



SITE ENVIRONMENTAL MANAGEMENT PLAN

Doc No: Perisher Front
Valley SEMP

Revision 1

Date: 17 February 2025

PROJECT: Proposed Indara Telecommunications Facility at Perisher Front Valley



	SITE ENVIRONMENTAL MANAGEMENT PLAN	Doc No: Perisher Front Valley SEMP Revision 1 Date: 17 February 2025
---	---	---

Table of Contents

Table of Contents	2
1. INTRODUCTION	3
1.1 Purpose of this Site Environmental Management Plan (SEMP)	3
1.3 Timing of the construction activities	3
1.4 Project Description	3
1.5 Construction Activities	7
1.6 Project History and Statutory Context	8
2. IMPLEMENMTATION	9
2.1 Prior to Significant Construction works commencing.....	9
2.2 During Construction works.....	10
2.3 After Construction works are Completed.....	10
2.4 Emergency Response and Incident Management	11
2.5 Communication	12
2.6 Monitoring and Review	12
Appendix 1 – Design Plans	16
Appendix 2 – Biodiversity Assessment Report.....	17
Appendix 3 – Survey Plan	18
Appendix 4 – Due Diligence – Archaeological Report.....	19
Appendix 5 – Rehabilitation Guidelines for Resort Areas, Kosciuszko National Park (NPWS 2007).....	20
Appendix 6 – Soil Stockpile Guidelines for the Resort Area of Kosciuszko National Park (October 2017)	21
Appendix 7 – Geotech Report.....	22

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

1. INTRODUCTION

1.1 Purpose of this Site Environmental Management Plan (SEMP)

This document outlines the environmental management practices and processes to be implemented before, during and after the construction activities associated with the development of the Amplitel and Telstra telecommunications facility that will be installed on the land at Perisher Front Valley near the top of the Village 8 Express Chairlift Station and near the existing Water Reservoir. This SEMP should be reviewed in conjunction with the Survey plan, the Design Plans, Statement of Environmental Effects Report, Biodiversity Assessment Report, the Archaeological Assessment Report and other documents prepared for the design and environmental planning assessment of the proposed telecommunications facility.

Please refer to the these documents in the appendices of this SEMP.

1.2 Objectives of the Site Environmental Management Plan (SEMP)

The objective of the SEMP are to implement practices and processes that will:

- Prevent material harm to the environment and if that is not achievable, to minimise material harm to the environment;
- Identify environmental risks for this Project
- Protection of the environment through the management of environmental risks;
- Implementation of control measures by project staff and contractors;
- Inform all project staff and contractors of their environmental obligations.

1.3 Timing of the construction activities

The construction activities are scheduled to commence on the 28 April 2025 and all civil and structural work will be completed by the 30 May 2025. Prior to 6pm on the 30 May 2025, the following is too have occurred:

- all civils, vehicle access and structural construction works will be completed,
- all materials, rubbish, waste, construction fencing, and machinery associated with the construction works removed from the site;
- all disturbed areas stablised and made erosion resistant;
- All permanent signage installed and any construction signage removed;
- The site inspected by the Building Certifier and the NPWS appointed Environmental Officer and any further activities required following the inspection are to be completed.

1.4 Project Description

The proposal is to install a telecommunications facility to provide improved coverage for Telstra customers living, working, visiting and travelling within Perisher, the Perisher Ski Resort and the surrounding alpine region. The proposal aims to improve telecommunications services in the area.

	SITE ENVIRONMENTAL MANAGEMENT PLAN	Doc No: Perisher Front Valley SEMP Revision 1 Date: 17 February 2025
---	---	---

The subject site is located near the Top station of the Village 8 Express Chairlift within the Perisher Ski Resort that is within the Kosciuszko National Park. The location of the proposed Telecommunications facility and the land for the proposed construction activities is approximately 42m north east of the existing Village 8 Express Chairlift Station and approximately 28m west of the Perisher Upper Water Reservoir. The area to be occupied by the telecommunications facility is 10 m x 7m as well as the surrounding bush fire asset protection zone and the areas immediately adjacent to the proposed compound that will be used for vehicle access, construction vehicle parking and material storage.

The construction site consists of predominantly disturbed bushland adjacent to the Village 8 Express Chairlift Ski trails and associated ski resort infrastructure. The area surrounding the telecommunications facility is disturbed bushland and cleared grassland associated with ski trails and access roads for the operation of the Perisher Ski Resort. The surrounding area contains ski trails, access roads, Ski Patrol Huts, Electrical infrastructure, the Village 8 Express Chairlift Station and Water Reservoir.

The proposal is install a new telecommunications facility for the Telstra mobile phone network. It predominantly consists of a new 20m high monopole, a new telecommunications equipment shelter on a raised platform, antennas, cabling and associated telecommunications infrastructure. Please see **Figure 1** below for the proposed location of the proposed telecommunications infrastructure and refer to **Figure 2** below demonstrating the proposed location of the new telecommunications facility at a smaller scale.

	<h1>SITE ENVIRONMENTAL MANAGEMENT PLAN</h1>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	---	---



Figure 1: Aerial image showing location of proposed Telecommunications Facility (NSW Six Maps)

	SITE ENVIRONMENTAL MANAGEMENT PLAN	Doc No: Perisher Front Valley SEMP Revision 1 Date: 17 February 2025
---	---	---



Figure 2: Indicative location for Indara Telecommunications Facility at Mt Selwyn

The proposed telecommunications facilities specifically include the installation of the following components:

- 20m monopole with a set of collar mounts with a total height of structure being 20.44m;
- Three(3) panel antennas (no more than 2.8m in length) mounted to the proposed collar mounts on the monopole at a height of 19m (antenna centreline);
- A set of Remote Radio Units (RRUs) mounted to the proposed collar mounts at a height of 16.77m;
- Installation of new telecommunications equipment shelter on a raised platform coloured

	SITE ENVIRONMENTAL MANAGEMENT PLAN	Doc No: Perisher Front Valley SEMP Revision 1 Date: 17 February 2025
---	---	---

green and with associated doors, access stairs, pitched roof and air conditioners; and

- Installation of ancillary equipment associated with operation of the facility including; cabling, underground conduits, underground pits, cable trays, ladders, safe access methods, earthing, electrical works and monopole foundation.

Please refer to the design plans in **Appendix 1** for more information on the proposed telecommunications facility.

1.5 Construction Activities

A construction zone will be established prior to works commencing showing the areas where construction activities can occur on a temporary basis and where the infrastructure will be located. This will include areas for material and machinery storage. Erosion and sedimentation controls will be established prior to works commencing and they will remain in place for the entirety of the works. Please refer to the plan below in Figure 3.

The main construction activities that will be carried out are:

- The excavation of the monopole foundation and pouring of the concrete for the monopole foundation;
- The excavation of the shelter foundation and pouring of the concrete for the shelter foundation;
- The delivery of the steel items, equipment shelter, monopole and telecommunications equipment such as antennas and cables;
- The erection of the monopole using cranes and travel towers;
- The installation of the equipment shelter to the concrete foundation;
- The installation of headframe, antennas, cable trays, cables and ancillary items on the tower using travel tower, riggers climbing the tower and a crane;
- The installation of a fence and gates around the compound and the laying of gravel within the compound.
- The selective trimming of vegetation for the establishment of the bush fire asset protection zone with the objective of retaining large trees and retaining any hollow trees and selecting access routes for vehicles and underground cables in previously disturbed areas where possible; and
- The cleaning, stabilising and restoration of any disturbed areas.

Following the completion of civil engineering activities being the monopole, the shelter on the ground and the fence and gates, post construction activities will be undertaken to rehabilitate the site to its prior condition. This will be done in accordance with the *Managing Urban Stormwater - Soils and Construction (Blue Book)* (DoH, 2004)

	SITE ENVIRONMENTAL MANAGEMENT PLAN	Doc No: Perisher Front Valley SEMP Revision 1 Date: 17 February 2025
---	---	---



Figure 3: Construction Zones for the Telecommunications Facility at Mt Selwyn

1.6 Project History and Statutory Context

The Project has submitted for development consent with the NSW Dept of Planning and Environment. The lodgement of the DA follows several meetings and discussions with various stakeholders. The Development Application was prepared and will be assessed under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act places a duty on the Consent Authority to adequately address a range of environmental matters including the biodiversity, heritage, water management and social impact. Environmental controls specific to the project have been identified during site visits, meetings and consideration of the design. Following the issue of the Development Consent, the conditions of consent will be reviewed and addressed where needed to enable a construction certificate to be issued and works to commence. It is acknowledged that some amendments to the SEMP may be needed following the issue of the Development Consent. The environmental planning assessment process included an assessment of the aboriginal cultural heritage, the flora, the fauna and the environmental significance of the land being within a National Park and within a World Heritage area. The Environmental Assessment also included an assessment of the potential environmental impacts in accordance with the Federal Environmental and Biodiversity Conservation Act 1995.

Of particular relevance is Biodiversity Assessment Report undertaken for the development as shown in Appendix 2.

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

This SEMP will provide information to the construction contractor to assist them comply with the obligations under the EP&A Act as required in the associated reports.

2. IMPLEMENTATION

2.1 Prior to Significant Construction works commencing

The following activities or measures need to be carried out, implemented or completed prior to the commencement of any significant construction works. This includes the delivery of materials, any excavation or use of machinery or cranes.

- Review the site to see if the compound area is pegged and if not, engage a surveyor to peg the area to ensure the telecommunications facility is located in the correct location in accordance with the license and development consent;
- Ensure all people involved in the project are aware of all the documents and have an awareness of the environmental policies, procedures and mitigation measures. This includes the SEMP, The BDAR, Construction Certificate and Development Consent.
- Install and implement sediment and erosion controls and check they are effective. Ensure any hay bails used are certified as “weed free”. Ensure that storm water controls have no impact on the surrounding area.
- At least 48 hours prior to accessing the site, provide Perisher Ski Resort Management and NPWS Environmental Officer with a schedule of work and timing and contact details of construction managers who will be on-site at all times.
- Ensure there is adequate fencing or other visible access control devices showing the construction site and showing any “no-go” areas.
- Ensure Tree protection zone fencing is implemented around all trees and plants that are not to be removed within 10m of the monopole.
- Ensure that any large trees or other plants to be removed are clearly marked and inspected by the NPWS Environmental Officer.
- Prior to commencement, the construction manager is to provide documents to the Principal Certifier and the NPWS Environmental Officer certifying that the recommendations of the Geotech report dated 11/11/2024 from Civil Test Pty Ltd has been addressed.
- A site Notice installed at the main route of access to the site.
- An on-site meeting with the NPWS Environmental Office has been completed and the environmental control measures and mitigation measures are approved and consent to commence work is granted.
- That all vehicles and machinery on-site or planned to be on site has been washed down and all soil, plant matter or other material removed from the vehicle.
- Install waste bins or other water proof containers within the construction zone and not in any undisturbed areas and not in any tree canopies or tree root zones.

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

2.2 During Construction works

The following measures are to be implemented during the construction activities:

- At all times, prevent or minimise the removal or damage of native vegetation and fauna habitat.
- Ensure all vehicles, machinery and any material is located within the construction zone or APZ and therefore approved disturbed areas and not located on areas of undisturbed native vegetation.
- All activities are carried out between 7am and 6pm Monday to Friday, 7am to 1pm Saturday and no work on Sundays or public holidays. All civil and structural engineering work must be completed and the area restored and all non-permanent items removed by the 30 May 2025.
- No toxic or hazardous materials or dangerous goods stored on site.
- Regularly check sediment and erosion control measures and if needed, modify them to ensure they are effective.
- Do not remove or damage any native vegetation that has not been authorised or previously approved.
- If possible, avoid having any holes, trenches or other excavated areas being left open overnight. If not avoidable, ensure measures are implemented to allow any fauna to escape.
- Any native vegetation that is removed, destroyed or trimmed needs to be cut into small pieces and spread around the immediate area surrounding the construction site or APZ.
- All excess excavated material to be removed from Site and disposed off at an accredited waste management centre.
- Any imported material for use on site, such as fill, gravel must be obtained from an Office of Environment and Heritage / NPWS recommended source. Any imported gravel, fill or material is to be free of weeds or pathogens and in accordance with the *"Soil Stockpile Guidelines for the Resort Area of Kosciuszko National Park (October 2017)"*.
- Ensure all stockpiles are covered and if there are dry weather conditions, wet the construction area and any stock piles reduce dust generation.

2.3 After Construction works are Completed.

At the completion of the construction works, the following shall be implemented:

- The construction area and any other area disturbed during the construction activities is to be stabilised and rehabilitated in accordance with the *"Rehabilitation Guidelines for Resort Areas, Kosciuszko National Park (NPWS 2007)"*.
- Monitoring of the construction zone and any other disturbed area must be done at least annually to ensure there is no on-going damage to the land including weeds, stormwater

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

run-off, erosion and unstable ground surface. This is to be done for a period of no less than 5 years after the issue of the Occupation Certificate.

- Contact the Private certifier to complete an inspection.
- Remove any sediment and erosion controls not required for on-going rehabilitation
- Remove construction signage and construction fencing.
- Satisfy the rehabilitation requirements, structural, electrical and geotechnical certifications and provide documents to the Certifier as part of the application for the Occupation Certificate.
- Ensure there is appropriate signage on the telecommunications infrastructure warning people of EME and the tower owners contact details.
- Ensure the EME Guide, EME Compliance Certificate and other information is available on the RFNSA.
- Ensure there is adequate access control measures restricting access to the shelter and antennas;
- Ensure any lights are automatically turned off when not in use and ensure any lights are directed to areas within the tower compound and not toward the surrounding area;

2.4 Emergency Response and Incident Management

In the event of an environmental incident causing or threatening 'material harm' to the environment (refer s.148 of the *Protection of the Environment Operations Act 1997*), the following authorities must be notified immediately (in this order):

- Firstly, call 000, only if the incident presents an immediate threat to human health or property
- National Parks and Wildlife Service – 1300 072 757 o Kosciuszko National Park – (02) 6450 5600
 - The NSW Environment Protection Authority (EPA) – 131 555
 - SafeWork NSW – 131 050
 - Fire and Rescue NSW – (02) 9265 2999

Immediate verbal communication should be given to the NPWS Environmental Officer, the Perisher Ski Resort Manager and the relevant authority. This is to be followed by notification in writing where required.

Some examples of an “environmental incident” relevant to this project are:

- Oil, chemical or other liquid spill
- Identification of an object or item of potential archaeological significance
- Fire
- Weed deposit.

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

2.5 Communication

Prior to starting work, all site personnel must undergo, and document, the following communication:

- A site induction including the requirements of this SEMP and any associated plans
- Emergency response training
- Familiarisation with site environmental features requiring protection and controls
- 'Toolbox Talks' which will be used during construction for training and environmental awareness

All visitors to the construction site must be accompanied by a person working at the site who has been fully inducted in accordance with the above requirements. In addition, visitors must undergo:

- General site induction
- Familiarisation with site features, hazard awareness and environmental processes and procedures.

2.6 Monitoring and Review

Always have a copy of the SEMP, Biodiversity Assessment Report, Construction Certificate and Development Consent on site at all times.

Provide regular updates to the NPWS appointed Environmental Officer. At least weekly or immediately upon any incident or after a rain or snow event.

Review environmental processes, environmental mitigation measures and any environmental risks at toolbox talks and inductions.

If there is a change of circumstances, incident, additional risks identified, change in design or other factors, the SEMP can be reviewed and modified to adapt to the latest situation in consultation with the NPWS Environmental Officer.

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---



Figure 5: Existing Vehicle Access Track off the Perisher Car Park to the Village 8 Express Chairlift Station that will be used to get to Telecommunications facility.



Figure 6 : Photo showing indicative location of compound for telecommunications facility



Figure 7 : Photo showing existing access track to compound for telecommunications facility

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---



	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

Appendix 1 – Design Plans

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

Appendix 2 – Biodiversity Assessment Report

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

Appendix 3 – Survey Plan

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

Appendix 4 – Due Diligence – Archaeological Report

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

Appendix 5 – Rehabilitation Guidelines for Resort Areas, Kosciuszko National Park (NPWS 2007)

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

Appendix 6 – Soil Stockpile Guidelines for the Resort Area of Kosciuszko National Park (October 2017)

	<p>SITE ENVIRONMENTAL MANAGEMENT PLAN</p>	<p>Doc No: Perisher Front Valley SEMP</p> <p>Revision 1</p> <p>Date: 17 February 2025</p>
---	--	---

Appendix 7 – Geotech Report