

# SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

## Proposed carparking – 30 The Avenue Mt Buller

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, Energy and Climate Action (DEECA).

### 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 assessment (Biosis 2023)
- Preliminary Geotechnical and Foundation Assessment For Winterbrook Lodge, Mt Buller (PSA0266-01\_Winterbrook Lodge, Mt Buller, 16 November 2022)
- Preliminary geotechnical assessment letter of advice prepared by Taylor Consulting Engineers Pty Ltd (dated 24 May 2023).

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

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

#### Document control

Version 1.0 (FINAL)

Date issued 07/07/2023

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# PART A

## SITE ENVIRONMENTAL MANAGEMENT PLAN: Proposed carparking – 30 The Avenue Mt Buller

### Site Location

The site is located at 30 The Avenue, Mount Buller (Crown Allotment 27B Section A, Parish of Changue East) (SPL: 27B~A\PP2370) (study area). The site occurs on Taungurung Country and is within the management area of the Taungurung Land and Water Council Registered Aboriginal Party area. This site is located within the Mount Buller Alpine Resort and is subject to the Alpine Resorts Planning Scheme.

The study area is within a Comprehensive Development Zone (CDZ1) and the provisions of the following overlays relevant to biodiversity apply:

- Bushfire Management Overlay (BMO) Schedule 1
- Erosion Management Overlay (EMO) Schedule 1
- Design and Development Overlay (DDO) Schedule 1 (Area 1).

The study area is located approximately 400 metres south-west of the Mount Buller Fire Station and approximately 32 kilometres south-east of Mansfield (Figure 1). It encompasses 0.04 hectares of private land and the adjacent road reserves. The study area is in the Goulbourn Broken Catchment Management Authority (CMA).

### Project Description

The project includes the:

- Construction of three (3) car parks with carports comprising:
  - A masonry plinth wall to border the car park area
  - New steps connecting the car park from ground level to the basement level of the Chalet will be provided.
- Construction of an undercroft storeroom (19.6m<sup>2</sup> area in total) within the existing building footprint area.
- The total area of the works is approximately 0.04 hectares.
- The removal of native vegetation will be required as part of the project. See the project's FFA for further details.

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

### Project Management

Winterbrook Ski Lodge Pty Ltd (Winterbrook) 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 Winterbrook and they will be contactable on a 24 hour basis during construction works.

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**Project Manager:**

Tim Russell

Director

C/- Winterbrook

Telephone N/A

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Email: [timrussell@me.com](mailto:timrussell@me.com)

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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**

Stage	Date/timing
Commence mark out and construction	TBC
Main construction period	TBC
Complete construction works	TBC
Contingency for construction schedule overrun	TBC
Site rehabilitation	TBC

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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 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 the car park area
    - Preparation of ground surface area for car parking area will be undertaken for the establishment of the car park area.
    - The carpark will be bordered by a rock masonry wall.
    - Carports will be supported by the masonry wall and mounted as per the proposed plans.
    - The construction will follow recommendations made in the preliminary geotechnical assessment prepared by Phil Styles & Associates Pty Ltd (PSA)

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## Construction Phases

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 design and 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 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. 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 project footprint area or 'temporary construction area'. Materials, equipment

and machinery are required to be contained within the construction area.

- Prevent access to no-go zones – including vehicles, construction personnel, equipment and stockpiles.
- 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.

### **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. 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.

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## Environmental Risks

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

**Table 2: Environmental risk**

<u>Risk</u>	<u>Measures to address risk</u>
<p>1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the trenching or from surfacing materials</p>	<p>Sediment traps (such as silt fences, coir logs or sediment socks) surround all the construction area 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).</p>
<p>2. Removal of native vegetation beyond the approved construction corridors</p>	<p>Access/egress to the work areas will be via the road frontage. Vehicle movements will be restricted due to the size of the site. 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 Winterbrook 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 consistent with the FFA as a no-go area. Stockpiling areas and parking zones located within the project construction footprint. Small stockpile areas are allowed within previously disturbed areas within the site but must avoid native vegetation mapped within the FFA.</p>
<p>3. Introduction of weeds and soil pathogens</p>	<p>Prior to works commencing any machinery, equipment and PPE introduced into the Resort will be washed down to remove soil and weed seeds, using a wash down facility approved by the Winterbrook. All equipment that has been previously contaminated with soil material will be washed down off-site with Phytoclean anti-fungal solution prior to works commencing.</p>
<p>4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.</p>	<p>0.008 hectares of native vegetation including 2 large trees in patches are required to be removed to construct the car park. Native vegetation on site is not a FFG act listed threatened community, and the study area contains two protected flora species.</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>

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	<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 Winterbrook which has been used to locate the proposed works to minimise impacts.</p> <p>The steps that have been taken during the design of the development to ensure that impacts on biodiversity from the removal of native vegetation have been minimised include:</p> <ul style="list-style-type: none"> <li>• Retention of large patch trees in the east of the study area through design alterations.</li> <li>• Construction of the storeroom inside the existing footprint of the Winterbrook Chalet building.</li> <li>• Native vegetation to be retained designated as no-go zones and protected during construction (all native vegetation not to be removed).</li> <li>• Locating temporary site storage and compounds on existing disturbed land to minimise impacts to native vegetation.</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. No threatened species listed under the Commonwealth EPBC Act are likely to occur within the site (see FFA). Removal of two protected flora species (listed under the FFG Act) Shield Fern <i>Polystichum spp.</i> and Mountain Fireweed <i>Senecio gunnii</i></p> <p>Impacts to wildlife are 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. DTP 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 DTP 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>

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	Wildlife Victoria – ph. 1300 094 535
6. Bushfire risk	<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>Winterbrook will be responsible for developing an OHS and emergency plan to deal with issues such as bushfire.</p>
7. Pollution and litter	<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.</p> <p>All refueling shall be conducted at least 30 m away from waterways using approved jerry cans and funnels.</p>
8. Landslip or other geotechnical incident	<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 preliminary geotechnical assessment prepared by PSA will be implemented.</p>

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## Site Environmental Values

The study area is within the highly modified setting of the Mount Buller Alpine Resort. Directly bordering the study area is The Avenue Road to the south and Breathtaker Road to the north. Large areas of land within the Resort have been cleared for roads, telecommunications, resort accommodation and ski field development and associated infrastructure. Areas between roads and carparks support largely intact native vegetation. More broadly, the Resort is surrounded by large tracts of sub-alpine, montane and foothill native vegetation that is part of the broader Alpine National Park.

The study area has been highly modified for the construction of, or access to, Winterbrook Chalet. Native vegetation in the form of patches of Sub-alpine Woodland EVC 43 can be found adjacent to the Winterbrook Chalet and scattered native flora can be found surrounding the building. The broader area does provide habitat for a range of fauna species, however, the study area itself is highly modified and disturbed, and is unlikely to provide permanent habitat for any threatened native fauna species.

Key ecological values identified within the study area as detailed in the Biosis report (*Flora and fauna assessment, 2023*). The impacts and potential impacts to the biodiversity values include are as follows:

- Removal of 0.008 hectares of native vegetation including 2 large trees in patches
- Removal of two protected flora species: Shield Fern *Polystichum spp.* And Mountain Fireweed *Senecio gunnii*.
- Mortality of wildlife during construction works, particularly resident and relatively sedentary species such as reptiles and frogs.

## 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 DEECA 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**

Risk	Monitoring response	Frequency of monitoring	Responsibility
1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the site	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 available to work practices. <b>RECEIVED</b> Department of Environment, Land, Water and Planning Planning and Environment Act 1987	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>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**

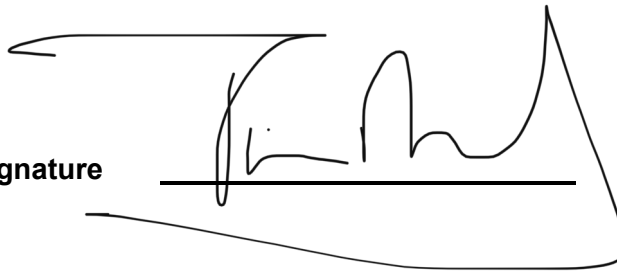
I agree to ensure that:

- ✓ 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

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**Full Name** Tim Russell

**Signature**



**Date:**



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## PART B SITE CONSTRUCTION MANAGEMENT PLAN Proposed carparking – 30 The Avenue Mt Buller

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 – indicated on CMP map
- b) The proposed works include the construction of three carparks and a storeroom (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 map
  - o surface water drainage – indicated on CMP map, 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 defined 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.
- 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.

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### 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.
- Two protected flora species are present, and a protected flora permit from DEECA 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.

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### 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 site 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 PSA preliminary 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 backfilled.

#### **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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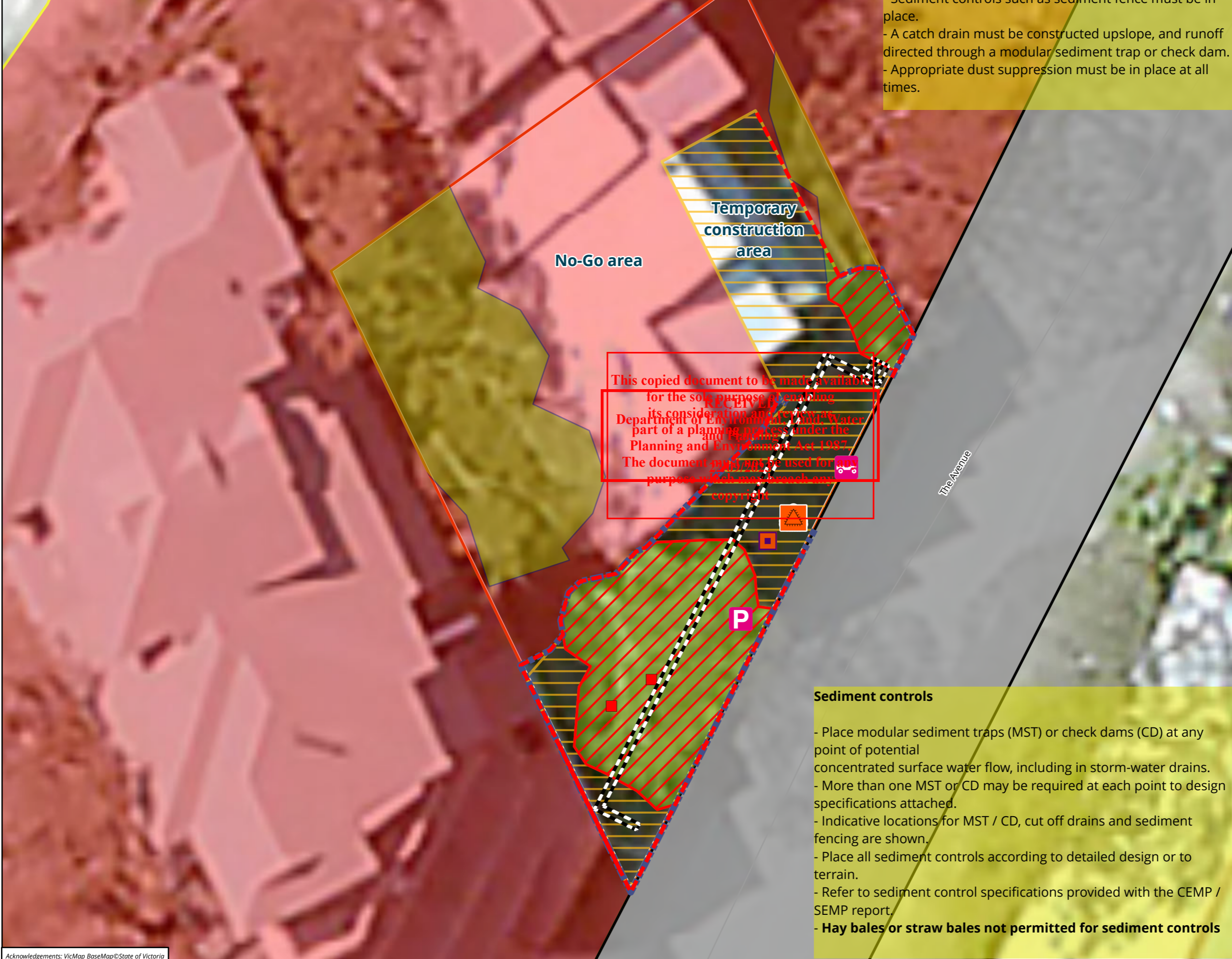
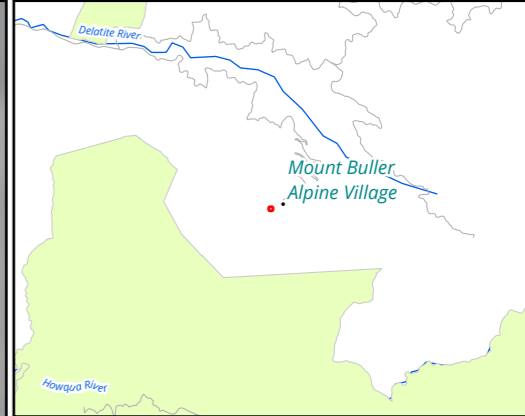


**Fuels, oils and chemicals**

- 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.

**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.



**Legend**

- Study area
- Impact area
- Assessed native vegetation
- Tree to be removed
- Native vegetation permitted to be removed

**Construction management plan**

- Sealed rubbish and recycle bins
- Site access
- Stockpile site
- Vehicle/plant parking
- Construction exclusion fence
- Sediment fence
- Road - existing
- No-Go Area
- Temporary construction area

**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**

**ADVERTISED PLAN**

**Figure 1 Construction management plan (CMP)**

0 1 2 3 4 5  
Metres  
Scale: 1:150 @ A3  
Coordinate System: GDA 1994 MGA Zone 55



Matter: 38776,  
Date: 06 July 2023,  
Prepared for: GHG, Prepared by: NM, Last edited by: nmatheis  
Layout: 38776\_SEMP  
Project: P:\38700s\38776\Mapping\38776\_Winterbrook\_Chalet\_Carparks\_and\_Storage.aprx