

SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

11 The Avenue, Mt Buller
Prepared by Human Habitats

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 Energy, Environment and Climate Action and the relevant Water Authority.

SUBMISSION

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

Part A - SEMF 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 SEMF 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 – Not required.
- A Cultural Heritage Management Plan – Not required.

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.

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PART A SITE ENVIRONMENTAL MANAGEMENT PLAN COVER FORM

Site Location

The subject land is formally known as Crown Allotment 17, Section A, Parish of Changue East. The leasehold allotments forming the subject land of the application is Lot 17.

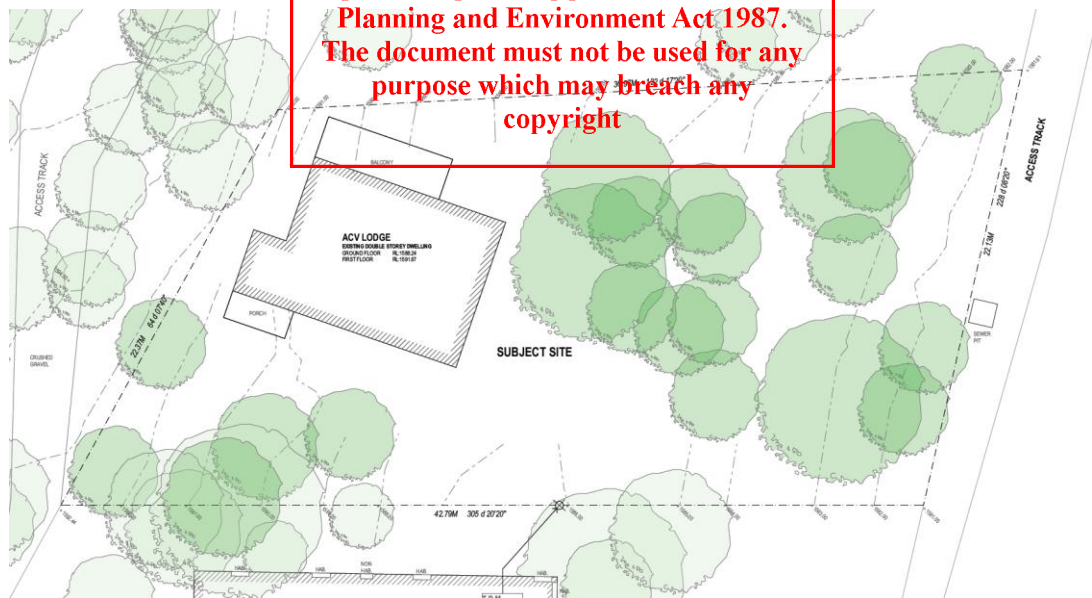
Lot 17 abuts The Avenue and is located on the southern side of the road. The Avenue is an elevated roadway that provides access to allotments to the north east and carparking to the south west which are underneath the upper road which runs parallel to the road accessing the subject allotments.

The allotment is irregular in shape and comprises an area of 813m².

The subject land slopes from the north down to the south with an approximate fall of lot has an approximate fall of 10m across the allotment which equates to a slope of approximately 15 degrees.

The ground level of each allotment sits a lot lower than Hotplate Drive. Hotplate Drive has an AHD of 1,735m and the ground level of Lot 22 is 1,732.50m; this height difference is consistent for each allotment.

The feature and level survey of the subject land is provided in Figure 3.1 below.



Project Description

Demolition of existing building, removal of native vegetation, earthworks and construction of a new building comprising 5 apartments with associated on site car parking

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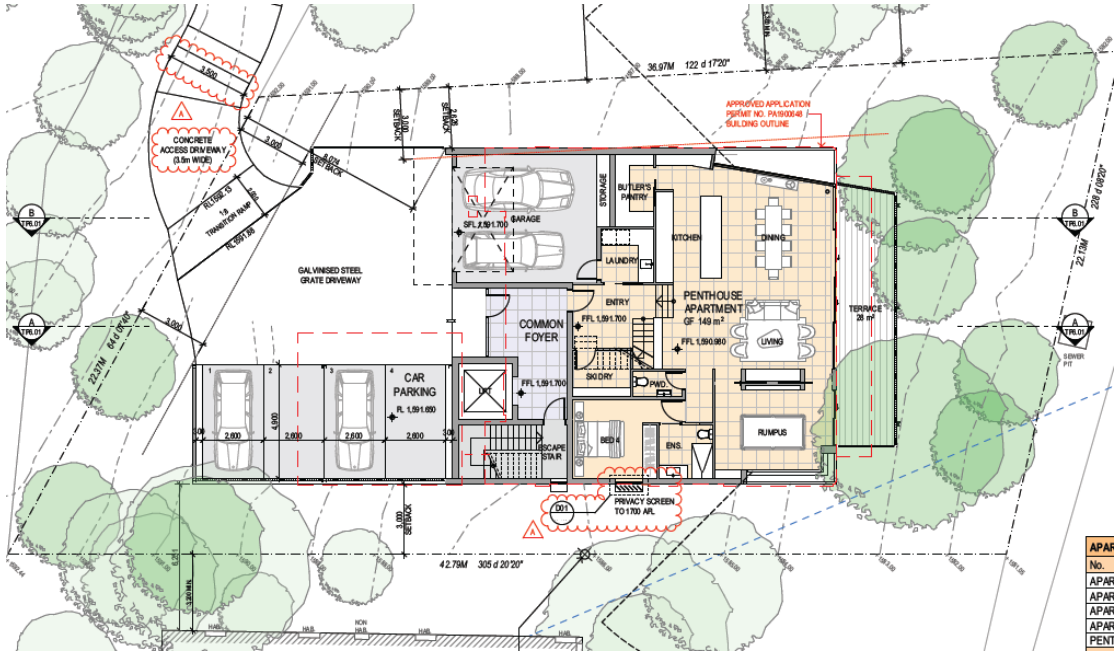


Figure 1.2: Proposed site plan

Project Management

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

Project Manager

Ashley Duster
 ph. 0425 668 990
 email ash.duster@regenliving.com.au

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Construction Schedule – subject to planning approval

The proposed construction timeline is provided in the table below. These timeframes are subject to the grant of the planning permit before the commencement date.

Week	Date Range	Activity
1	2 - 3 November 2027:	site establishment;
1-2	4 - 8 November 2027:	demolition & tree removal;
2-4	9 - 16 November 2027:	excavation & site benching;
4-5	17 - 30 November 2027:	Formwork & steel for foundations & ground floor slab;
5-6	1 - 2 December 2027:	Pour concrete for foundations & ground floor slab;
7-9	5 – 19 December 2027	Scheduled Slippage & concrete cure
9-13	20 December 2022 – 13 January 2028:	Site Closure - Christmas / New Year;
13-17	16 January – 13 February 2028	Lay blockwork for lower levels
17-20	14 February – 7 March 2028:	install timber frames and floors to upper levels;
20-23	8 March – 29 March 2028	install windows;

20-23	8 March – 29 March 2028:	install roof framing;
23-26	27 March – 17 April 2028:	install metal deck roofing;
25-29	10 April – 8 May 2028	External cladding (upper levels)
29-30	9 May – 14 May 2028	Site cleanup & secure
30-56	15 May 2022 – 31 October 2028:	Site Closure for ski season
56	1-3 November 2028:	site re-establishment;
57-62	6 November – 11 December 2028:	Attach external stonework,
60-63	4 - 22 December 2028	commence interior fitout;
64-66	25 December 2028 - 12 January 2029	Site Closure - Christmas / New Year;
67-73	15 January – 26 February 2029:	Construct driveway (incl. formwork & steel), pour
73-74	27 February – 4 March 2029	Completion, Site rehab, revegetation & clean

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 a Construction Management Plan prepared before the development commences.

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Construction Techniques/Activities

- Designated trees removed and site benched to required levels using excavator; spoil to be removed to approved location(s) and dumped.
- Foundation & Lower Ground Floors: engineered concrete slab poured in situ using premixed concrete and concrete pump;
- Walls: blockwork with natural stone veneer cladding for lower levels and timber frame with vertical "Cemintel" type sheet cladding for upper levels;
- Floors: timber sheet on timber truss floor with steel frame as required installed using mobile crane;
- Roof: "Colorbond" metal deck sheeting on timber roof framing installed using mobile crane;
- Windows: Aluminium double glazed units delivered to site complete; and
- Concrete driveway formed and constructed in situ using premixed concrete.

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Environmental Risks

The environmental risks associated with the proposed works are provided in the table below along with specific measures to prevent the environmental risks.

Risk	Measures to address risk
1. eg: vegetation removal exposing soil during construction works	Suitable sediment/silt trap to prevent soil displacement
2. excavation & benching creates further risk of erosion and soil slippage	Take measures including diversion of water away from excavated area; installation of sediment/silt traps to minimise entry of water onto site; ensure internal drainage minimises water buildup on site;
3. Concrete spills outside construction zone	Containment measures including strategically placed seedless straw bales to prevent escape of concrete beyond construction zone

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4. Management of vegetation	Measures include fencing on and around construction site to prevent access and egress over TPZs on subject and adjoining sites (refer Construction Management Plan)
5. Management of fauna	As specified by Permit conditions 36-40.

Site Environmental Values

Cultural Heritage Management Plan not required
 Flora, Fauna Net Gain assessment (Provided by Biosis)

Project Monitoring

Site supervisor to report to RMB Environmental Services Manager:

- 1. at commencement of works;*
- 2. after foundations & ground floor poured;*
- 3. prior to Christmas site closure;*
- 4. upon completion of works*

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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

Anthony Pintaudi (On behalf of)
Ashley Duster



Full Name

Signature

Date: 30 / 04 / 2026

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PART B

SITE CONSTRUCTION MANAGEMENT PLAN

Attached to this SEMP is a Construction Management Plan (CMP). The CMP must be provided to the contractor and all staff must be briefed on the CMP during the site induction.

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

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

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PART B - SITE CONSTRUCTION MANAGEMENT PLAN PERFORMANCE STANDARDS

Site Induction

An induction must be undertaken by the site supervisor as required by the RMB.

Prior to the commencement of any building or works the site supervisor is responsible for ensuring that an appropriate induction is provided to all construction personnel in conjunction with the relevant RMB.

Construction Zone and Vehicle Access

- Prior to the commencement of any building or works, the extent of the construction zone, including pedestrian, vehicle and machinery access must be clearly defined both on the plan and physically on the site.
- All buildings and works must be confined to the defined construction zone.
- Access should be confined to designated access tracks and pathways, and as far as practical utilise existing disturbed areas. Access must not be over adjoining leasehold sites. Access areas, both vehicular and pedestrian, must be stabilised to prevent sediment loss (eg. with crushed rock).
- If using porous materials (e.g. crushed rock) it should be contained by edging or boxing. Where suitable, porous material should be free of fines to allow for free drainage and to minimise the risk of sediment transport.
- Vehicular and machinery maintenance is not to occur on site.

Threatened Species

- The presence of rare, vulnerable or 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) 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.

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

Sediment Control Measures

- Sediment run-off controls and drainage around all construction areas must be established prior to commencement of any building or works.
- Sediment traps must be designed, installed and maintained to maximise the volume of sediment trapped from the site during construction.
- A mulch of fibre matting, shredded plant material from the site or certified weed free sterile straw, preferably from a pasture fescue crop, must be maintained on exposed areas until adequate plant cover is produced.
- Grading, excavation and construction must not proceed during periods of heavy rainfall.
- Sediment control measures must have a size and capacity to withstand the flow of a one in five year storm event.
- All sediment control measures must be maintained during construction and inspected prior to (and after) rain events to ensure they are functioning properly.
- Topsoil must be kept separate from sub-soil when stockpiling soil, and covered with an appropriate fabric to minimise loss and sedimentation.
- All loads of soil being taken off site for disposal must be covered.
- Drainage is to be returned to previously existing flow paths, except where specified by a separate drainage report.
- All stockpiles of soil, sand, fertiliser, cement or other fine, loose material must be placed in locations away from drainage lines, roadside channels and culverts unless adequately protected from erosion by diversion drains, bunds or similar works. All stockpiles must be covered.

Stormwater Drainage Measures

- Any water to be pumped from the site should be filtered before release to ensure that no sediment or weed seeds enter the stormwater system. Energy dissipation measures also need to be in place to guard against potential scouring.
- Natural drainage patterns must not be altered post construction, except through an approved drainage plan.
- Cut-off or intercept drains must be established during construction to redirect stormwater away from cleared areas and slopes to stable (vegetated) areas.
- Stormwater collected by impervious surfaces during construction must be drained via sediment traps to the road drainage system where possible.
- Drip line drainage, including energy dissipation measures, must be installed under eaves to minimise erosion caused by raindrop action and snow shedding.

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Management of Pests and Animals

- All construction vehicles and equipment must be cleared of soil and organic matter to remove seeds prior to arriving on site to prevent the introduction and/or spread of weeds and pathogens.
- Site inspections must be conducted by the site supervisor during and after construction to identify weed species requiring control.
- Building work that uses transported gravel and soil must be monitored to prevent the introduction of exotic species.
- No animals (including dogs) are permitted on site without the prior written consent of the relevant RMB.

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, 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

and Planning process under the Planning and Environment Act 1987.

The Australian Alps Rehabilitation Manual, available online.

<http://www.australianalps.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

(*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

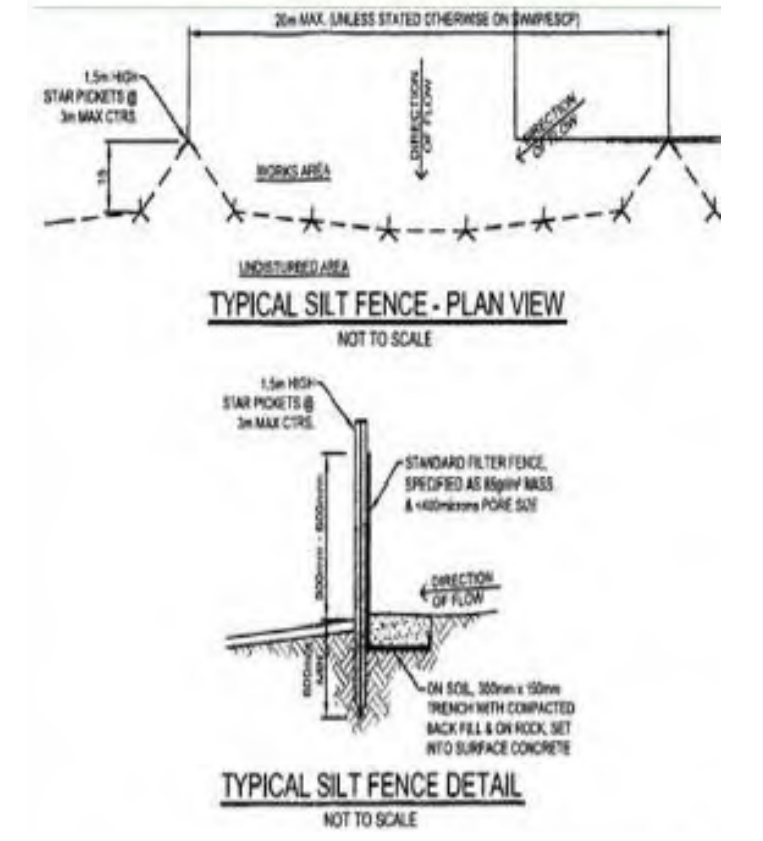
Note: Site rehabilitation is separate to any offset requirements for native vegetation removal authorised by the permit

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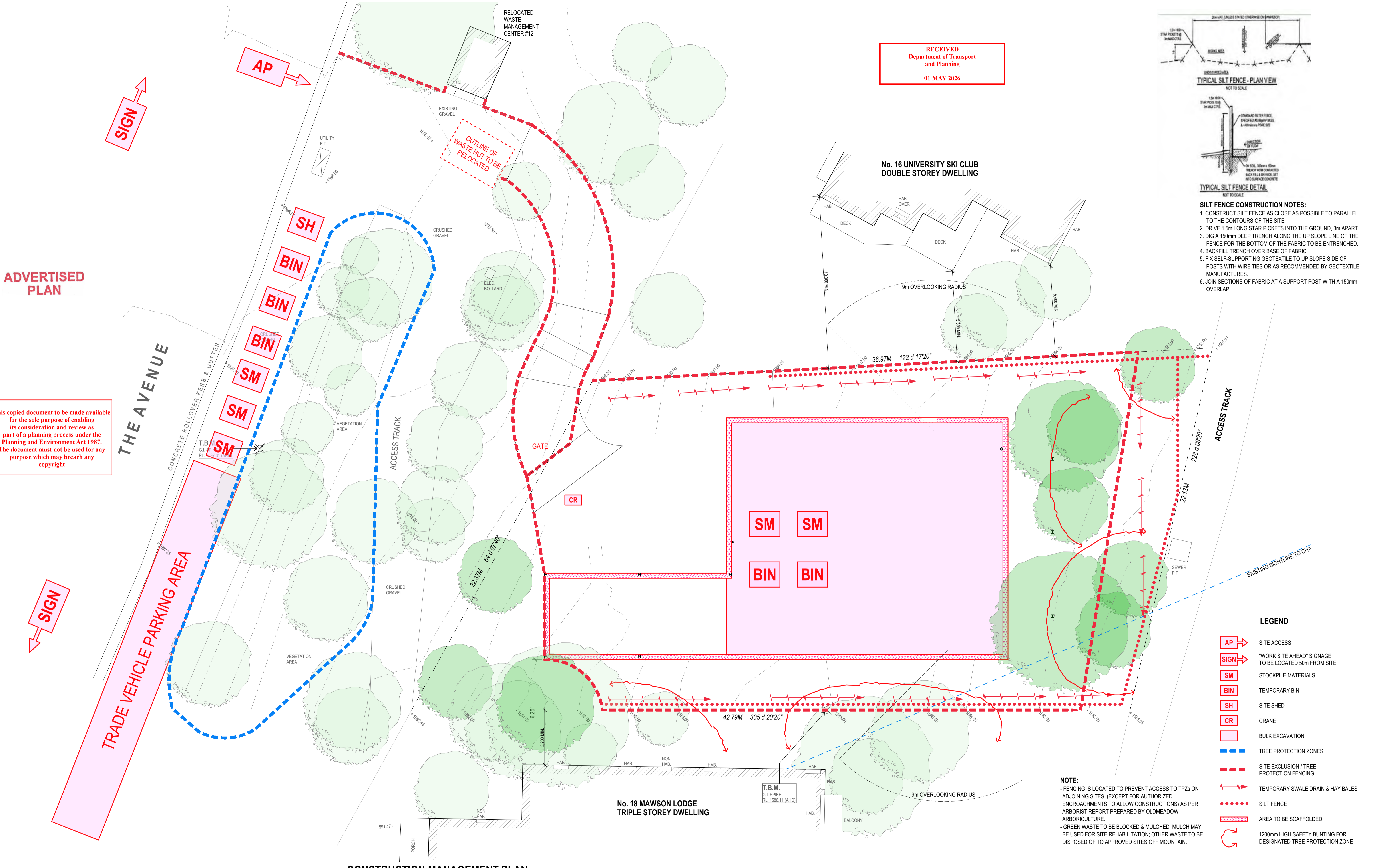
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- SILT FENCE CONSTRUCTION NOTES:**
1. CONSTRUCT SILT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
 2. DRIVE 1.5m LONG STAR PICKETS INTO THE GROUND, 3m APART.
 3. DIG A 150mm DEEP TRENCH ALONG THE UP SLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 4. BACKFILL TRENCH OVER BASE OF FABRIC.
 5. FIX SELF-SUPPORTING GEOTEXTILE TO UP SLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURERS.
 6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.

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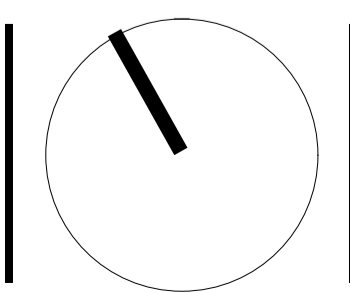
- LEGEND**
- AP → SITE ACCESS
 - SIGN → "WORK SITE AHEAD" SIGNAGE TO BE LOCATED 50m FROM SITE
 - SM STOCKPILE MATERIALS
 - BIN TEMPORARY BIN
 - SH SITE SHED
 - CR CRANE
 - BULK EXCAVATION
 - TREE PROTECTION ZONES
 - - - SITE EXCLUSION / TREE PROTECTION FENCING
 - TEMPORARY SWALE DRAIN & HAY BALES
 - SILT FENCE
 - AREA TO BE SCAFFOLDED
 - 1200mm HIGH SAFETY BUNTING FOR DESIGNATED TREE PROTECTION ZONE

NOTE:

- FENCING IS LOCATED TO PREVENT ACCESS TO TPZs ON ADJOINING SITES, (EXCEPT FOR AUTHORIZED ENCROACHMENTS TO ALLOW CONSTRUCTIONS) AS PER ARBORIST REPORT PREPARED BY OLDMEADOW ARBORICULTURE.
- GREEN WASTE TO BE BLOCKED & MULCHED. MULCH MAY BE USED FOR SITE REHABILITATION; OTHER WASTE TO BE DISPOSED OF TO APPROVED SITES OFF MOUNTAIN.

CONSTRUCTION MANAGEMENT PLAN

REV.	NOTE	DATE
-	RESPONSE TO DTP RFI (DATED 06/03/2026)	23/04/2026



SCALE	1:100 AT A1 SIZE 1:200 AT A3 SIZE	DATE	OCT 25
DRAWN	DP	JOB NO.	25001
CHECKED	AP	DWG NO.	TP7.01
		REV.	-

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LEGEND

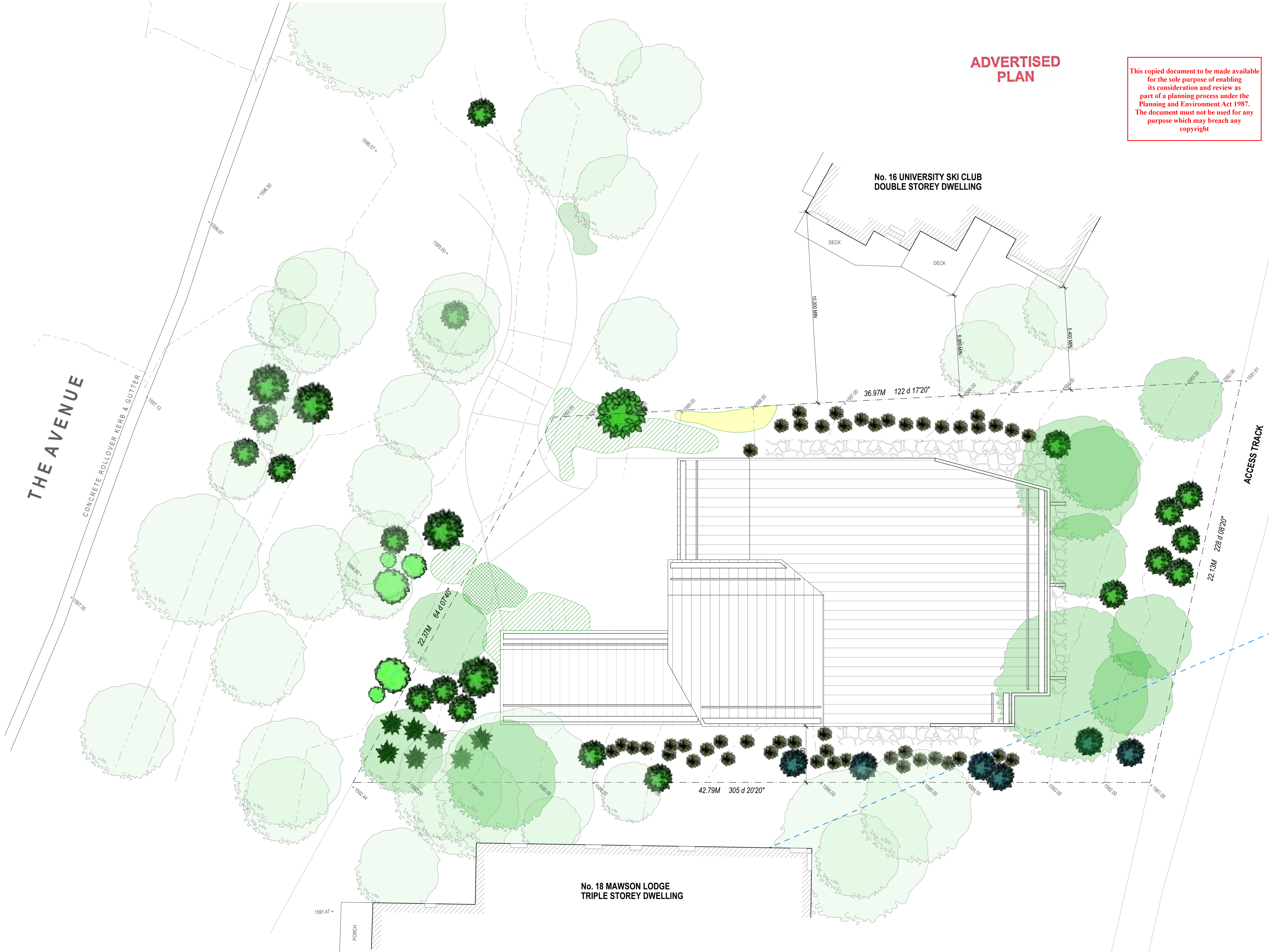
Ground Covers:

- Craspedia coolmantana
- Galimnia spp.
- Ranunculus graniticola
- Poa flavoartica
- Poa holthamensis var. Acythamensis

Shrubs:

- Canex appressa
- Clelia philogonappa var. flavescens
- Pimelea ligustrina
- Hovea montana
- Podocarpus lawrancei
- Tasmaniaa saxophylla
- Rocks (Ornitho areas)

Please Note: To be read in conjunction with the Site Rehabilitation Plan.

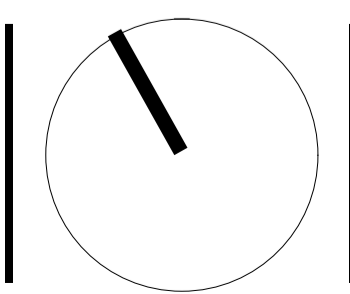


EXISTING SIGHTLINE TO CHAMOIS RACE HUT TO BE MAINTAINED.

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