

# SITE ENVIRONMENTAL MANAGEMENT PLAN (SEMP)

## Kooroora Redevelopment, Mt Buller

Prepared by Biosis Pty Ltd for the Grollo Group

A Site Environmental Management Plan (SEMP) is a document detailing the potential environmental impacts of a proposed use and/or development and the ways that these impacts may be reduced by management strategies and practices. The provision of a SEMP is triggered under Schedule 1 and Schedule 2 of the Comprehensive Development Zone contained within the Alpine Resorts Planning Scheme.

### OBJECTIVES OF A SEMP

The objectives of a SEMP are to address environmental, planning scheme and rehabilitation requirements and ensure that applicants are accountable for preventing or mitigating any environmental impacts.

### THE PROCESS

A SEMP must be endorsed by the responsible authority (the Minister for Planning) prior to the commencement of any building or works. Endorsement may include approval by the relevant Resort Management Board (RMB), the Department of Environment, Land, Water and Planning (DELWP) and the relevant Water Authority.

### SUBMISSION

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

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

**Part B - Site Construction Management Plan**, including a detailed drawing identifying environmental measures referenced in the SEMP Cover Form and documentation addressing the performance standards – 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, fauna and No Net Loss assessments – SEE ATTACHED ASSESSMENT OF NATIVE VEGETATION IMPACTS FOR THE KOOROORA DEVELOPMENT (Biosis, 2015a)
- A Cultural Heritage Due Diligence Assessment – SEE ATTACHED CULTURAL HERITAGE DUE DILIGENCE ASSESSMENT FOR KOOROORA, VICTORIA (Biosis, 2015b)

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

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

#### Document control

Version	4.0 (Final)
Internal reviewer	BRH
Date issued	26 November 2020

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# PART A

## SITE ENVIRONMENTAL MANAGEMENT PLAN: Kooroora Redevelopment, Mount Buller

### Site Location

The Kooroora site is located in the centre of the Mount Buller Alpine Resort village in north east Victoria. The site is comprised of allotments commonly known as 1, 3 and 5 Village Square; and 4 and 5 The Avenue, Mount Buller. The site is bound by The Avenue to the south, the Village Square to the north, Buller Central to the west and the resort transport interchange to the east.

The site is located on leased Crown land parcels within the Mount Buller Alpine Resort and included in Allotments 3, 4 and 5 Section A, Parish of Changue East.

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

### Project Description

The Kooroora Redevelopment is a staged development comprising two stages. Stage 1 comprises a basement and two ground floor buildings. Stage 2 comprises the remainder of the development including 4 levels above the two ground floor buildings generally in accordance with the approved staging plan TP2.09 Rev A (20/08/2018) prepared by Interlandi Mantesso Architect (IMA), this includes the 2020 amendments to the endorsed plans. Four existing scattered trees (Snow Gums consisting of 1 clump of 3 trees and a single tree) will be retained as part of the proposal.

Garbage collection and storage will be in accordance with RMB requirements.

Materials proposed for the hotel includes are detailed on the endorsed architectural plans prepared by IMA.

As there is already accommodation on the site, reticulated services are currently available. Services infrastructure will need to be upgraded to cater for the proposed development. This will be done in discussion with the relevant service providers and the Mount Buller Mount Stirling Alpine Resort Management Board (RMB).

### Project Management

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 the Grollo Group and they will be contactable on a 24 hour basis during construction works.

#### **Project Manager:**

Name: Michael Monester\*  
Address: 525 Collins St, Melbourne, VIC 3000  
Telephone: 03 8480 0400  
Mobile: 0418 555 065  
Email: [michael@grollogroup.com.au](mailto:michael@grollogroup.com.au)

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

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

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- 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 dependant on obtaining planning approval.

**Table 1: Construction schedule, Kooroora Redevelopment**

Stage1 (Subject to timing of planning approval)	Date/timing
Demolition of existing buildings	Oct 2018
Construction of benching, drainage and retaining structures on cut/fill batters	Nov 2018-Apr 2019
Construction of Basement and ground floor as shown on the approved staging plan TP2.09 Rev A (20/08/2018) prepare by IMA	Nov 2018-Apr 2018
Removal of litter, loose debris, temporary sediment control structures and construction waste	April-May 2018
Site rehabilitation as per Part C of this SEMP	April-May 2018
Stage2	
Construct remainder of the approved development including the 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> , and 4 <sup>th</sup> Floor and roofs as shown on the approved staging plan TP2.09 Rev A (20/08/2018) prepare by IMA and includes the 2020 amendments to the endorsed plans for Stage 2.	October 2019 – April 2022
Removal of litter, loose debris, temporary sediment control structures and construction waste	April-May 2022
Site rehabilitation as per Part C of this SEMP	April-May 2022

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 construction activities will be done using traditional methods for the Alpine Resorts. The existing Snow Gums on the site will be retained during the construction process. The remainder of the vegetation (exotic grasses) will be removed by machinery during demolition and site preparation works. Excavations will be undertaken using tracked excavators. All construction will be undertaken in accordance with the SEMP and CMP.

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

At completion of buildings and works the sites will be landscaped/ rehabilitated following litter removal, removal of loose debris from disturbed surfaces, removal of any temporary sediment control structures and removal of any construction waste or flagging tape. A rehabilitation program is provided in Part C of this SEMP.

The proposed development is advertised 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 provisions of the Act.

## Environmental Risks

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

**Table 2: Environmental risk, Kooroora Redevelopment**

	Measures to address risk
<p>1. Local erosion and sedimentation as a result of exposed soil in the immediate vicinity of the construction areas.</p>	<p>Sediment traps (such as silt fences, weed free straw bales or sediment socks) will be installed across existing stormwater drains 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.</p> <p>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 area.</p>	<p>Access/egress to the building construction sites will be via predefined and marked routes. No new access will be created outside the construction area.</p> <p>The location of the proposed buildings and associated works will be clearly marked on site to ensure no native vegetation (i.e. the 4 existing Snow Gums consisting a clump of 3 and a single tree) is removed.</p> <p>The existing Snow Gums are identified on the CMP that forms part of this SEMP and will be identified on site to be retained.</p>
<p>3. Introduction of pest plants (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 / propagules, using a wash down facility approved by the RMB.</p> <p>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>All construction materials must be certified free of contamination by pest plant seeds / propagules or soil pathogens.</p> <p>All works contracts are to specify the contractor is responsible for prevention or follow control of any pest plant or pathogens introduced to the site.</p>
<p>4. Destruction of threatened flora or their habitats. Impacts to threatened ecological communities.</p>	<p>The proposed development area has been assessed by a professional ecologist and the development avoids and minimises impacts to significant flora species as they are not present on site due to its highly disturbed nature.</p> <p>The four remnant Snow Gums on the site are to be retained and 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).</p> <p>Sub-surface rock (&gt;0.2 m in diameter) or piles of rock disturbed during construction should be stockpiled and set aside for Mountain Pygmy-possum habitat recreation elsewhere within the Resort to the satisfaction of the RMB.</p> <p>No large loose or embedded rocks will be disturbed in rocky outcrop habitats beyond construction areas.</p>

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	Measures to address risk
5. Disturbance or injury to terrestrial wildlife.	<p>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.</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><i>Wildlife Victoria – ph. 1300 094 535.</i></p>
6. Bushfire.	<p>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).</p> <p>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.</p> <p>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.</p> <p>The contractor will be responsible for developing an OHS and emergency plan to deal with issues such as bushfire.</p> <p>All requirements relating to bushfire are to be included in contract specifications.</p>
7. Pollution and litter.	<p>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.</p> <p>The works do not require the specific use of any hazardous substances other than machinery fuels and oils.</p> <p>No toxic or potentially environmentally harmful substances such as paints, herbicides, pesticides and will be used on site unless consent is given in writing by the Project Manager.</p> <p>No fuels, oil or any potential harmful substance will be stored or used on site without the prior written consent of the Project Supervisor.</p> <p>All refuelling shall be conducted at least 30m away from waterways using suitable containers and funnels or a built for purpose fuel tender that is in good condition and does not have defects or leaks. The tender vehicle must have materials at hand to manage and clean up any spill incidents. The Project Manager must inspect the condition of any fuel tender before access is granted to the construction site.</p> <p>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.</p>

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	<b>Measures to address risk</b>
8. Community concern for environmental protection during works.	Communicate project plan with community, provide SEMP to the public.
9. Failure of rehabilitation works	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.

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## Site Environmental Values

An assessment of the native vegetation within the Kooroora Redevelopment site has been prepared and accompanies the planning permit application; refer to Biosis (2015a). The site inspection indicated that there were no existing remnant patches of native vegetation within the leasehold site. Areas that are not occupied by buildings are dominated by introduced species including Cocksfoot *Dactylis glomerata*, Spear Thistle *Cirsium vulgare*, White Clover *Trifolium repens*, Flatweed *Hypochaeris radicata*, Dock *Rumex crispus* and Brown-top Bent *Agrostis capillaris*. Disturbance tolerant indigenous species were present on site at very low cover levels (e.g. Ledge-grass *Poa hothamensis*).

Four scattered trees were recorded at the rear of the existing building. All trees were White Sallee, *Eucalyptus pauciflora* subsp. *pauciflora*, which is common within the Alpine Resort and is the dominant canopy species of the Sub-alpine Woodland ecological vegetation class (EVC 43). The ground layer beneath these trees supports mown grassed areas dominated by introduced species. These Snow Gums are proposed to be retained on site.

A Cultural Heritage Due Diligence Assessment was undertaken for the Kooroora site (see Biosis 2015b). This assessment provided the following statements:

- That there is no requirement for a mandatory Cultural Heritage Management Plan (CHMP) to be undertaken prior to issuing statutory approval for the proposed buildings and works.
- That there is no recommendation for the development of a voluntary CHMP prior to issuing statutory approval for the proposed buildings and works.
- There are no requirements for a historical heritage assessment prior to the proposed activity.
- The Aboriginal heritage investigation documents modern significant ground disturbance across the entirety study area, such that the presence of any historical heritage material is highly unlikely. No voluntary historical heritage measures are warranted given this level of disturbance.

In the unlikely event that unexpected Aboriginal cultural heritage is found during the course of works, all activity should stop within the vicinity of the find and the Secretary of the Office of Aboriginal Affairs Victoria and the Registered Aboriginal Party should be contacted to determine if the material constitutes Aboriginal cultural heritage, and how to proceed if this is the case.

## 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.

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

**Table 3: Site and environmental risk monitoring, Kooroora Redevelopment**

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.	Visual inspections of construction progress; 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.	Visual inspection and photo record of pre- and post-construction.	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.	Visual inspections to ensure no removal of native vegetation is carried out i.e. four Snow Gums..	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 over night.	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
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

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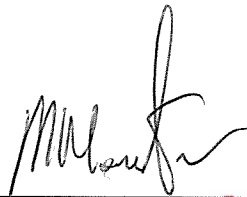


**Declaration**

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 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

Michael Monester



Full Name

Signature

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Date: 5 / 9 / 2018

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# PART B

## SITE CONSTRUCTION MANAGEMENT PLAN

### Kooroora Redevelopment, 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/ FCRM staff.

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

a) Construction zone

The construction area is located in the centre of the Mount Buller Alpine Resort village, as indicated on the CMP map.

Location of:

- o neighbouring buildings (including setbacks) – Existing buildings (chalets, retail premises, the Village Square or other ski accommodation) 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 2015a
  - o on site/off site
  - o to be retained and protected – four remnant snow gums and all areas out side of project area indicated on CMP
  - o to be removed or lopped – no native vegetation is to be removed

b) Proximity to areas such as: – indicated on CMP map

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

c) Easements – not applicable

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) – Two stages indicated on the CMP

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.

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

### Threatened Species

- The presence of rare/vulnerable/threatened species should be recognised on site and the necessary protection measures put in place.
- If any threatened species are identified on the site, as listed in the *Flora and Fauna Guarantee Act 1988* (FFG Act) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), there are specific requirements that must be met which are outside the planning permit or associated assessment process. These requirements must be defined and adhered to as applicable.
- If the FFG Act is triggered, consultation with DELWP is required and if the EPBC Act is triggered, consultation with the relevant Federal Government department is required.

### Easements and existing service locations

- Contact the 'Dial Before You Dig' service (phone 1100 or web [www.1100.com.au](http://www.1100.com.au)) and the relevant RMB to identify where all existing services and infrastructure are located on site
- Contact the relevant service utility/planning authorities to determine what measures need to be implemented to best protect the asset. (For Information regarding Telstra: Telstra Network Integrity Services 1800 810 443)

### Storage Areas for Building Materials and Waste Storage (on and off site)

- The storage of all equipment, waste and building materials must be contained within the areas defined on the Construction Management Plan.
- Construction areas must be kept free of litter at all times.
- Adequate and appropriate waste bins must be provided on site, with locations to be determined in conjunction with the relevant RMB. If waste bins are to be located off site, written approval from the RMB is required.
- Waste must be transported to an appropriate off-site transfer station, recycling centre or landfill, 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.

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- 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.

### 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.

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**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](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 construction area once the proposed buildings 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. Temporary sediment control traps will be installed and maintained down slope of the construction site (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 buildings.

### **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 the buildings 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***

In the remaining unbuilt areas (those are surrounding the retained Snow Gums on site) within the site boundaries a combination of three (3) species, as approved by the Environment Manager of the Mt Buller Mt Stirling Alpine Resort Management Board will be planted. The combination of species to be planted is as follows:

- *Grevillea victoriae*
- *Dianella tasmannica*
- *Prostanthera cuneata*

The planting density of these species is to be 2 – 4 plants per square metre.

Any other landscaping will be undertaken in accordance with the Landscape Plan required to be submitted prior to the commencement of Stage 2.

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

Construction to be monitored daily and weekly during the construction period. The Kooroora Redevelopment 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.***

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## References

Biosis 2015a. Assessment of native vegetation impacts for the Kooroora development, Mount Buller Alpine Resort. Report for Grollo Group. Authors: Jones C & Looby, M. Biosis Pty Ltd, Melbourne. Project no. 21218

Biosis 2015b. Cultural Heritage Due Diligence Assessment for Kooroora, Victoria. Report for Grollo Group. Authors: Cavanagh, T. and Oataway, K. Biosis Pty Ltd, Melbourne. Project no. 21292

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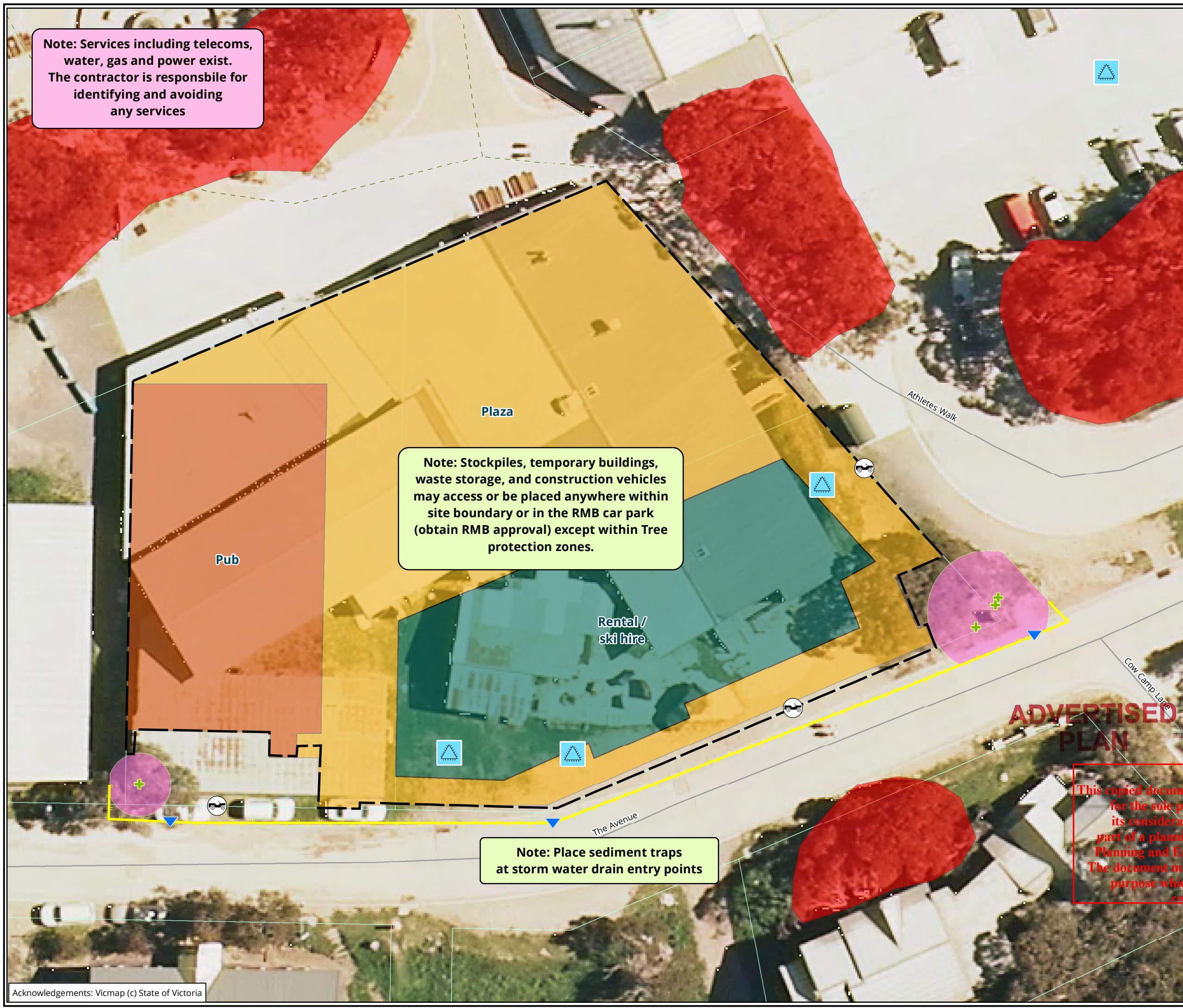
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Note: Services including telecoms, water, gas and power exist. The contractor is responsible for identifying and avoiding any services

Note: Stockpiles, temporary buildings, waste storage, and construction vehicles may access or be placed anywhere within site boundary or in the RMB car park (obtain RMB approval) except within Tree protection zones.

Note: Place sediment traps at storm water drain entry points

- Legend**
- + Protected tree
  - Parcel boundary
  - Construction footprint**
  - Impact area
  - Plaza
  - Pub
  - Rental / ski hire
  - Construction management plan**
  - Stockpile
  - ⦿ Site access
  - ▼ Sediment trap
  - Sediment control
  - Tree protection zone
  - No-go area - protected vegetation



**Figure 1: Construction management plan, Kooroora Redevelopment, Mount Buller**

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Scale: 1:300 @ A3  
 Coordinate System: GDA 1994 MGA Zone 55

**biosis**  
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 Date: 05 September 2018,  
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