Standards within Part B:**

- a) Construction zone
- b) Location of:
  - neighbouring buildings (including setbacks)
  - surrounding street network
  - waterways
  - site access points
  - surface water drainage
  - native vegetation/trees
    - on site/off site
    - to be retained and protected
    - to be removed or lopped
- c) Proximity to areas such as:
  - rare or threatened species habitat
  - soil and geotechnical hazards
  - any other significant sensitive natural features
- d) Easements
- e) Existing service locations and protection measures
- f) Storage areas for:
  - construction vehicles
  - construction materials
  - waste
  - stockpiles
- g) Location of any temporary site offices/lunchrooms (if applicable)
- h) Topography/slope of the land
- i) Sediment control measures
- j) Stormwater drainage measures
- k) Staging of works (if applicable)
- l) Location of on site green waste storage (Falls Creek only)
- m) Location of on site vehicle wash down location (Falls Creek only)

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

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

- The storage of all equipment, waste and building materials must be contained within the areas defined on the Construction Management Plan.
- Construction areas must be kept free of litter at all times.
- Adequate and appropriate waste bins must be provided on site, with locations to be determined in conjunction with the relevant RMB. If waste bins are to be located off site, written approval from the RMB is required.

- Waste must be transported to an appropriate off-site transfer station, recycling centre or land fill, to be determined in consultation with the relevant RMB.
- Waste is to be collected when waste bins are full.
- Waste is to be reduced by selecting, in order of preference, avoidance, reduction, reuse and recycling methods. Construction should involve the reuse of materials and the recycling of waste wherever possible.
- No waste may be disposed of on site.
- Chemicals and fuels stored on site must be kept to a minimum. If stored on site, bunds must be installed to reduce the potential damage caused by spills.
- All equipment, construction materials and waste must be removed from the site as part of site clean up works.
- Preparation of a Waste Management Plan in conjunction with the relevant RMB is encouraged to help achieve compliance with the relevant performance standards.
- No fire is to be lit on site without RMB approval.

### **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.

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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](http://www.epa.vic.gov.au), link – Publications and Library

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## PART C SITE REHABILITATION PLAN

A Site Rehabilitation Plan for all areas of exposed soil created by the construction must 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 should be kept to an absolute minimum.

Areas of exposed soil must be stabilised progressively as works are completed and all areas of exposed soil must be stabilised no later than 15 May.

Adequate stabilisation must be maintained until plant cover is established.

**The Site Rehabilitation Plan must include the following (as appropriate):**

- Type of soil stabilisation to be used on disturbed areas
- 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
- Schedule of works to undertake:
  - Soil stabilisation
  - Planting
  - Maintenance and extent of monitoring and follow-up works on site.

***Further Guidance:***

Department of Sustainability and Environment

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

The Australian Alps Rehabilitation Manual, available online:

<http://www.australialps.environment.gov.au/publications/research-reports/rehabilitation.html>

Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park August 2008,

available online: [http://www.environment.nsw.gov.au/parkmanagement/knp\\_resortrehab.htm](http://www.environment.nsw.gov.au/parkmanagement/knp_resortrehab.htm)

(\*This is a NSW publication, but it has valuable information that can be applied to the Victorian alpine areas)

Contact the relevant RMB for indigenous plant suppliers and advice

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

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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

Edward Mahon



\_\_\_\_\_  
**Full Name**

\_\_\_\_\_  
**Signature**

**Date: 4/04/2024**

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