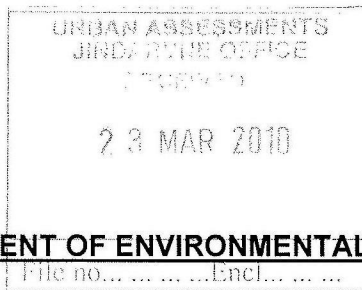


Date: January 2010
Perisher Blue Pty Limited



STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: Fibre Optic Cable Connection – Quad Express Chairlift to Perisher Valley Centre, Perisher Valley

Background: Over the last three years, Perisher has been progressively laying fibre optic cable across the Resort to provide a reliable and efficient means of communicating between areas. Fibre optic cable is used for the transmission of critical information across Perisher, including automated snowmaking data, ticket scanning information, telephones and weather data. Fibre optic cable has, to date, been laid to link areas including Guthega, Blue Cow, Smiggin Holes, Perisher Valley and Mount Perisher. In conjunction with approved cabling works being undertaken by Country Energy, fibre optic cable is also to be laid between Mount Perisher Bottom and the Quad Express Chairlift in January 2010. Once laid, the current proposal would complete a loop or ‘ring feed’ of cable, from Perisher Valley, to Mid-station, Mt Perisher Bottom, the Quad Express Chairlift and back to Perisher Valley. This would provide an alternative route for communications should a failure occur in any part of the loop (ie. signals could be sent around the other side of the loop, bypassing the failure).

Project Description: The current proposal is for the laying of fibre optic cable in a 50mm conduit between the Quad Express Chairlift and the Perisher Valley Centre. To enable this, a trench approximately 175 metres long, 300mm wide and 500mm deep would be excavated between the two sites (*see Photos 1 to 3*). The majority of the trench will lie within the road corridor, with the exception of a stretch approximately 10 metres long, where the route leaves the road corridor to link with a concrete slab adjoining the northeast corner of the Quad Express Chairlift building (*see Photo 1*). This section will run through a previously disturbed area, revegetated with exotic grass species.

The in-road trench would be dug along the side of the road nearest Perisher Creek, using a 7 tonne excavator. The verge of this road is vegetated with exotic species. The trench will run adjacent to the ‘high bank’ of the creek, at approximately 2 metres distance. The proposed trench would be approximately 8 metres from the current creek alignment, at its nearest point.

The project would take up to three days to complete. The works will not impinge on the lease boundaries of any other operators in Perisher Valley.

Objectives: To ensure the reliability of communication connections across the Resort, particularly in the area generally south of Perisher Front Valley (Centre Valley, Happy Valley, Mount Perisher areas).

Site Environmental Management

A separate Site Environmental Management Plan (SEMP) is attached to this SoEE.

Reversibility

The project is completely reversible by excavating the road and removing the cable. The only time this could be envisaged to occur is if the cable requires repairs.

Alternatives:

The trench could be laid in the opposite side of the road, furthest from the Perisher Creek, however known services are in this alignment including a high voltage cable that connects a transformer at the Quad Express Chairlift to a substation behind The Perisher Manor Hotel. The proposed alignment will ensure these services are avoided.

Issues relating to the Project

Present and previous uses
The site is used as a road through Perisher Valley
Site suitability
The site is suitable for the proposal
Operational details
The proposal would allow for reliable communication between areas of the Resort
Building classification and Building Code of Australia (BCA)
N/A
Change of use of a building (where there is no building work)
N/A
Wind classification and snow loading
N/A
Engineering details
N/A
Social and economic impact
Nil
Access and traffic
The road corridor is currently blocked off at the northern end to traffic, so no traffic or access would be disrupted by these works. (See <i>SEMP</i>).

Privacy, views and overshadowing
There would be no impact on privacy and views and the proposed works would not cause any overshadowing.
Air and noise
Except for some minor impacts on air and noise throughout the construction phase, the proposed works will not have any long-term impacts. (See <i>SEMP</i>)
Soil, water and wastewater management
Perisher Creek runs adjacent to the proposed works, at a distance of at least approximately 8 metres, however the works will not impact on the flow or quality of the Creek. Management of wastewater would not be required for this project. Any excess soil would be transported from the site to the Smiggin Hole stockpile site. (See <i>SEMP</i>).
Heritage
The proposal would not affect any area or building with heritage values. (See <i>SEMP</i>).
Aboriginal cultural heritage
The proposed works would not take place in an area that has been assessed as having archeological potential for aboriginal artefacts. (See <i>SEMP</i>).
Energy
N/A
Waste
There would be no waste generated from this proposal. (See <i>SEMP</i>).
Demolition
N/A
Threatened species
The proposed works would take place in a road corridor and previously disturbed areas. No threatened species will be impacted. (See <i>SEMP</i>).

Attached photos that assist in describing the activity:

Map 1 – Aerial view of trench route from Quad Express Chairlift to Perisher Valley Centre

Photo 1 – Trench route from Quad Express Chairlift to road corridor

Photo 2 – Trench route along road corridor towards Perisher Centre

Photo 3 – Cable route from road corridor to Perisher Centre

Photo 4 – Vicinity of proposed works to current Perisher Creek alignment

Map 1 – Aerial view of trenching route from Quad Express Chairlift to Perisher Valley Centre

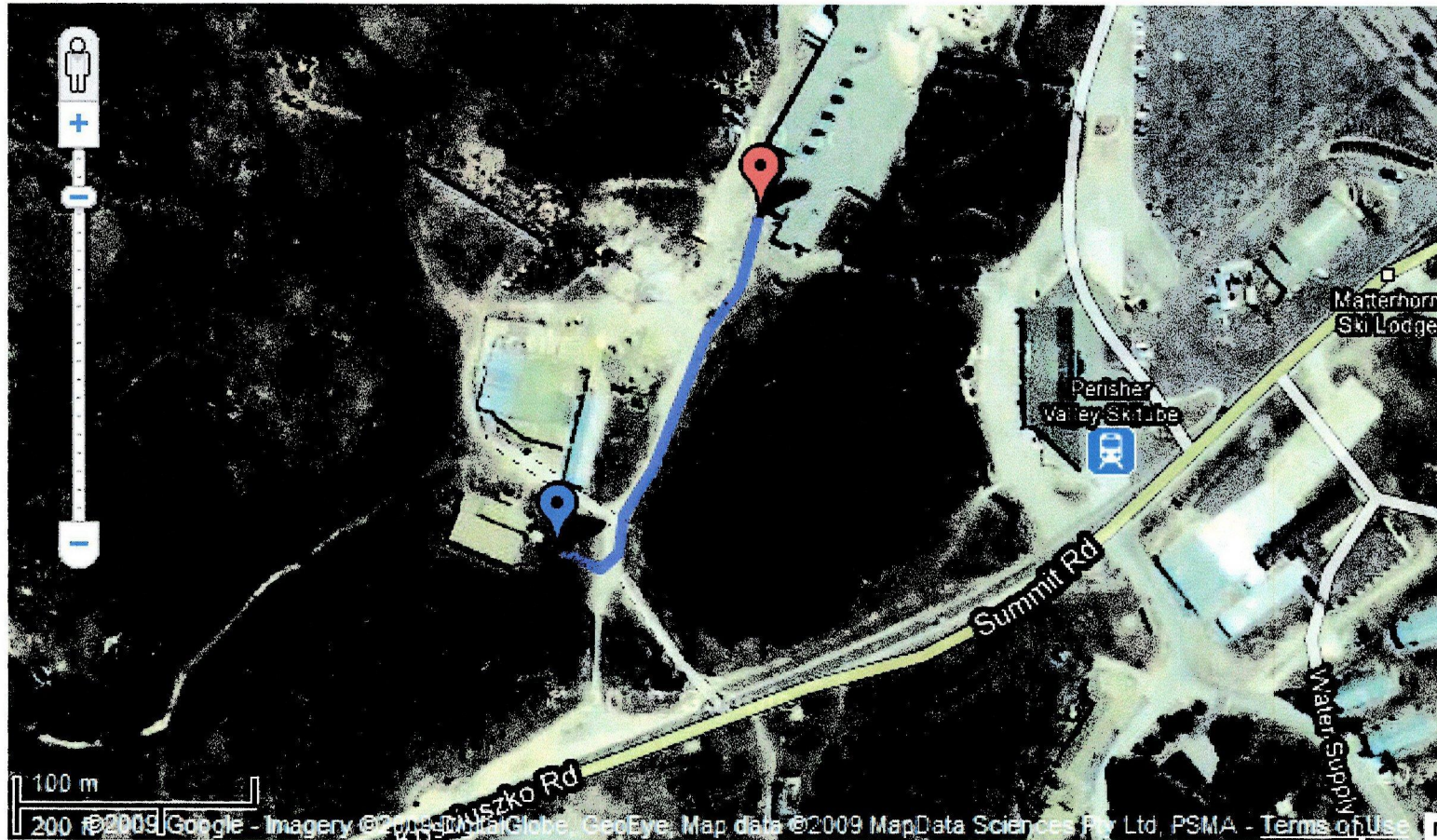


Image sourced from Google Maps




-  [Quad Express Chairlift](#)
-  [Perisher Valley Centre](#)
-  [Trenching Route](#)

Photo 3 – Cable route from road corridor to Perisher Centre

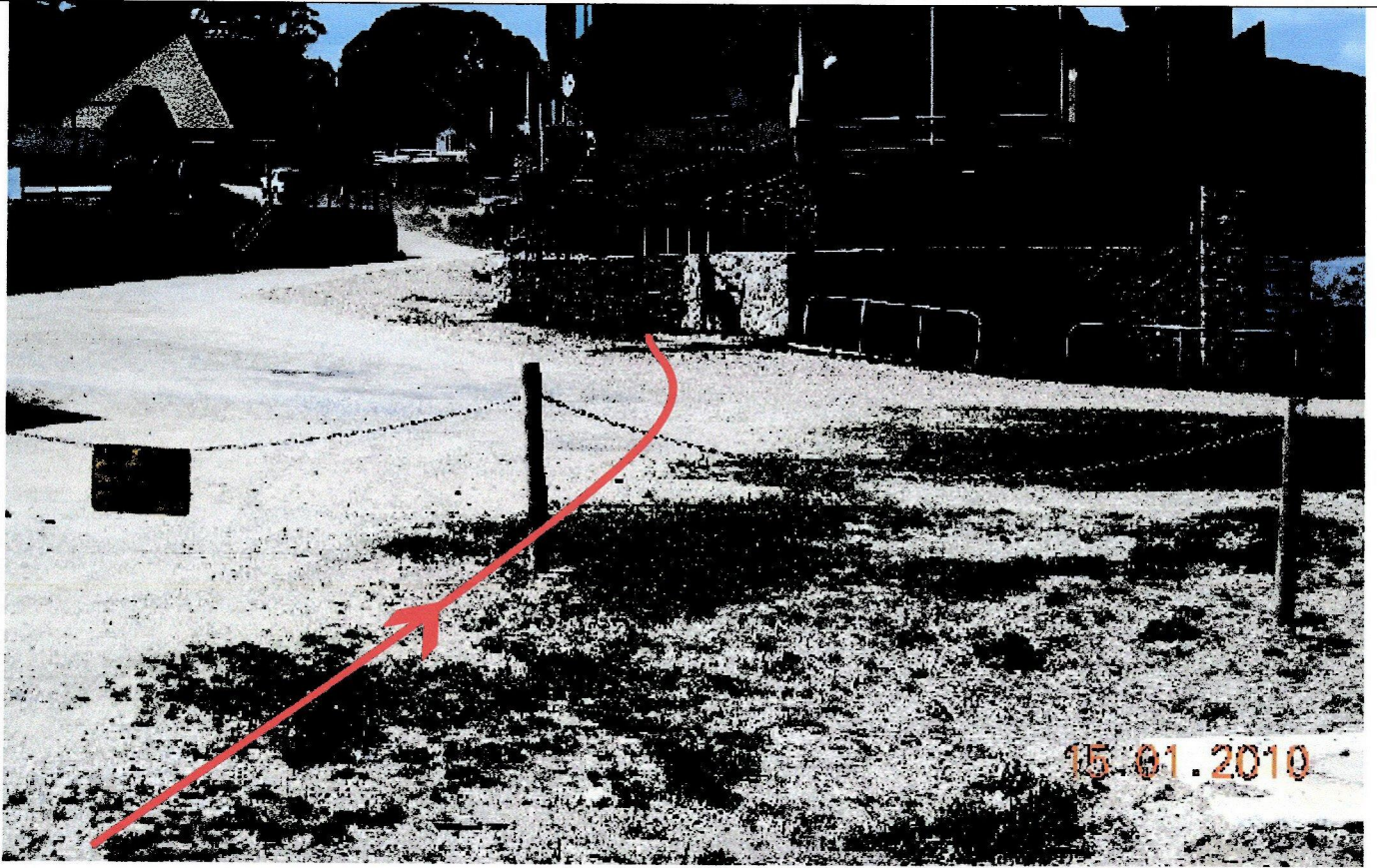
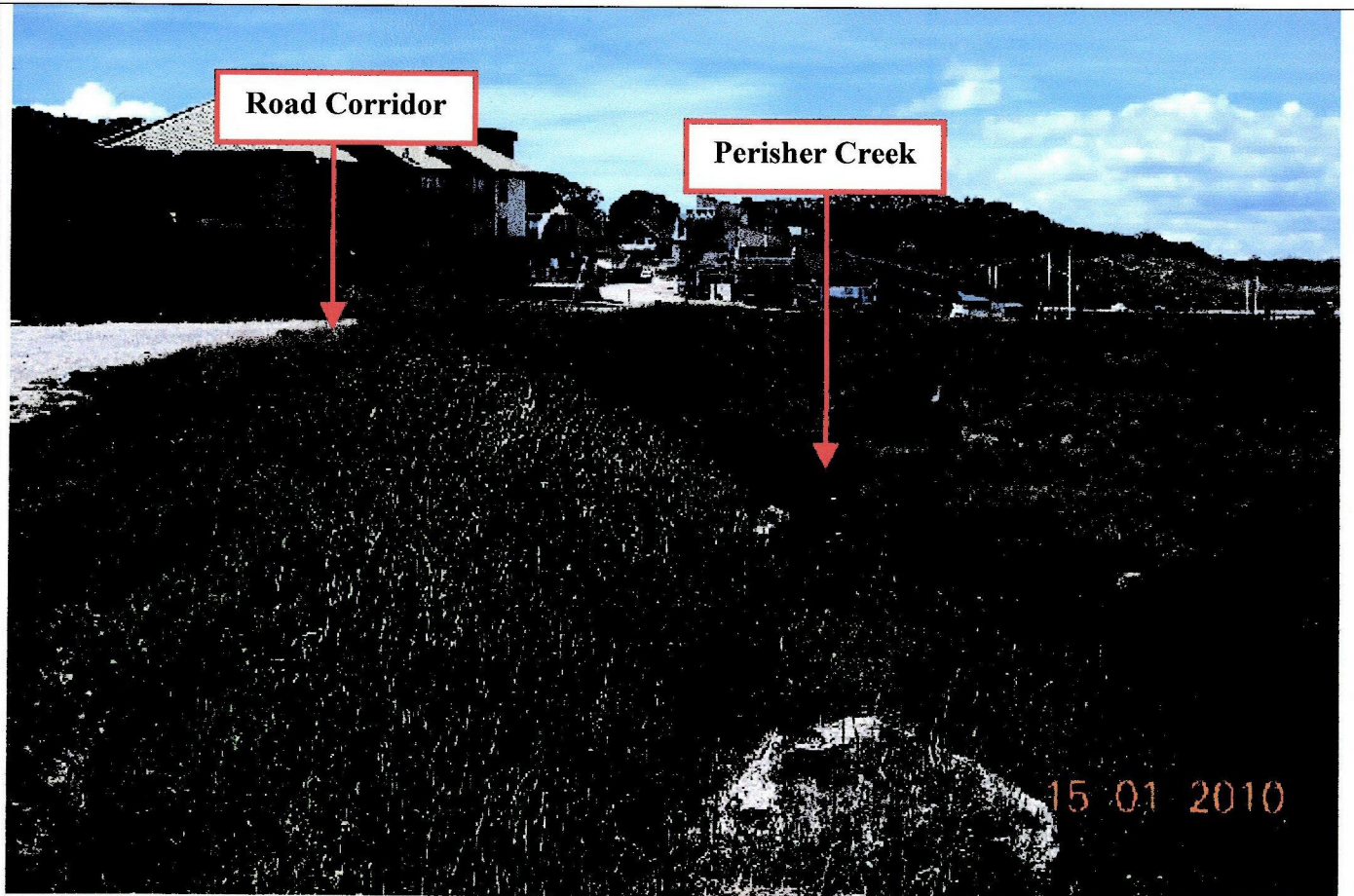


Photo 4 – Vicinity of proposed works to current Perisher Creek alignment



Site Environmental Management Plan
Fibre Optic Cable Connection
Quad Express Chairlift to Perisher Valley Centre, Perisher Valley

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1. Introduction

Perisher Blue Pty Ltd (Perisher) is lodging a Development Application and an accompanying Statement of Environmental Effects (SoEE) to the Department of Planning (DoP) to undertake works which will involve the laying of fibre optic cable between the Quad Express Chairlift and the Perisher Valley Centre, in a trench approximately 175 metres long, 300mm wide and 500mm deep.

This Site Environmental Management Plan (SEMP) has been prepared to ensure the environmental risks of this project are properly managed. This SEMP forms part of the SoEE to be lodged with DoP for approval of the proposed works.

2. Objectives

The objectives of this SEMP are to ensure that:

- Project responsibilities are outlined and understood by project personnel;
- Project environmental impacts will be minimised; and
- The environmental risks of the project are properly identified and managed.

3. Responsibilities

A project manager will be assigned, who will oversee the works and ensure compliance with any development conditions and requirements. This will be either Perisher's Mountain Operations General Manager, or Mountain Manager. An appropriate Environmental Officer will be assigned to the project ensure the works adhere to the requirements of this SEMP. This will be Perisher's Environmental Manager, unless absent, in which case another suitable person will be nominated.

4. Site Location

The majority of the trench would lie within the road corridor between the Quad Express Chairlift and the Perisher Valley Centre, Perisher Valley. A section of trenching approximately 10 metres long would leave the road corridor to link with a concrete slab adjoining the northeast corner of the Quad Express Chairlift building (see Photo 1). This section would run through a previously disturbed area, revegetated with exotic grass species.

The in-road trench would be dug along the side of the road nearest Perisher Creek. The verge of this road is vegetated with exotic species. The trench will run adjacent to the 'high bank' of the creek, at approximately 2 metres distance. The proposed trench would be approximately 8 metres from the current creek alignment, at its nearest point.

5. Project Details

5.1 Scope of Works

A description of the proposed works is available in the Statement of Environmental Effects.

5.2 Equipment & Resources

The equipment and resources used to complete the work would include:

- A seven tonne excavator with 300mm trenching bucket
- Approximately 175 metres of 50mm conduit and fibre optic cable
- Hay bales / sediment fencing for the length of the trench
- Materials for rehabilitation of the grassed verge to the Quad Express Chairlift

Perisher staff will undertake the proposed work, and no subcontractors will be used.

5.3 Site Compound

There will be no site compound required for these works. All equipment and materials required for the proposed works would be brought in as needed.

5.4 Project Timing

It is proposed to complete the works prior to the winter season 2010, once approval has been granted. It is estimated that the proposed works would take approximately 2-3 days to complete.

Hours of work for this proposal would be between approximately 7.00am to 5.00pm Monday - Friday. No work will be conducted on Public Holidays or weekends.

5.5 Traffic, Access & Public Safety

The proposed works are to take place predominantly in the road corridor from the Quad Express Chairlift to the Perisher Valley Centre. This road is blocked to through-traffic at its northern end during summer, so will not be acting as an access route for traffic during the works. Hence, there would be no disruptions to Perisher Valley traffic or access from the proposal.

Appropriate signage or safety barriers would be placed at either end of the worksite to notify of the works taking place in the area. During the summer months it is unusual for the public to be in this area.

5.6 Services

There will be no relocation or disruption of existing services as a result of this proposal. The proposed trenching route has been chosen to avoid known services in the opposite side of the road corridor, including a high voltage cable from a transformer at the Quad Express Chairlift, to the substation behind the Perisher Manor Hotel.

5.7 Use of Dangerous Goods, Chemicals or Hazardous Materials

There would be no chemicals, dangerous goods or hazardous materials directly used or stored on-site for these works.

5.8 Heritage

The proposed works would not take place in an area that has been assessed as having archaeological potential for aboriginal artefacts.

The proposal would not affect any area or building with heritage values.

5.9 Waste Produced

It is unlikely any waste will be generated from the proposed works. Minimal quantities of excess soil may result from the trenching, however this is unlikely given the size of the conduit being laid. Should excess soil be generated, it would be transferred immediately offsite to the Smiggin Holes stockpile site.

There will be no wastewater generated as a result of this proposal.

5.10 Vegetation and Rehabilitation Works

There will be no removal of native vegetation as a result of the proposed works. Areas of previously revegetated road verge that are disturbed will be stabilised with weed-free hay and chewings fescue immediately following disturbance.

5.11 Air Quality & Noise

The proposed excavations have the potential to generate dust. If necessary, dust from the site will be suppressed by watering down the trenchline and stockpiled soil with a water cart or hose.

Except for some minor impacts on noise throughout the excavation phase, the proposed works will not have any long-term impacts.

5.12 Erosion, Sedimentation & Stormwater Control

As a result of disturbance resulting from the works, including excavator's movement on the site and the excavation of the trenches, there may be some minor erosion and sedimentation impacts. Sediment laden runoff has the potential to contain increased levels of sediment especially during intensive storm events, which can impact on local water quality. Given the vicinity of the proposed works to Perisher Creek, erosions and sedimentation control are important for this project.

However, the likelihood of erosion and sedimentation occurring as a result of the proposed works will be greatly minimised by:

- A row of weed-free hay bales along the verge of the road corridor, to act both as a fenceline and sedimentation control between the trench and Perisher Creek. Hay bales will be used rather than sediment fencing, to minimise upslope disturbance that would be required to dig a sediment fence in appropriately;
- Excavated soil being placed on the upslope side of the trench (ie. furthest from Perisher Creek), so if any runoff occurs it would be captured by the trench rather than entering Perisher Creek;

- Trenching is to be completed in stages, with progressive backfilling of the trench. Excavated soil will be stockpiled above the trench for the minimum period, and reinstated in the trenchline as soon as possible following works in that stage;
- Trenches not being left open overnight or on weekends, when the site is unattended;
- The relatively flat nature of the sites where the work will occur;
- Not undertaking works during wet weather;
- Reinstatement and compaction of the road corridor immediately following completion of trenching works;
- Stabilisation of disturbed vegetated areas immediately following works. Revegetation will be done using fast-establishing species such as chewings fescue, to ensure rapid stabilisation of the site; and
- The disturbed bring monitored periodically until the area is fully stabilised.

6. Environmental Action Plan







Impact	Controls	Responsibility	Timing
Dust	Where necessary, a water cart or hose shall be used to water down the site	Site Manager / Environmental Manager	At all times
	Disturbed vegetation shall be rehabilitated as soon as possible	Site Manager / Environmental Manager	Following completion of trenching
Noise	All care & due diligence shall be taken to minimise or prevent noise pollution.	Site Manager / Environmental Manager	At all times
	All equipment to be used shall be correctly maintained to manufacturer's specification. Equipment that is not operating correctly shall be removed from site or modified.	Site Manager / Environmental Manager	At all times
Waste	The site shall be kept free of litter at all times	Project Manager / Environmental Manager	At all times
	Excess soil shall be removed from site immediately	Project Manager / Environmental Manager	At all times
	Once works are completed all materials shall be removed from the site and the site shall be left in a clean state	Project Manager / Environmental Manager	Following completion of trenching
Heritage	If any relic, artefact or material suspected of being of Aboriginal origin be encountered, all work in that area shall cease, and a NPWS representative shall be notified immediately	Project Manager / Environmental Manager	At all times
Dangerous or Hazardous Goods	No chemicals, dangerous goods or hazardous materials shall be kept on site during these works	Project Manager / Environmental Manager	At all times
Vegetation and Rehabilitation	Weed-free hay bales shall act as temporary fencing to prevent trenching or vehicle movement extending into the vegetated verge above Perisher Creek	Project Manager / Environmental Manager	Prior to commencement, and at all times
	No area shall be disturbed outside of the approved areas.	Project Manager / Environmental Manager	At all times
	Care shall be taken when moving plant and equipment near vegetation	Project Manager / Environmental Manager	At all times
	Areas of previously vegetated road verge that are disturbed shall be stabilised with weed-free hay and chewings fescue immediately following disturbance	Project Manager / Environmental Manager	On completion of trenching

Erosion, Sedimentation and Stormwater Control	Weed-free hay bales shall be placed along the road verge to act as a sediment barrier between the trenching operation and Perisher Creek. These shall be checked at least twice daily for effectiveness	Project Manager / Environmental Manager	Prior to commencement, and at all times
	Excavated soil shall be stockpiled on the upslope side of the trench (ie. furthest from Perisher Creek)	Project Manager / Environmental Manager	During trenching
	Trenching shall be completed in stages, with progressive backfilling of the trench	Project Manager / Environmental Manager	During trenching
	The trench shall not be left open overnight or over weekends while the site is unattended	Project Manager / Environmental Manager	At all times
	Excavation works shall not be undertaken during periods of wet weather	Project Manager / Environmental Manager	At all times
	Areas of previously vegetated road verge that are disturbed shall be stabilised with weed-free hay and chewings fescue immediately following disturbance	Project Manager / Environmental Manager	On completion of trenching
Traffic, Access & Public Safety	Appropriate signs or barriers shall be placed at either end of the works corridor, with placement depending on the progress of the trench, to notify that the area is a construction zone and public access is prohibited	Project Manager / Environmental Manager	Prior to commencement, and at all times

7. Site Management Map



Image sourced from Google Maps

-  [Quad Express Chairlift](#)
-  [Perisher Valley Centre](#)
-  [Trenching Route](#)
-  [Hay Bales](#)
-  [Access Barrier](#)
-  [Revegetation](#)