

# 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

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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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# SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

## PART A SITE ENVIRONMENTAL MANAGEMENT PLAN COVER FORM (SEMP) Corio Ski Lodge Rev2

### Site Location

6 Delatite Lane Mount Buller 3723

### Project Description

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

Replace Existing Leaking roof and windows with new Colourbond Roof and Thermally broken aluminium windows/ Replace existing deck and add new deck areas/ New Upper-level Addition over Existing Ground floor Entry with new entry canopy to Ground Floor south elevation.

### Project Management

Name and 24hour contact details of the project manager and/or site supervisor responsible for ensuring compliance with the SEMPA and completion of the buildings and works described in the SEMP

Name: Darren Cole-Sinclair

Email: [darren@dcsdesign.net.au](mailto:darren@dcsdesign.net.au)

Ph No: 0488 777 335

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### Construction Schedule

Provide a construction schedule including start and completion dates for all external and internal works.

Construction Schedule: 14<sup>th</sup> October 2023 -31<sup>st</sup> May2024

### 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)

These works are mainly rectification works with a proposed upper-level addition extending to the east over the existing lower floor footprint. The building envelope/footprint is not extending to the east but a small new canopy is proposed to the south of the building. The proposed excavation and new roof will have only minimal impact to the surrounding natural vegetation

and will minimal encroachment to the relevant existing Snow gums as outlined within the arborist report undertaken. (refer arborist report)

### Environmental Risks

In the table below, describe potential environmental risks and measures to be taken to address these risks

Risk	Measures to address risk
1. Building Waste and Pollution	<p>All building waste to be disposed of appropriately into building waste bins and taken off site daily.</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 potentially harmful substance will be stored or used on site without the prior written consent of the Project Supervisor. Appropriately sized spill kit to be on-site whenever fuels or potentially harmful substances are stored or used on-site.</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 by accident. The Project Manager must inspect the condition of the tender before access is granted to the site.</p>
2. Introduction of pest plants (weeds) and soil pathogens.	<p>All machinery, equipment and PPE will be washed down to remove soil and weed seeds / propagules prior to entry into the Resort.</p> <p>All equipment that has been previously contaminated with soil material will be washed down off-site with biodegradable anti-fungal solution prior to works commencing.</p> <p>Suppliers to check 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>
3. Removal of native vegetation beyond the approved construction area	<p>Access/egress to the building construction site will be via predefined and marked routes. No new access will be created outside the construction area.</p> <p>The location of the proposed buildings and associated works will be clearly marked on site to ensure only minimum native vegetation is removed as per the arborists report.</p> <p>The existing Snow Gums and native vegetation areas are identified on the CMP that forms part of this SEMP and will be identified on site which are to be retained.</p>
4. Asbestos management	<p>If asbestos is found it will be removed from the site by licensed contractors, who will remove any asbestos from the site and remove it from the Resort to a licensed waste disposal facility.</p>

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3. Bushfire Risk

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 where a risk of fire prevails. During the fire danger period any use of tools or machinery that cause sparks or use flame will be monitored by a spotter equipped with a fire extinguisher, rake hoe and suitable water supply.

**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).

There is an Existing Snow Gum Stand approx. 4 metres southeast of the existing and proposed siteworks. Given that the proposed addition is to the upper level and within the existing building footprint the impact is not greatly increased. Tree protection zones and appropriate tree protection will be undertaken to all affected trees as per the arborist report and outlined below.



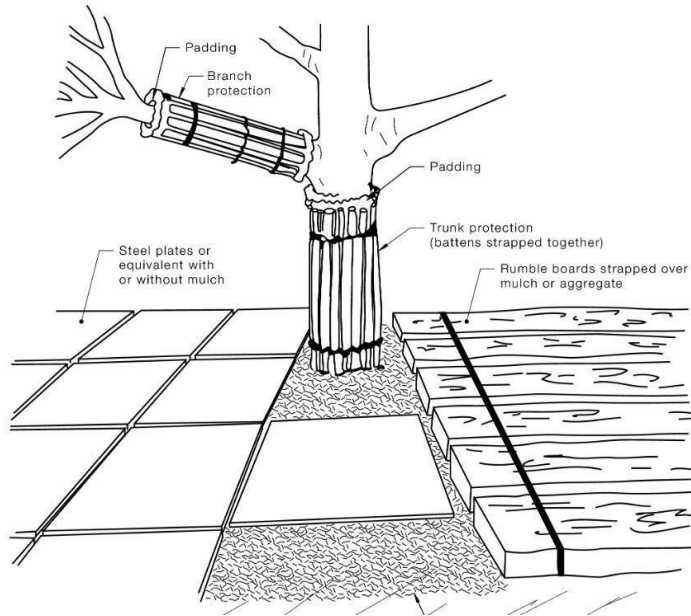
Existing snow gums to be retained

Proposed area of new entry roof

Addition located over deck above

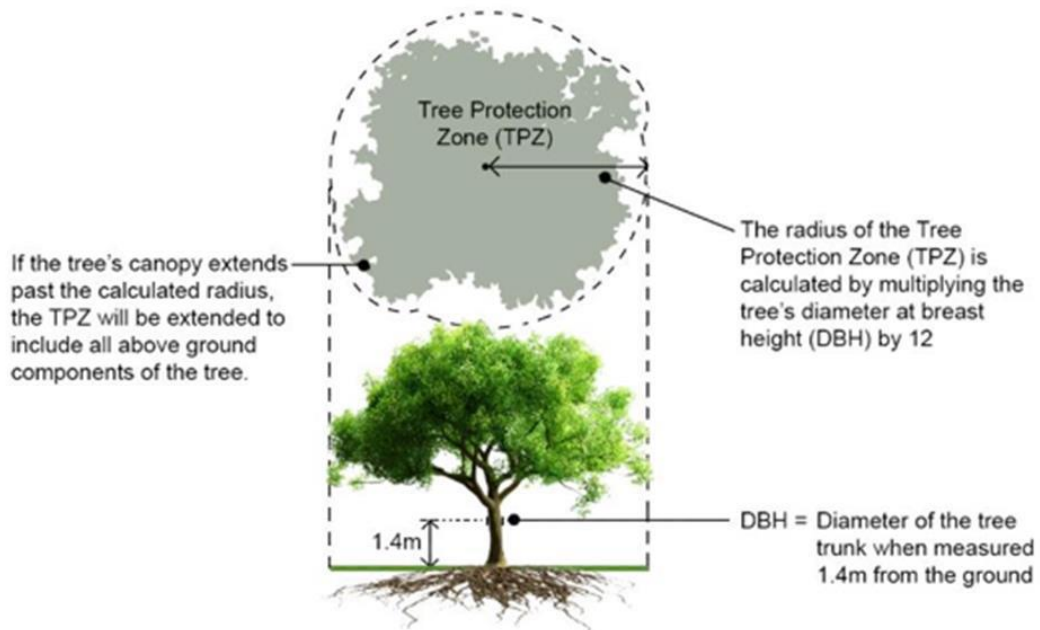
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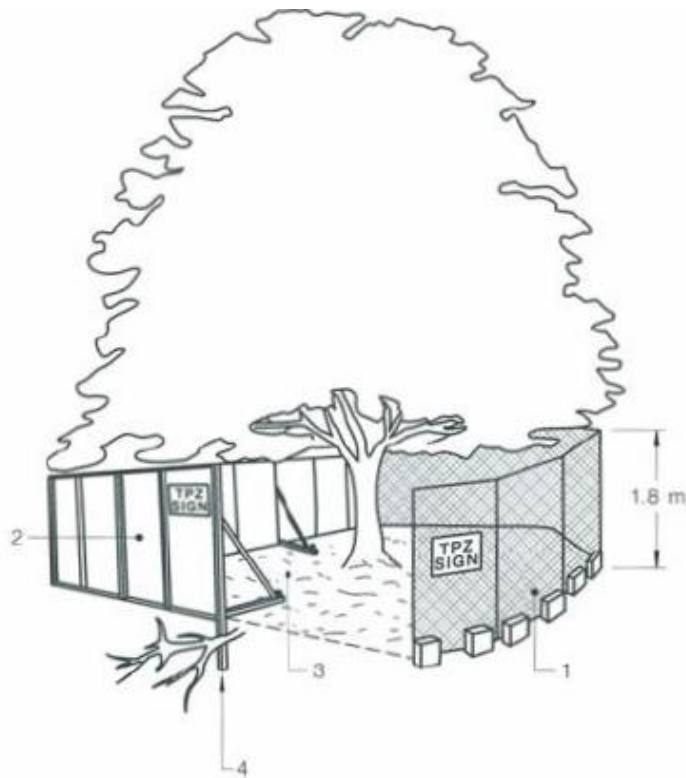


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Tree protection  
 Source –AS 4970-2009 Protection of trees on development sites  
 (Ground Protection)



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**LEGEND:**

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Source –AS 4970-2009 Protection of trees on development sites  
(Tree Protection)

**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

Given most proposed works are replacement/upgrade works and a proposed small addition is located over the existing lower floor entry, there will be minimal impact to the worksite and immediate area surrounding this, which is clear of any vegetation and has previously already been excavated and built upon (refer planning application).

Photographs will be taken of the site at times prior to, during and following the construction period and supplied to the responsible authority to demonstrate compliance with the SEMP.

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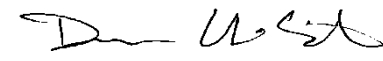


**Declaration**

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

Darren Cole-Sinclair  
**Full Name**



**Signature**

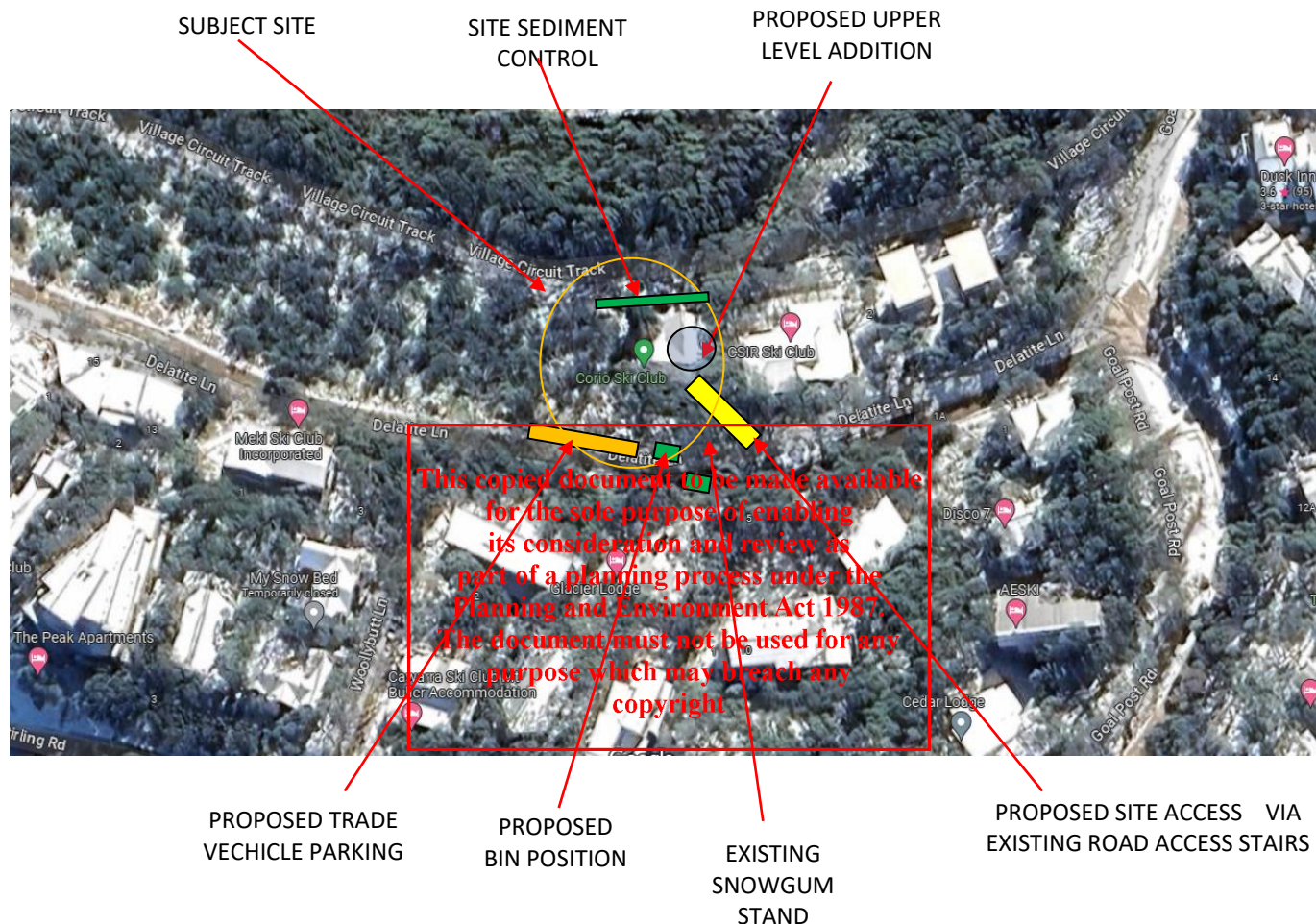
**Date: 19/06/2023 Rev 208/08/23**

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## PART B SITE CONSTRUCTION MANAGEMENT PLAN-Corio Ski Lodge Upgrade and Proposed Addition



- a) Construction zone
- b) (As indicated above)
- c) Location of:
  - neighbouring buildings  
(7+ metres to east of building, clear access to proposed works)
  - surrounding street network  
As indicated above
  - waterways  
(NA No waterways affected)
  - site access points  
As indicated above
  - surface water drainage  
Site sediment control is to be used and placed in the nominated location as indicated above.
  - native vegetation/trees



- on site/off site
- to be retained and protected
- to be removed or lopped

No trees to be removed or lopped. Existing tree stand to the southeast is approximately 4-5 metres from the proposed addition and clear from site works. Temporary protection fencing is to be placed around the closest trees during site works.

- d) Proximity to areas such as:
- rare or threatened species habitat
  - soil and geotechnical hazards
  - any other significant sensitive natural features

NA

- e) Easements

NA (no Easements on Title)

- f) Existing service locations and protection measures

Proposed access to and form works area does not clash with services locations

- g) Storage areas for:

- construction vehicles
- construction materials
- waste
- stockpiles

As indicated above

- h) Location of any temporary site offices/lunchrooms (if applicable) NA

- i) Topography/slope of the land - Downhill North Facing Site

- j) Sediment control measures As indicated

- k) Stormwater drainage measures Existing SW Points in place

- l) Staging of works (if applicable)

1.Stage 1-Roof Replacement (Building Season 23/24)

2.Stage 2- Deck Replacement /New South Access Stair (Building Season 25/26)

3.Stage 3- Proposed Addition (Building Season 26/27)

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## PART B - SITE CONSTRUCTION MANAGEMENT PLAN PERFORMANCE STANDARDS-Coonamar Ski Club

### 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.

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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.
- 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.

[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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