

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

White Horse Village

Prepared by Biosis Pty Ltd for Grollo Group 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 SEMF is triggered under Schedule 1 and Schedule 2 of the Comprehensive Development Zone contained within the Alpine Resorts Planning Scheme.

OBJECTIVES OF A SEMF

The objectives of a SEMF 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 SEMF 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 Environment, Land, Water and Planning (DELWP) and the relevant Water Authority.

SUBMISSION

Ensure that you submit the following as part of your SEMF package:

Part A - SEMF Cover Form

Part B - Site Construction Management Plan including a detailed drawing identifying environmental measures referred to in the SEMF Cover Form and documentation addressing the performance standards – SEE MAP ATTACHED

Part C - Site Rehabilitation Plan including a detailed drawing identifying revegetation requirements and rehabilitation areas and other necessary documentation – See Part C

Please note:

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

- Flora and fauna assessments – SEE ATTACHED, WHITE HORSE VILLAGE: FLORA AND FAUNA ASSESSMENT (Biosis, 2019).
- A Cultural Heritage Management Plan – WHITE HORSE VILLAGE DEVELOPMENT, MOUNT BULLER CULTURAL HERITAGE MANAGEMENT PLAN 1564, (Biosis 2015), (Biosis 2018).

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

Failure to comply with a SEMF can result in enforcement action

Document control

Version 1.0 (Draft)
Internal reviewer GHG Date issued 01/05/2023

**ADVERTISED
PLAN**

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

**MODIFIED ENDORSED PLAN
Sheet 1 of 19**

Signed:  for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

PART A

SITE ENVIRONMENTAL MANAGEMENT PLAN:

White Horse Village, Mount Buller

Site Location

The Site is situated at the White Horse Village precinct in the Mount Buller Alpine Resort in north east Victoria. The land is bound by Standard Lane to the south, Standard Run to the west, Bourke Street (ski run) to the north and Breathtaker and Pension Grimus to the east.

See attached Construction Management Plan (CMP) for site location information (Figure 1).

Project Description

This SEMP and accompanying documentation support an application to amend planning permit 201529926-5 (amended application).

The amended application relates to land at Crown Allotment 2017 (Parcel 2017),

The amendment relates to Parcel 2017. It is proposed to replace the Café / restaurant building with four Chalets. The amendment is proposed within the original development footprint of the Café/restaurant within Parcel 2017. All other works and activities will remain unchanged.

The works and activities proposed as part of the amended application and relate to this SEMP include the following:

- **Crown Allotment 2017** – Construction of 14 chalets, a new vehicle access connecting to Standard Lane, works to Standard Lane, the removal of vegetation and reduction in the car parking requirements. Note: Planning permit 201529926-1 (2015 Permit) already approves the above mentioned works. Since approval was granted four (4) chalets within Parcel 2017 and White Horse Road have been constructed in accordance with the endorsed plans.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The additional Chalets on Crown Allotment 2017 are proposed to be constructed neighbouring the existing ten (10) chalets on Crown Allotment 2017. The proposed Chalets will be generally arranged in one row that run in a west to south easterly direction. Each Chalet is proposed to contain two (2) car parking spaces, five bedrooms, living, dining, kitchen, rumpus and balcony areas.

A redesigned waste hut on Parcel 2017 is shown in the proposed plans. The waste collection hut is proposed to accommodate the additional Chalets. The proposed Chalets will comply with the staging program (i.e. Stage 0, 1a and 1b) as shown on the updated plans. Vehicle access is provided via White Horse Village Road and no new vehicle access route is proposed.

PLANNING and ENVIRONMENT ACT ALPINE RESORTS PLANNING SCHEME

PERMIT NO. 201529926-7

MODIFIED ENDORSED PLAN

Sheet 2 of 19

Signed:  for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

Indicative Project Staging

The Project is proposed to be delivered in stages shown in the proposed plans. This is to acknowledge the parts of the Proposal that have already been constructed under the existing permit. The staging and delivery of the Proposal is also subject to seasonal construction restrictions. The following stages should be read in conjunction with the CMP and Staging Plans that form part of this document.

Project Management

Grollo Group Pty Ltd ('Grollo Group') is the project proponent and has led the design and planning phases of the project.

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

Project Manager:

Name: Martin Ansell*
Address: 525 Collins St, Melbourne, VIC 3000
Mobile: 0408 555 056
Email: Martin.ansell@groset.com.au

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

**MODIFIED ENDORSED PLAN
Sheet 3 of 19**

**This is subject to change on appointment of building contractor.*

Signed:  for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

The Project Manager or Site Supervisor must:

- Be present at a site induction
- Ensure all personnel (including contractors/sub-contractors) are aware of contents of SEMP
- Be available for on-site meetings when required
- Ensure compliance with the SEMP.

This copied document to be made available for the sole purpose of enabling planning consultations/sub-contractors as part of a planning process under the Planning and Environment Act 1987. The SEMP must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

Construction Schedule

An indicative construction schedule for each stage is outlined in Table 1. These timeframes will be subject to change dependant on obtaining planning approval.

Table 1: Construction schedule, White Horse Village Project, Parcel 2017

Stage 0, 1A and 1B	Date/timing (per stage)
Building survey set-out	TBC
Chalet construction	TBC
Site rehabilitation	TBC

Construction timing will be confirmed subject to planning approval and appointment of building contractor.

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.

Construction Techniques/Activities

Whitehorse Village: SEMP, May 2023

The construction of the Chalets within Parcel 2017 will be done using traditional methods for the Alpine Resorts. Vegetation on the site will be removed by hand and by machinery, excavations will be undertaken using tracked excavators. All construction will be undertaken in accordance with the SEMP and CMP.

Construction activity will occur from November to the end of April each year with the site cleaned up and secured for the snow season.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

**MODIFIED ENDORSED PLAN
Sheet 4 of 19**

Signed:  for
**MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023**

**ADVERTISED
PLAN**

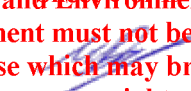
Environmental Risks

Each environmental risk is described below in Table 2 with relevant responses. All environmental risk apply to each stage.

Table 2: Environmental risk

	Measures to address risk
1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the construction areas for the road and Chalets	The preliminary geotechnical assessment undertaken for the proposed development indicates that the risk for local erosion and sedimentation is minimal. (Phil Styles & Associates, 2023) However, the below mitigation measures will be undertaken: - Sediment traps (such as silt fences, modular sediment traps, or filter socks – see design specifications attached) will be installed across the existing and proposed tracks, site cuts, batters and other disturbed areas as shown on the CMP and downslope of any stockpiles to intercept sediment laden run-off and minimise any impacts on surrounding vegetation or waterways. - Sediment control measures will be checked and maintained at regular intervals (daily during construction and after rain events greater than 10 mm in a 24 hour period).
2. Removal of native vegetation beyond the approved construction area.	Access to the Chalets will be via White Horse road driveway and paths. No new access will be created outside the approved construction area. The location of the Chalets will be clearly marked on site to ensure only the approved vegetation is removed. Vegetation removal protocols will be discussed in detail at the site induction. Vegetation removal beyond the agreed construction area is strictly prohibited and will be secured by exclusion fencing and signed as no go area.
3. Introduction of pest plants (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 / propagules, using a wash down facility provided onsite or offsite, as approved by the Project Manager. 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. All construction materials must be certified free of contamination by pest plant seeds / propagules or soil pathogens. 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.

**ADVERTISED
PLAN**

	Measures to address risk
4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.	The proposed works are in accordance with previous assessments for White Horse Village. No additional impacts to native vegetation or protected flora is proposed. The development avoids and minimises impacts to significant flora species largely by keeping within the original development footprint approved under the existing permit. All areas of retained native vegetation to be protected during construction by means of temporary fencing. Fencing must be installed before construction work commences and the fenced areas treated as no-go zones (see CMP). Existing access roads will be used during works. Prefabricated modules will be used to further reduce the need for site access for builders and plant. Cranes from existing disturbed areas will lift the modules over retained vegetation. No large loose or embedded rocks will be disturbed in rocky outcrop habitats beyond construction areas. A <i>Flora and Fauna Guarantee Act 1988</i> (FFG Act) protected flora permit has been obtained from DEECA for the removal of potential habitat for listed fauna species and protected flora species present on site. All conditions of this permit will be adhered to. This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright for Signed:  for MINISTER FOR PLANNING Date: 21 NOVEMBER 2023
5. Disturbance or injury to terrestrial wildlife.	Disturbance or injury to wildlife is unlikely if all works are restricted to the impact area. Appropriate animal handling permits must be in place prior to wildlife salvage (organised by the zoologist) if found. All open trenches will be filled in at the end of each day where possible. Where this is not possible open trenches will be inspected by the site supervisor each morning to ensure no wildlife has been trapped. If injured wildlife is encountered the project manager will be immediately notified and a licenced wildlife handler/carer or local veterinarian will be consulted. <i>Wildlife Victoria – ph. 03 8400 7300.</i> ADVERTISED PLAN

	Measures to address risk
6. Bushfire.	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 when/ if a fire starts, it cannot be expected to be easily controlled). During the fire danger period, the use of spark or flame emitting equipment such as grinders and welders, or risks posed by hot exhausts on chainsaws and machines, 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 the construction site or on the property at any time. Cigarette smoking also poses a risk of bushfire ignition and this risk must be managed by the contractor. The contractor will be responsible for developing an OHS and emergency plan to deal with issues such as bushfire. All requirements relating to bushfire are to be included in contract specifications.
7. Pollution and litter.	All litter or waste materials introduced to the work site will be removed on a daily basis or secured appropriately against dispersal beyond the site, for legal disposal at a later date. This copy of the document does not require the specific use of any hazardous substances other than machinery fuels and oils. 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. No fuels, oil or any potentially harmful substance will be stored or used on site without the prior written consent of the Project Supervisor. 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 incidents. The Project Manager must inspect the condition of any fuel tender before access is granted to the construction site. Machinery servicing and oil changes will not be performed on-site without the written consent of the Project Manager. The Project Manager will specify measures to manage risks associated with any machinery servicing.
8. Community concern for environmental protection during works.	Communicate project plan with community, provide SEMP to the public.

**ADVERTISED
PLAN**

	Measures to address risk
9. Failure of rehabilitation works	Rehabilitation to be undertaken in accordance with the rehabilitation plan that forms part of this SEMP. Follow up visual inspections of rehabilitation works and vegetation establishment / recovery to assess the success of soil, slope and vegetation stabilisation Reinstatement of failed rehabilitation works Clauses relating to reinstalment rehabilitation failure to be included in the contract specification.
10. Inadvertent environmental damage or works without necessary permits. Non-compliance with Environmental Legislation	Ensure all required permits have been obtained and that design meets any permit or other legislative requirements for the works. Ensure all personnel are aware of the permitted works activities and the extent of the construction site.

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

MODIFIED ENDORSED PLAN
Sheet 8 of 19

Signed:  for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Site Environmental Values

An assessment of the native vegetation within the Site has been prepared and accompanies the planning permit application refer to (Biosis 2019).

The Land immediately adjacent to the north and west of the WHV Site is developed for recreational activities (ski runs), and supports large areas of exotic vegetation, while the land immediately to the east has been predominantly developed into housing and accommodation. The broader landscape around the site supports large patches of native vegetation that are contiguous with the alpine national park, and extend along the Great Diving Range into New South Wales.

Parts of the Site have been modified through the construction of the existing accommodation and access roads associated with Stage 0 and 1 of the White Horse Village development.

The proposed amendment does not seek to amend approved permit conditions relating to native vegetation and does not seek to increase impacts to native vegetation within Parcel 2017 or WHV.

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 (Biodiversity and Planning) during the construction phase. This report will take the form of an email or phone call, and cover issue such as:

- Construction progress
- Timelines
- Any environmental issues encountered
- Responses implemented to address issues
- Dated photographs of key issues and responses

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

The construction monitoring program for identified environmental risks is outlined in Table 3.

ADVERTISED PLAN

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

**MODIFIED ENDORSED PLAN
Sheet 9 of 19**

Signed:  for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

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 construction areas for the Chalets.	Visual inspections of construction progress including compliance with maintaining the construction area, stockpile/lay down areas and installation/maintenance of sediment control devices.	Daily	Project Manager and Site Supervisor
2. Removal of native vegetation beyond the approved construction area.	Not applicable as removal of native vegetation is complete.	N/A	N/A
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.	Visual inspections to ensure vegetation removal is carried out in accordance with the planning and EIS permits.	As required at construction area mark out and when construction/ native vegetation removal commences	Project Manager
5. Disturbance to terrestrial wildlife.	Visual inspections by the Project Manager during construction where trenches/ footings have been left open overnight.	Daily, prior to construction commencing or trench/ footings back filling.	Project Manager
6. 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
7. Pollution and litter.	Visual inspections of storage and machinery/equipment lay down areas.	Daily	Site Supervisor

**ADVERTISED
PLAN**

Risk	Monitoring response	Frequency of monitoring	Responsibility
8. 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

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

**MODIFIED ENDORSED PLAN
Sheet 11 of 19**

Signed:  for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

**ADVERTISED
PLAN**

Declaration

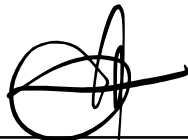
I agree to ensure that:

- ✓ 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 and prior to leaving 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

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Martin Ansell

Full Name



Signature

Date: __01__ / __05__ / __2023__

**ADVERTISED
PLAN**

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

**MODIFIED ENDORSED PLAN
Sheet 12 of 19**

Signed:  for
**MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023**

PART B

SITE CONSTRUCTION MANAGEMENT PLAN

White Horse Village, Mount Buller

One map 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. This CMP map accompanies the SEMP and will be provided to the contractor/ Grollo Group Staff.

The Site Construction Management Plan must include the following information and address all the Performance Standards within the WHV Precinct:

a) Construction zone

The construction area is bound by Bourke Street (ski run) to the north and Parcel D to the east, White Horse Road to the South and Skyline Trail to the west, as indicated on the CMP map.

Location of:

- o neighbouring buildings (including setbacks) – Existing buildings (usually Chalets or other ski accommodation) is are shown on the CMP
- o surrounding street network – Vehicle access and street network is provided on the CMP
- o waterways – indicated on CMP
- o site access points – indicated on CMP
- o surface water drainage – indicated on CMP maps, 1:25k hydrology layer
- o native vegetation/trees – site retains native vegetation - see Biosis 2019
 - o on site/off site
 - o to be retained and protected in all areas within the project area indicated on CMP
 - o to be removed or lopped – shown within project areas indicated on CMP

b) Proximity to areas such as:

- o rare or threatened species habitat
- o soil and geotechnical hazards
- o any other significant sensitive natural features

c) Easements – not applicable, however Crown allotment boundaries are shown on CMP

d) Existing service locations and protection measures – Services exist – Contractor responsibility

e) Storage areas for: – indicated on CMP map

- o construction vehicles
- o construction materials
- o waste
- o stockpiles

f) Location of any temporary site offices/lunchrooms (if applicable) – indicated on CMP or determined by Project Manager as the works progress.

g) Topography/slope of the land – indicated on CMP maps, 1:25k topography layer

h) Sediment control measures – see CMP maps and sediment control section of SEMP

i) Stormwater drainage measures – see CMP maps and sediment control section of SEMP

j) Staging of works (if applicable) – see indicative staging plans.

k) Location of on site green waste storage – Green waste and excess soil to be removed from the site and stored in a location approved by the Mt Buller Mt Stirling Alpine Resort Management Board.

l) Location of on site vehicle wash down location – to be done off-site at locations approved by the Mt Buller Mt Stirling Alpine Resort Management Board in accordance with SEMP, if machinery from outside of the resort is to be used it is to be washed down prior to entering the resort.

**ADVERTISED
PLAN**

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 Mt Buller Mt Stirling Alpine Resort Management Board.

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 DEWVP 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) 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.

**ADVERTISED
PLAN**

- 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.

ADVERTISED PLAN

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 and other fine loose material must be placed in locations away from drainage lines, ditch channels and culverts unless adequately protected from erosion by diversion drains, bunds or similar works. All stockpiles must be covered.

PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME
This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
MODIFIED ENDORSED PLAN
Stat 15 of 1987
Utilising content of the final clause
The ditch channels and culverts unless
purpose which may breach any
Signed: copyright for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

Stormwater Drainage Measures

- Pre-construction drainage will be provided to divert excess water away from excavations and working areas to minimise sediment-laden run-off.
- 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.

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.

Further Guidance:

Department of Environment and Primary Industries

<http://www.delwp.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 275 'Construction Techniques for Sediment and Pollution Control', available online: www.epa.vic.gov.au, link – Publications and Library

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

**MODIFIED ENDORSED PLAN
Sheet 16 of 19**

Signed:  for
**MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023**

**ADVERTISED
PLAN**

PART C

SITE REHABILITATION PLAN

This section outlines the steps that will be taken to stabilise and rehabilitate the construction area once the proposed Chalets are constructed. A description of the rehabilitation process is outlined below.

Type of soil stabilisation to be used on disturbed areas

Top soil will be stock piled and reinstated on disturbed areas.

Soil stabilisation will be ongoing during the construction process in accordance with the recommendations contained in the preliminary geotechnical assessment undertaken by Phil Styles & Associates (2020). Temporary sediment control traps will be installed and maintained down slope of the Chalets (Refer to CMP). These devices are typically staked geo-fabric and will be checked and cleaned weekly or after rainfall events. Once construction has been completed and the excavated areas 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

Replanting will occur in disturbed areas around the Chalets in accordance with the prepared rehabilitation plan.

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 construction of each chalet, the road and hotel and associated works have been completed. Large logs and branches removed from the construction site can be used to reduce run off and provide habitat in disturbed areas such as batters etc.

Planting

A rehabilitation plan including planting schedules for the WHV Precinct has been prepared in discussions with the Environment Manager of the Muller-Muir Stirling Alpine Resort Management Board. .

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

Construction to be monitored daily and weekly during the construction period. The White Horse Village Project will be monitored monthly for the first 24 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.

PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME

PERMIT NO. 201529926-7

MODIFIED ENDORSED PLAN
Sheet 17 of 19

Signed:  for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

ADVERTISED
PLAN

References

Biosis 2019. *White Horse Village: Flora and Fauna Assessment*, Prepared for Grollo Group. Authors: Kelly. E. Biosis Pty Ltd, Wangaratta, Victoria.

Phil Styles & Associates 2023. *Preliminary Geotechnical Assessment for WHV - Consolidation Report, Mt Buller*, Prepared for Grollo Group Pty Ltd. Authors: Styles, P. Phil Styles & Associates Pty Ltd.

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

**PLANNING and ENVIRONMENT ACT
ALPINE RESORTS PLANNING SCHEME**

PERMIT NO. 201529926-7

**MODIFIED ENDORSED PLAN
Sheet 18 of 19**

Signed:  for
MINISTER FOR PLANNING
Date: 21 NOVEMBER 2023

**ADVERTISED
PLAN**

Stockpile management

- Stockpiles must be constructed according to EPA 960 p.24-26.
- Sediment controls must be in place prior to works commencing.
- A catch drain must be constructed upslope, and runoff directed through modular sediment traps or rock bunds.
- Appropriate dust suppression must be in place at all times.

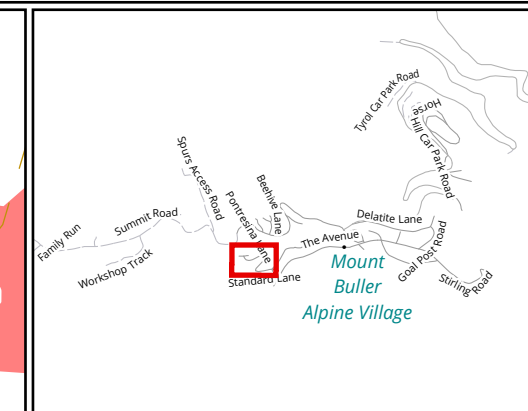
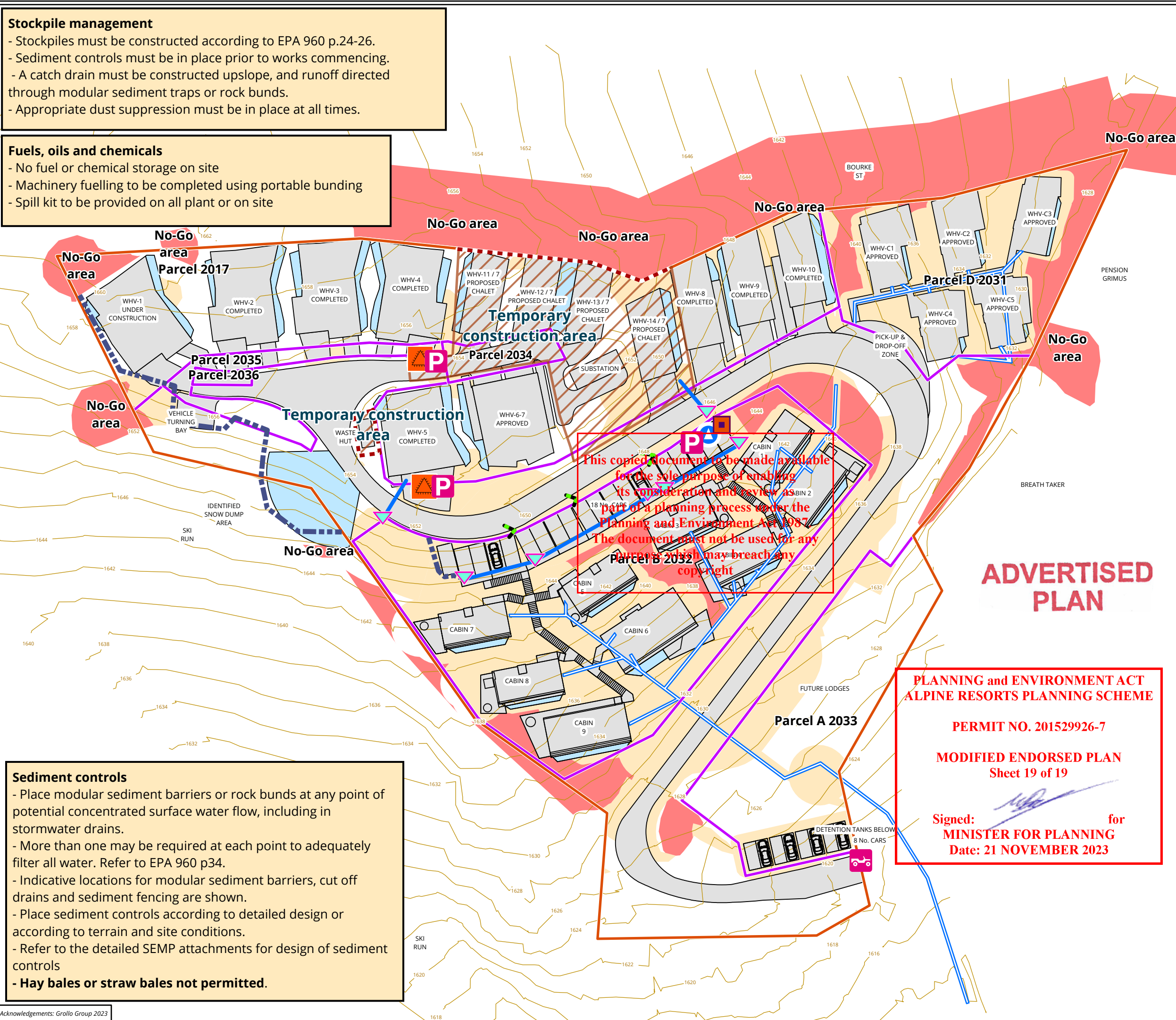
Fuels, oils and chemicals

- 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

Sediment controls

- Place modular sediment barriers or rock bunds at any point of potential concentrated surface water flow, including in stormwater drains.
- More than one may be required at each point to adequately filter all water. Refer to EPA 960 p34.
- Indicative locations for modular sediment barriers, cut off drains and sediment fencing are shown.
- Place sediment controls according to detailed design or according to terrain and site conditions.
- Refer to the detailed SEMP attachments for design of sediment controls
- **Hay bales or straw bales not permitted.**

Acknowledgements: Grollo Group 2023



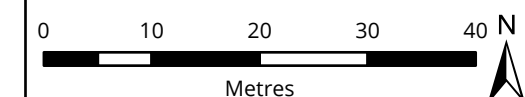
Legend

- Parcel
- Past permitted clearing
- Modular sediment trap or check dam
- Sealed rubbish and recycle bins
- Site access
- Stockpile site
- Vehicle/plant parking
- Washdown bay
- Catch drain
- Construction exclusion fence
- Filter sock or rock sausage
- Sediment fence
- Temporary construction area
- No-go area

Footprint

- Footprint
- Snow dump zones
- Service trenches

Figure 1: Construction Management Plan



Scale: 1:700 @ A3
Coordinate System: GDA 1994 MGA Zone 55



Matter: 31101,
Date: 13 June 2023,
Checked by: GHG, Drawn by: SP, Last edited by: spanter
Location: P:\31100s\31101\Mapping\31101_WhitehorseVillageMtBuller