

# SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

## Proposed Mount Buller Summit Walking Trails

Prepared by Biosis 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 buildings or works. Endorsement may include approval by the relevant Resort Management Board (RMB) and the Department of Environment, Land, Water and Planning (DELWP).

### SUBMISSION

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

**Part A - SEM Cover Form**, including supporting attachments such as photographs and reports, if required – SEE ATTACHED

**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** detailing site rehabilitation and site monitoring requirements – See Part C

#### **Please note:**

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

- Native vegetation assessments (Biosis 2022) – SEE PLANNING REPORT ATTACHMENTS
- Preliminary Geotechnical Report (Golder Associates Pty Ltd 2022) – SEE PLANNING REPORT ATTACHMENTS
- Cultural Heritage Management Plan 18430 (CHMP 18340) (Biosis 2023) – SEE PLANNING REPORT ATTACHMENTS

**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** 3.0 (FINAL)  
**Internal reviewer** GHG  
**Date issued** 05/06/2023

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# PART A

## SITE ENVIRONMENTAL MANAGEMENT PLAN: Proposed Mt Buller Summit trails

### Site Location

The Project is located within the Mount Buller Alpine Resort (Crown Allotment 5a Section A, Parish of Changue East. The site is located on the rocky peaks of the Mount Buller summit, Victoria, comprising a short section of existing walking trail follows the ridgeline to the summit of Mount Buller, and an informal walking trail leading to McLaughlin's shoulder.

The project is located approximately 1.5 kilometres west of Mount Buller village and approximately 35 kilometres south-east of Mansfield.

### Project Description

The project includes the:

- Construction of two walking trails of approximately 1.1 kilometres in length:
  - A new Mt Buller Summit walking trail, from the existing Summit carpark leading up to the existing section of Summit walking trail (approximately 550 metres)
  - A new McLaughlin's Shoulder walking trail, from the top of Grimus chairlift leading north to McLaughlin's shoulder (approximately 200 metres).
  - The proposed walking trails will be formed from compacted gravel surfacing and provide a link to the proposed viewing platforms
- Construction of a suspended viewing platform protruding from the norther interface of the existing fire tower at the summit of Mount Buller (Mt Buller Summit viewing platform).
- Construction of an elevated viewing platform at McLaughlin's Shoulder Lookout (McLaughlin's Shoulder viewing platform)
- The total area of the Resort that will be impacted by these works is approximately 2.362 hectares.
- The removal of native vegetation will be required as part of the project. See Section 3.3 and the project's FFA (Attachment 4) for further details.

The above works are collectively referred to as the 'project'.

### Project Management

Mount Buller and Mount Stirling Resort Management Board (MBMSRMB) are the project proponent and have led the design and planning phases of the project.

The construction phase of the project will be managed by personnel from MBSMRMB and they will be contactable on a 24 hour basis during construction works.

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**Project Manager:**

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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 is outlined in Table 1; these timeframes will be subject to change and dependent on obtaining planning approval. It is proposed to undertake the proposed works at the project site over two months.

**Table 1: Construction schedule, Mt Buller Summit walking trails**

<b>Stage</b>	<b>Date/timing</b>
Commence mark out and construction	To be confirmed upon planning approval
Main construction period	To be confirmed upon planning approval
Complete construction works	To be confirmed upon planning approval
Contingency for construction schedule overrun	To be confirmed upon planning approval
Site rehabilitation	To be confirmed upon planning approval

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.

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## Construction Techniques/Activities

The proposed works include the construction of two walking trails and associated viewing platforms located at the Mt Buller Summit Fire Tower and McLaughlin's Shoulder. The project requires the removal of native vegetation which mainly consists of low healthland and treeless shrubs.

The project will require the clearing of land and removal of native vegetation.

- Construction process will include:
  - Vegetation removal
    - Mulch cut vegetation (mobile chipper and chain saws)
    - Establish no-go zones near retained vegetation.
      - This has been marking along the impact area as close as possible to mitigate impacts to high quality vegetation.
  - Construction of a new Summit walking trail
    - Preparation of ground surface area for the trail will be undertaken.
    - The impact area of the walking trail will be covered by a compacted gravel fill material with concrete being poured over the top of the gravel filling.
    - Not all sections of the shared trail are predicted to impact the ground surfaces however where impacts will be made they will be to a maximum depth required.
    - The gravel underlay will be compacted to 90% compaction by mechanical means in all areas.
  - Formalising the construction of McLaughlin's Shoulder walking trail
    - Preparation of ground surface area for the trail will be undertaken.
    - The impact area of the walking trail will be covered by a compacted gravel fill material with concrete being poured over the top of the gravel filling.
    - Not all sections of the shared trail are predicted to impact the ground surfaces however where impacts will be made they will be to a maximum depth required.
    - The gravel underlay will be compacted to 90% compaction by mechanical means in all areas.
  - Construction of Mt Buller Summit Lookout
    - Preparation of ground surface area for the lookout will be undertaken.
    - The platform will be suspended using shallow footings anchored to the underlying rock.
    - The anchor design will follow recommendations listed in the geotechnical assessment prepared by Golder Associates Pty Ltd.
  - Construction of McLaughlin's Shoulder Lookout
    - Preparation of ground surface area for the lookout will be undertaken.
    - The platform will be suspended using shallow footings anchored to the underlying rock.
    - The anchor design will follow recommendations listed in the geotechnical assessment prepared by Golder Associates Pty Ltd.

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## Construction Phases

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The following recommendations to minimise environmental impacts during planning, preconstruction, construction and post-construction phases of the project must be complied with:

### Planning and pre-construction

- Ground disturbance outside of the designated construction footprint is to be avoided. Allowance should be made within the construction footprint for all access tracks, storage areas and services, or ancillary areas should be located in existing disturbed sites in the project area.
- Protect all areas of retained native vegetation by means of high visibility temporary fencing / marking. Fencing or marking must be installed before construction work commences and these areas treated as 'no-go' zones.

- Ensure all environmental constraints are clearly communicated to construction personnel and incorporated into the workforce induction program.

### Construction

- Vegetation removal in small sections of Alpine Grassy Heathland and Alpine Rocky Outcrop Heathland should be done in a sensitive manner to avoid disturbing retained vegetation nearby.
- Implement a sod salvage and replacement procedure for areas with deeper soils for all vegetation types regardless of whether they are native or introduced. This should involve removing the top 100-300 millimetres of soil and vegetation and carefully stockpiling for re-instatement on the edges of the walking trails and disturbed areas. Vegetation may need to be slashed or pruned prior to salvage to minimise transpiration losses after root disturbance.
- Implement a wildlife salvage and trench entrapment protocol for wildlife (reptiles and small mammals) for native vegetation removal and the short section of trenching.
- Develop and include a strict vehicle and contractor hygiene protocol to avoid the risk of introducing or spreading novel strains of chytrid fungus or new and emerging amphibian diseases.
  - Ensure vehicles are clean and free of weeds and pathogens before entering the construction area.
- Detail that all contractors should be inducted by the project manager prior to commencing works.
- Keep the construction footprint to a minimum by keeping small stockpiles on site and main stockpiles in the Summit camp. Materials, equipment and machinery are required to be carried in by hand from the Summit camp or flown directly to site via Helicopter. Vehicle access is only possible to the Summit camp.
 

**This camp. Materials, equipment and machinery are required to be carried in by hand from the Summit camp or flown directly to site via Helicopter. Vehicle access is only possible to the Summit camp.**
- Prevent access to no-go zones – including vehicles, construction personnel, equipment and stockpiles.
 

**is Summit camp review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose other than the current project.**
- Retain and reinstate any existing rocks that are currently providing habitat for fauna to ensure they can continue to provide habitat, in particular within the outcrops surrounding the viewing platforms.
- Manage construction works to minimise discharge of sediments and other pollutants. Suitable sediment control measures are provided in 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).
- Refuel vehicles and store chemicals and other equipment on stable surfaces and not within 30 metres of a waterway or associated waterbody (e.g. a dam, drainage line).
- Maintain all protective fencing or markers in good repair throughout construction.
- Maintain all sediment control measures in good repair and regularly inspected to ensure adequate performance throughout construction.

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### Post-construction

Disturbed ground should be stabilised using an appropriate geo-fabric material and previously regenerating areas patches of native vegetation should be revegetated using local indigenous species for Alpine Grassy Heathland and Alpine Rocky Outcrop Heathland (excluding large shrubs). The replacement of cut soil sods and other material along trail edges will occur to encourage natural regeneration and reduce erosion.

Complete follow-up monitoring of the entire study area to manage the establishment of weeds post-construction.

## Environmental Risks

Each environmental risk is described below in Table 2 with relevant responses.

**Table 2: Environmental risk, Mt Buller Summit Walking Trails**

Risk	Measures to address risk
1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the trenching or from surfacing materials	Sediment traps (such as silt fences coir logs or sediment socks) will be downslope of walking trail and lookouts to intercept sediment laden run-off and minimise any impacts on surrounding vegetation. 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).
2. Removal of native vegetation beyond the approved construction corridors	Access/egress to the work areas will be via Summit Road and the existing walking tracks. Vehicle movements will be restricted to Summit Road and the existing carpark within the ski field areas. No new access tracks will be created outside the construction area. The location of the required works within the study area will be clearly marked to ensure the MBMSRMB staff and their contractors obey the disturbance footprint and do not go into no-go areas. Vegetation removal protocols will be discussed in detail at the site induction. Vegetation removal beyond the agreed construction footprint will be strictly prohibited. Native vegetation to be retained is to be identified as a no-go area. Stockpiling areas and parking will be located at the Summit carpark only. Small stockpile areas are allowed within the walking trail and lookout footprints.
3. Introduction of weeds and soil pathogens	Prior to works commencing any machinery, equipment and PPE introduced into the Resort will be washed down to remove soil and weed seeds, using a wash down facility approved by the MBMSRMB. 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.
4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.	0.098 hectares of native vegetation (Alpine Grassy Heathland and Alpine Rocky Outcrop Heathland) are required to be removed to construct the new walking trails and viewing platforms. Mountain Pygmy-possum preferred habitat is classified into Type I and Type II habitat (Heinze 2002; Heinze and Harvey 2006). Mapped habitat in the vicinity of the study area is shown in Figure 2 of the project's FFA. Core habitat for Mountain Pygmy-possum includes boulderfields and Alpine Coniferous Shrublands. Vegetation proposed for removal does not coincide with any areas of mapped Mountain Pygmy-possum habitat. However, it is

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	<p>noted that the proposed works are in proximity to some areas of Mountain Pygmy-possum habitat, these areas must be avoided and are within the 'no-go' areas seen in the Construction Management Plan.</p> <p>Soil disturbance and subsequent weed invasion will be minimised through construction management and follow up weed control.</p> <p>The project footprint to be used has been assessed by a professional ecologist and the footprint avoid and minimise impacts to significant flora species.</p> <p>Measures to minimise the ecological impact of the proposed works have been incorporated into this SEMP to ensure that the risk of adverse environmental impacts is mitigated. Biosis has provided detailed vegetation and habitat mapping to MBMSRMB which has been used to locate the proposed works to minimise impacts. Based on this approach, the steps taken during the design of the works to ensure that impacts on biodiversity from the removal of significant habitat and native vegetation have been minimized include:</p> <ul style="list-style-type: none"> <li>• Minimising impacts on small sections of Alpine Heathland by proposing to minimal extent necessary.</li> <li>• Retention of heath vegetation in the rocky outcrop has been demonstrated to be viable and this retained vegetation will continue to provide habitat elements such as cover, leaf litter and foraging resources for threatened reptiles and Mountain Pygmy-possum</li> <li>• The proposed lookouts are to be located within disturbed areas and with minimal vegetation coverage.</li> <li>• Parts of the works will be in an area of introduced vegetation adjacent to the existing well-formed ski-field access track and chair lift infrastructure.</li> <li>• The proposed trails will utilise existing informal walking trails that have already disturbed the ground surface so as to not create new impacts.</li> </ul>
<p>5. Disturbance or injury to terrestrial wildlife</p>	<p>A range of threatened species and ecological communities are known from the Victorian Alps bioregion and are protected under state and Commonwealth legislation. Threatened species recorded or predicted to occur within 5 kilometres of the study area or from the relevant catchment (aquatic species) are listed in Appendix 1 (flora) and Appendix 2 (fauna) of the flora and fauna assessment (see planning report – Attachment 3).</p> <p>Mountain Pygmy-possum, White-throated Needle-tail (flyover) and Broad-toothed Rat threatened species listed</p>

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	<p>under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) are likely to regularly occur.</p> <p>Black Falcon, Tussock Skink (high country), Alpine Bog Skink, Snow Aciphyll, Lilac Bitter-cress, Carpet Sedge, Carpet Snow-daisy, Silver Snow-daisy, Sticky Billy-buttons, Green Billy-buttons, Crimson Billy-buttons, Thick Bent-grass, Hairy Eyebright, Mt Buller Snow-gentian, Royal Grevillea, Fir Clubmoss, Fog Club-sedge, Alpine Buttons, Rusty Daisy-bush, Dusty Daisy-bush, Alpine Phebalium, Alpine Bootlace Bush, Gunn’s Alpine Buttercup, Crag Wallaby-grass, Mossy Knawel, Alpine Triggerplant and Alpine Westringia threatened species listed under the Commonwealth <i>Flora and Fauna Guarantee Act 1988</i> (FFG Act) are likely to regularly occur.</p> <p>Impacts to wildlife will be reduced due to works being located in areas previously disturbed.</p> <p>Any wildlife found within the project footprint at the start of each work day will be encouraged to exit the area or be removed by a licenced wildlife handler. DELWP Hume Region (Natural Environment Program) will be notified that day via email (<a href="mailto:humeregion.planning@delwp.vic.gov.au">humeregion.planning@delwp.vic.gov.au</a>) of any wildlife removed and relocated within proximity of the project area in habitat that is of similar or better quality to that of the project area. No further than 100 meters away.</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>Wildlife mortality is to be avoided, however where wildlife mortality occurs DELWP Hume Region (Natural Environment Program) will be notified within three months via email (<a href="mailto:humeregion.planning@delwp.vic.gov.au">humeregion.planning@delwp.vic.gov.au</a>) of any wildlife mortality.</p> <p><i>Wildlife Victoria – ph. 1300 094 535</i></p>
<p>6. Bushfire risk</p>	<p>Construction works will not take place on days of total fire ban (TFB). No cutting or welding will take place on days of total fire ban. Should the use of spark or flame emitting equipment be required (e.g. welding) or there are risks posed by hot exhausts on machines, these risks will be monitored by a spotter equipped with a fire extinguisher, rake hoe and suitable water supply. No fires will be lit for cooking or warmth by the contractor within or near the construction corridors.</p> <p>Cigarette smoking also poses a risk of bushfire ignition and this risk will need to be managed by the contractor.</p> <p>The MBMSRMB will be responsible for developing an OHS and emergency plan to deal with issues such as bushfire.</p>

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<p>7. Pollution and litter</p>	<p>All litter and materials introduced to the construction corridors will be removed on a daily basis, this includes items such as flagging tape, contractor equipment and materials packaging. The installation of the replacement snowmaking pipe does not require the specific use of any hazardous substances other than machinery fuels and oils. All refueling shall be conducted at least 30 m away from waterways using approved jerry cans and funnels. Bulk fuels and oil will be stored in the MBMSRMB workshop/depot. Machinery servicing and oil changes will not be performed on-site and any maintenance will be conducted in the MBMSRMB machinery workshop.</p>
<p>8. Landslip or other geotechnical incident</p>	<p>The vegetation and topsoil should be stripped only where necessary during site preparation. Where it is necessary to remove vegetation but not the existing soil, the vegetation should be cut or slashed to allow the root structure to remain to assist in limiting erosion. Recommendations with the geotechnical assessment prepared by Golder Associates Pty Ltd must be complied with.</p>

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## Site Environmental Values

The study area is located on the rocky peaks of Mount Buller, Victoria. A short section of existing walking trail follows the ridgeline to the summit of Mount Buller, and an informal walking trail leads to McLaughlin's shoulder.

The study area is above the tree line where vegetation is consistent with treeless alpine Ecological Vegetation Classes (EVCs). Ecological Vegetation Class present include Alpine Coniferous Shrubland EVC 156, Alpine Grassy Heathland EVC 1004 and Alpine Rocky Outcrop Heathland EVC 1013. These EVCs are associated with rocky, exposed ridgelines located on highest peaks that are subject to strong winds and erosion. The treeless vegetation is relatively low to the ground, with most shrubs below 1 metre in height. Most of the study area has high diversity of shrubs, grasses and herbs and consists of high quality vegetation. Areas of previous disturbance including the ski slopes support predominantly introduced vegetation.

The topography of the study area consists of steep escarpments and rocks, including the summit of Mount Buller which is 1804 metres in elevation. Its steep cliffs and gullies, high up on the mountains flanks are typical of higher peaks surrounding the Mount Buller area. These features are described further in Table 2 and mapped in Figure 2 of the project's FFA. Photos are provided below.

There is a clear elevation gradient in the natural vegetation patterns present in the study area, with low-growing wind-pruned heathland occurring in higher exposed areas. These vegetation types are commonly encountered at Mount Buller on aspects subject to persistent winter snow cover. The EPBC and FFG Act listed species Mountain Pygmy-possum, Alpine Bog Skink and Tussock Skink may forage within the study area on occasion, while White-throated Needletail may occupy airspace above the study area.

Key ecological values identified within the study area as detailed in the Biosis report (*Mt Buller Summit Trail: Flora and fauna assessment, 2022*). The impacts and potential impacts to the biodiversity values include are as follows:

- Removal of 0.098 hectares of native vegetation.
- Removal of habitat for threatened species or potential for indirect impacts, including:
  - Potential habitat for the EPBC Act listed fauna species: Mountain Pygmy-possum and White-throated Needletail (flyover)
  - Potential habitat for the FFG Act listed Alpine Bog Skink and Tussock Skink.
- Removal of any FFG Act listed flora species.
- Mortality of wildlife during construction works, particularly resident and relatively sedentary species such as reptiles and frogs.

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**Photo 1** Alpine Coniferous Shrubland EVC 156 within the study area, adjacent to existing Summit walking trail. Photo taken 9 November 2021. View to south-east



**Photo 2** Alpine Grassy Heathland EVC 1004 within the study area. Photo taken 9 November 2021. View to south-west.

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**Photo 3** Alpine Rocky Outcrop Heathland EVC 1013 within the study area. Photo taken 9 November 2021. View to south.



**Photo 4** Predominantly introduced vegetation within the study area on the ski slope at the top of Grimus and Summit chairlifts. Photo taken 9 November 2021. View to south-west.

### **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 during the construction phase. This report will take the form of an email or phone call, and cover issues 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, Mt Buller Summit walking trails**

Risk	Monitoring response	Frequency of monitoring	Responsibility
1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the Mt Buller Summit Trails proposed works.	Visual inspections of construction progress including maintaining agreed alignments, stockpile/lay down areas and installation/maintenance of sediment control devices	Daily	Site Supervisor
2. Removal of native vegetation beyond the approved construction corridors.	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.	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.	Weed species monitoring protocols will be followed as per work practice <b>This protocol document to be made available for work practice for the purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987</b>	Weekly during construction and monthly for 1 year after construction completion	Project Manager
5. 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 FFG permits. <b>The document must not be used for any purpose which may breach any copyright</b>	As required at alignment mark out and when working in these areas	Project Manager
6. Disturbance to terrestrial wildlife	Visual inspections by the Project Manager daily during construction where the trench have been left open overnight.	Daily, prior to construction commencing or trench or footing back filling.	Project Manager
7. 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
8. 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
9. 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.
  - ✓ Approval from the Resort Management Board will be obtained prior to any out-of-hours work occurring. Written notification will be provided to local residents when out-of-hours work is occurring.
- ✓ Provision of new service connections and upgrading of existing services will be undertaken in a timely manner with minimal on-site and off-site impacts and with prior approval of the RMB and services providers.
- ✓ Advice will be obtained from the 'Dial Before You Dig' service to determine the location of existing services onsite

**Full Name**    **Daniel Argentov**    **Signature**    21/04/2022

**Date:**

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## PART B

# SITE CONSTRUCTION MANAGEMENT PLAN

### Proposed Mt Buller Summit walking trails

One map book 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. These CMP maps accompany the SEMP and will be provided to the contractor.

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

- a) Construction zone
- b) The proposed works include the construction of two walking trails and their associated viewing platforms at McLaughlin's Shoulder and the Mt Buller Summit Fire Tower (the project).
- c) The location of:
  - o neighbouring buildings (including setbacks) – not relevant
  - o surrounding street network – Vehicle access provided on CMP map, existing roads and access tracks to be used
  - o waterways – indicated on CMP maps where applicable
  - o site access points– indicated on CMP maps
  - o surface water drainage – indicated on CMP maps, 1:25k hydrology layer
  - o vegetation/trees – the construction foot print is identified on the CMP. Vegetation will be removed from within the impact area only, see project Flora and fauna assessment, Biosis 2022. A no-go area is clearly identified on the CMP.
    - o on site/off site:
    - o to be retained and protected
    - o to be removed or lopped
- d) Proximity to areas such as: – indicated on CMP map within the no-go area
  - o rare or threatened species habitat
  - o soil and geotechnical hazards
  - o any other significant sensitive natural features
- e) Easements – not applicable
- f) Existing service locations and protection measures – not applicable
- g) Storage areas for: – indicated on CMP map
  - o construction vehicles
  - o construction materials
  - o waste
  - o stockpiles
- h) Location of any temporary site offices/lunchrooms (if applicable) – not required
- i) Topography/slope of the land – indicated on CMP maps, 1:25k topography layer

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- j) Sediment control measures – see CMP maps and sediment control section of SEMP
- k) Stormwater drainage measures – see CMP maps and sediment control section of SEMP
- l) Staging of works (if applicable) – no stages applicable.
- m) Location of on site green waste storage – not applicable, material to be retained on site
- n) Location of on site vehicle wash down location – not applicable, to be done off-site at locations approved by MBMSRMB if machinery from outside of the resort is to be used

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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 relevant RMB (MHARMB)

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

### Threatened Species

- The presence of rare/vulnerable/threatened species should be recognised on site and the necessary protection measures put in place.
- If any threatened species are identified on the site, as listed in the *Flora and Fauna Guarantee Act 1988* (FFG Act) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), there are specific requirements that must be met which are outside the planning permit or associated assessment process. These requirements must be defined and adhered to as applicable.
- Eleven protected flora species are present, and a protected flora permit from DELWP would be required if any of these species will be affected by the proposal.
- 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.

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- 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.

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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 the previously existing flow paths, except where specified by a separate drainage report.
- All stockpiles of soil, sand, fertiliser, cement or 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.

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### 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.

### 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)**

**Note: All known Hawkweed sites are included on the project CMP maps to inform site supervisors and construction crews of high risk locations.**

All external works within the Falls Creek Alpine Resort must be assessed for the presence of Hawkweed in conjunction with the RMB's Director Economic Development and Land Management.

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

Hawkweed *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 Agriculture Victoria. Failure to obtain a permit may result in legal action.

Hieracium sightings must be reported to Agriculture Victoria on 136 186 or emailing [weed.spotters@ecodev.vic.gov.au](mailto:weed.spotters@ecodev.vic.gov.au) or go to:

<http://agriculture.vic.gov.au/agriculture/pests-diseases-and-weeds/weeds/state-prohibited-weeds/hawkweed>

### **Further Guidance:**

Agriculture Victoria

<http://www.agriculture.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 1820.1 'Construction – Guide to preventing harm to people and the environment', 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

This section outlines the steps that will be taken to stabilise and rehabilitate the Mt Buller Summit area during and after construction. A description of the rehabilitation process is outlined below.

#### **Type of soil stabilisation to be used on disturbed areas**

Top soil and sods (where possible) will be stock piled and reinstated on disturbed areas.

Soil stabilisation will be ongoing during the construction process in accordance with the Coffey geotechnical assessment. Temporary sediment control will be installed and maintained down slope of the trench and drain outfall. These devices are typically staked geo-fabric, coir logs, sediment socks or bales of weed free straw, and will be checked and cleaned weekly or after rainfall events. Once construction has been completed and the trenched area 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**

No replanting will be required after the building extension has been constructed. It is expected that introduced grasses and colonising native species that dominate the area quickly re-establish on disturbed areas dressed with top soil, sods (where possible), jute mesh and weed free straw.

#### **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 each trench is back filled.

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

Construction to be monitored daily and weekly during the construction period. The works area will be monitored monthly for the first 12 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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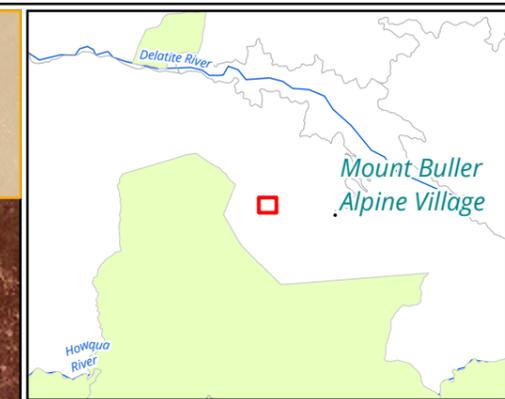
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### Sediment controls

- Place modular sediment traps (MST) or check dams (CD) at any point of potential concentrated surface water flow, including in storm-water drains.
- More than one MST or CD may be required at each point to design specifications attached.
- Indicative locations for MST / CD, cut off drains and sediment fencing are shown.
- Place all sediment controls according to detailed design or to terrain.
- Refer to sediment control specifications provided with the CEMP /SEMP report.
- **Hay bales or straw bales not permitted for sediment controls.**

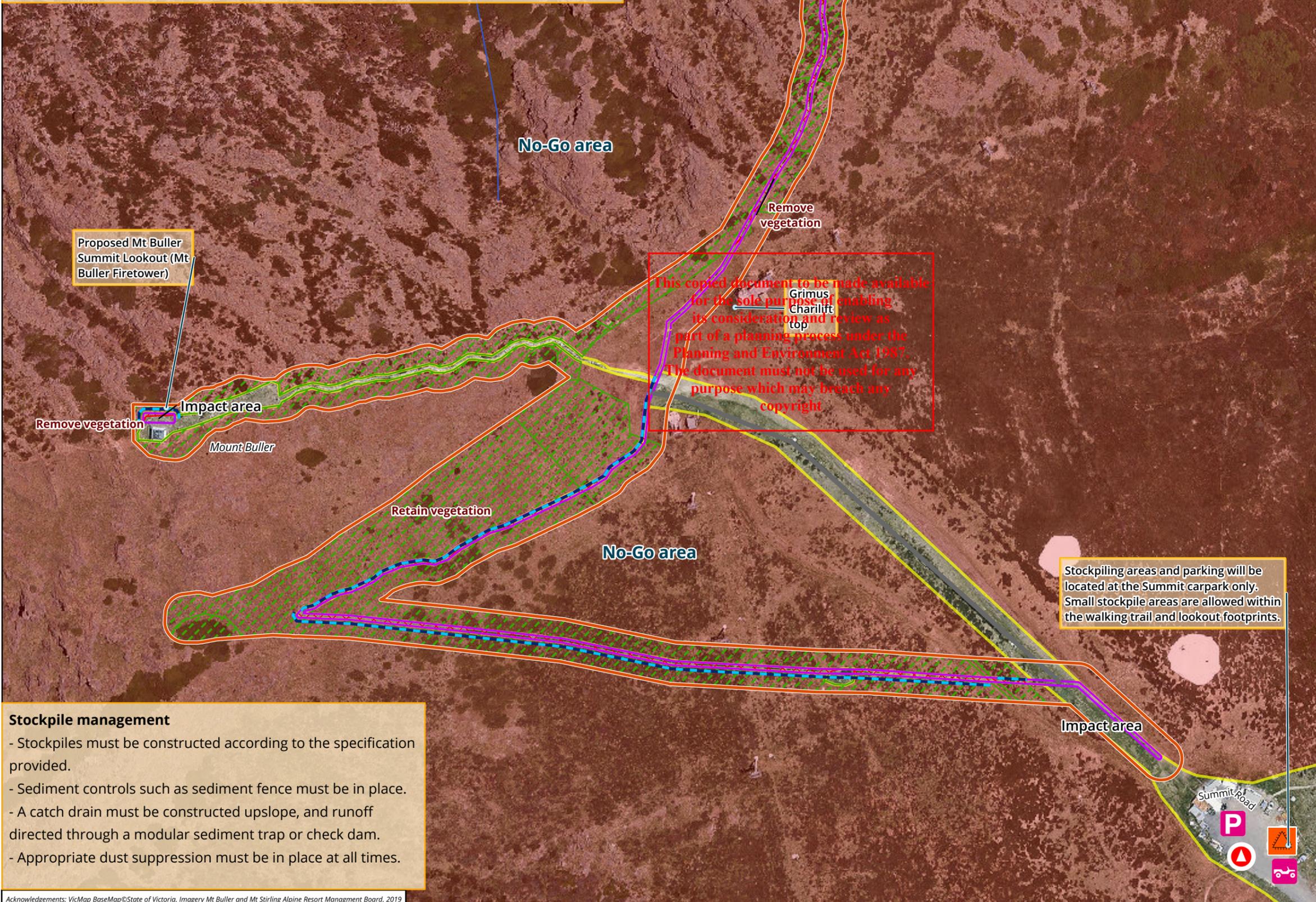
### Fuels, oils and chemicals

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



### Legend

- Study area
- Existing feature**
  - Road or track - existing
- Design features**
  - Impact area
  - Native vegetation permitted to be removed
  - Native vegetation to be retained
  - Sediment fence
- Construction management plan**
  - Site access
  - Stockpile site
  - Vehicle hygiene hold point
  - Vehicle/plant parking
  - No-Go Area



### Stockpile management

- Stockpiles must be constructed according to the specification provided.
- Sediment controls such as sediment fence must be in place.
- A catch drain must be constructed upslope, and runoff directed through a modular sediment trap or check dam.
- Appropriate dust suppression must be in place at all times.

## ADVERTISED PLAN

Figure 1 Construction Management Plan (CMP)

0 10 20 30 40 50

Metres

Scale: 1:1,500 @ A3

Coordinate System: GDA 1994 MGA Zone 55



Matter: 35926,  
Date: 20 April 2022,  
Prepared for: GH, Prepared by: DK, Last edited by: dkang  
Layout: 35926\_F1\_CMP  
Project: P:\35900s\35926\Mapping\35926\_MtBullerSummitWalk.aprx

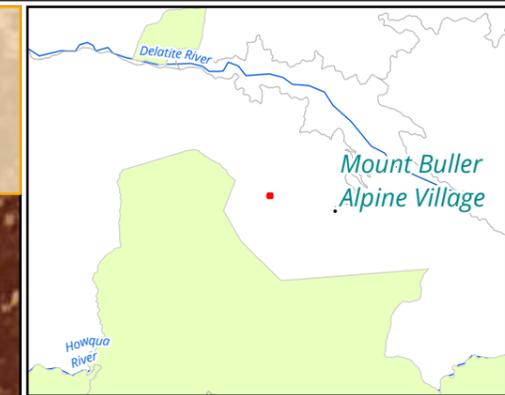
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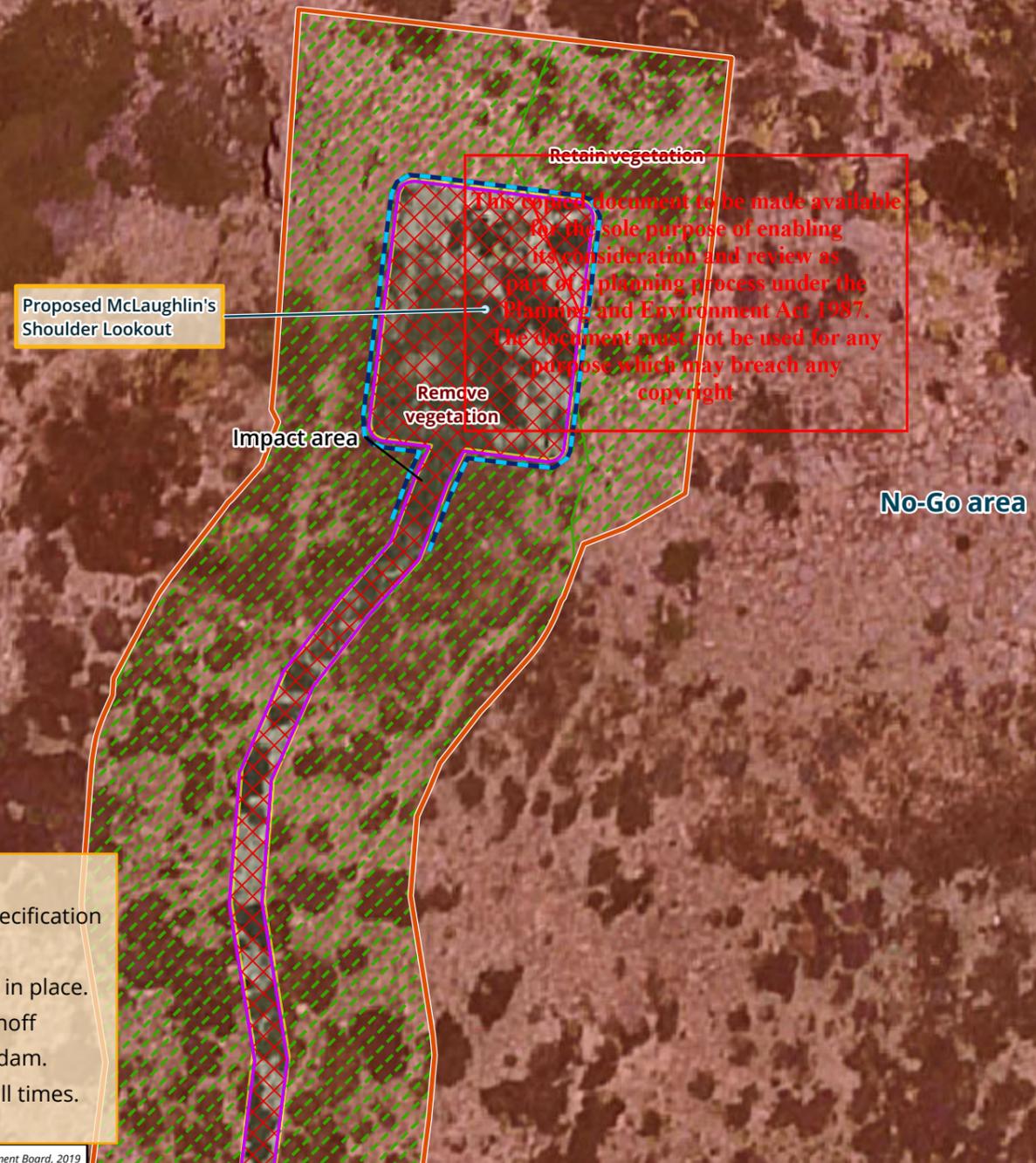
### Fuels, oils and chemicals

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



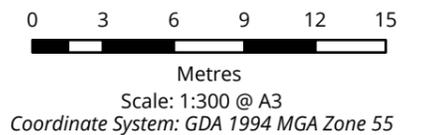
### Legend

- Study area
- Impact area
- Native vegetation permitted to be removed
- Native vegetation to be retained
- Sediment fence
- No-Go Area



## ADVERTISED PLAN

Figure 1.1 Construction Management Plan (CMP)



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### Stockpile management

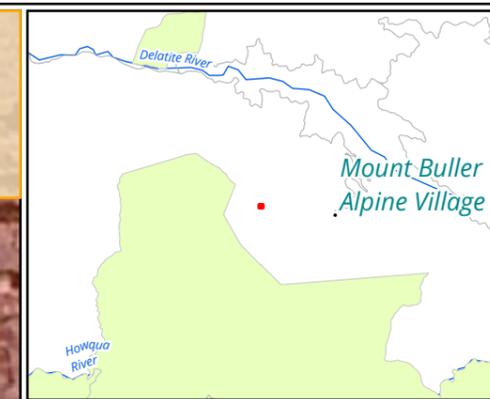
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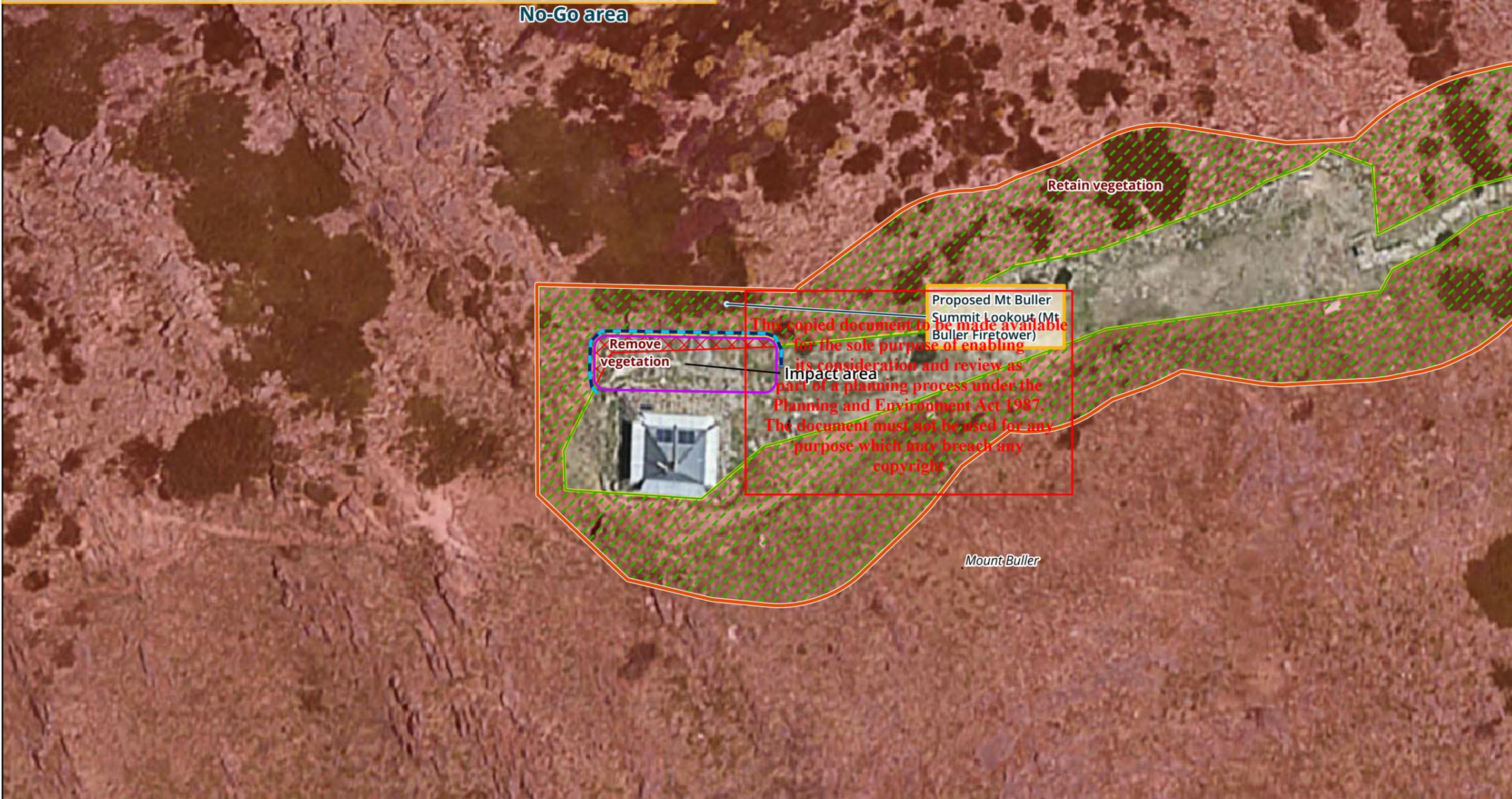
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- Spill kit to be provided on all plant or on site



### Legend

- Study area
- Impact area
- Native vegetation permitted to be removed
- Native vegetation to be retained
- Sediment fence
- No-Go Area

No-Go area



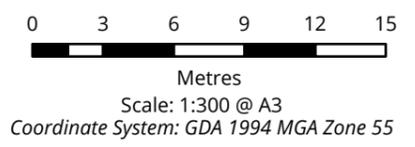
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Figure 1.2 Construction Management Plan (CMP)



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Layout: 35926\_F1\_CMP  
Project: P:\35900s\35926\Mapping\35926\_MtBullerSummitWalk.aprx

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