

perisher

Installation of a Permanent Ski Patrol Hut, top of Interceptor Chairlift, Perisher Ski Resort

Statement of Environmental Effects

**Statement of Environmental Effects prepared by:
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Perisher Blue Pty Limited

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT: Installation of a Permanent Ski Patrol Hut, top of Interceptor Chairlift, Perisher Ski Resort.

Background: The project is located in the North Perisher resort precinct, and is proposed by Perisher Blue Pty Ltd (Perisher).

Interceptor Chairlift is located in North Perisher (*Figure 1*), and acts as a primary link for skiers between Perisher Valley and Blue Cow resort areas. Currently, a small temporary hut is placed nearby to the unload of Interceptor Chairlift, primarily as a Ski Patrol bump hut. Given the hut's location, it allows Ski Patrollers to respond quickly to both the Interceptor and Blue Cow areas, and is often also used by guests as a source of information and resort guidance.

The temporary hut is on sleds, and is moved to and from the location over snow at the beginning and end of each winter season. Depending on conditions, the hut is often moved on low snow cover, risking damage to underlying heath and other vegetation. In addition, the hut often needs to be reset (re-leveled) throughout the season due to varying snow levels.

Objectives: The installation of a permanent Ski Patrol Hut nearby to the top of Interceptor Chairlift will remove the need to transport the hut at the beginning and end of each season, while providing a permanent and secure space for the storage of Ski Patrol equipment.

Project Description: The proposed location for the Ski Patrol Hut is on a large rock outcrop adjacent to an existing snowfence, approximately 60 metres from the Interceptor Chairlift unload (*Figure 2, Photos 1 & 2*). Access to the site is via a formed track from the base of Pretty Valley Chairlift to the top of Interceptor Chairlift.

The hut to be installed will be 3.12m long x 2.43m wide x 2.63m high (at its tallest point) (*Photo 3*). The hut is coloured in the typical grey/green, consistent with that used on other Ski Patrol and lift huts around the Resort

The proposal involves removing a section of the existing snowfence, so the front of the hut can sit flush with the fenceline. An air-compressor and hand tools would then be taken to site to drill sufficient holes for anchor rods in the rock to act as foundations for the hut. Welding equipment would be taken to site to form the steel base, which will be constructed as per the Engineering Drawings (see Attachment 1). A 16-tonne rough terrain crane will be used to lift the hut into place on the prepared platform.

The hut location is approximately 12 metres from the access track, meaning all construction vehicles will be able to park and reach the work site from this track (*Photo 4*). Following the placement of the hut, the snowfence will be terminated and secured either side of the hut, to ensure its stability and ongoing effectiveness.

The project site has been chosen for the following reasons:

- It is close to the site where the temporary hut is placed each winter, and has proven effective in this location. The small change in location (approximately 25m) will not adversely affect Patrol operations;
- It is located adjacent to an existing snowfence and close to stands of mature eucalypts, hence minimising visual impact and the risk of skier collision;

- Construction access is available to the site with minimal disturbance via the formed access track from Pretty Valley; and
- The hut utilises a large rock as a footing, to avoid the excavation and disturbance of soil and vegetation, as well as avoiding the need for concrete on site.

Further information on the elements of the proposal are outlined below, and in the attached Engineering Drawings and Geotechnical Assessment (*Attachments 1 and 2*).

Proposed Environmental Safeguards:

- Placement of the Patrol Hut on a rock, to avoid disturbance to soil and surrounding heath vegetation (works carried out as per Geotechnical Assessment, Attachment 2);
- Access to site via the previously disturbed, formed access track from Pretty Valley to Interceptor, during dry weather only;
- Construction access to the hut site from the east (through the existing snowfence), to avoid construction access across vegetated areas;
- Fencing of undisturbed native vegetation adjacent to the site, to avoid disturbance;
- Construction vehicles (compressor trailer, welding equipment and crane) to work from the access track, to avoid disturbance to native vegetation;
- No snowgums to be affected by these works;
- Access track to be rehabilitated with straw mulch and Chewings Fescue seed immediately following works, if required;
- No trenching works or concreting are required for this proposal; and
- Works will cease immediately if items of Aboriginal Heritage are discovered during site works and OEH will be contacted for further advice.

A Site Environmental Management Plan is provided in Figure 2.

Reversibility: The installation of the Ski Patrol Hut in this location is reversible if required, by removing the hut and shearing off the metal frame to level with the rock surface. However there is no foreseeable reason why this installation would need to be reversed.

Alternatives:

Do nothing – doing nothing, and retaining the temporary hut on sleds would require the continued transport of the hut to and from the location at the beginning and end of each season, risking damage to vegetation at each movement. This would also fail to provide the permanent, secure space desired for equipment storage.

Position hut in different location – positioning the hut in a different location would not result in the benefits outlined in the Project Description above, and would inevitably result in greater disturbance to the ground and vegetation. These combined benefits have resulted in the current location being determined and proposed.

Legislation & Planning

Perisher Blue Pty Ltd Ski Slope Master Plan (SSMP) – while the Interceptor Ski Patrol Hut is not specifically referred to in the SSMP, modernisation and the upgrading of facilities to meet the current expectations of safety and convenience is a key goal of the Plan, and it is recognised that the creation of a safe environment through the facilitation of Ski Patrol activities affects the quality of visitor experience at Perisher.

State Environmental Planning Policy (Kosciuszko National Parks – Alpine Resorts) 2007 – The proposal is consistent with the aims and objectives of the Policy, as outlined in Clause 2 of the SEPP. Other matters to be considered by the consent authority, as outlined in Clause 14 of the SEPP, are addressed throughout this Statement of Environmental Effects.

Issues relating to the Project

History of the site
The Interceptor Chairlift was installed in 1995 with a temporary Ski Patrol Hut placed in this location for approximately the last 5 years.
Site suitability
The siting of the hut is a large rock with thin vegetation cover. A snowfence is located immediately adjacent to the rock, and is pinned to the rock in places for stability. Locating the hut to sit flush with this existing snowfence will minimise visual impacts, while reducing the risk of skier collision with the hut. In this location, the hut will largely be screened from the Main Range by mature snowgum vegetation (see <i>Photo 5</i>).
The site is approximately 25 metres from the location where the temporary Patrol Hut has been placed for approximately the last 5 years, with this location proving effective for both Ski Patrol movements and the provision of information to guests.
The proposed hut site is a large rock, surrounded by extensive native heath vegetation. Some dry native heath species (<i>Kunzea</i> , <i>Olearia</i>) is growing thinly on the surface of the rock and will be affected by the placement of the hut. Surrounding heath vegetation will not be affected by the proposal.
Present and previous uses
The Interceptor Chairlift was installed in 1995 with a temporary Ski Patrol hut placed near to the top of the Chairlift for approximately the last 5 years. The area acts as a main link between the Perisher Valley and Blue Cow resort areas. The snowfence in this area collects snow and helps to establish ski runs in this area.
Operational details
The placement of the permanent Ski Patrol hut will not have any significant impacts on the operation of the Perisher Ski Resort, as a temporary Ski Patrol hut has functioned in this location for the past 5 years.
Building classification and Building Code of Australia (BCA)
Design as per attached Engineering Drawings (Attachment 1)
Change of use of a building (where there is no building work)
This proposal has no impact on the use of buildings.
Wind classification and snow loading
See Attachment 1
Engineering details
See Attachment 1
Social and economic impact
There will be no social impacts from the installation of the permanent Ski Patrol hut, as a temporary Ski Patrol hut has functioned in this location for the past 5 years. The placement of the hut will allow for the continued and effective provision of Ski Patrol and Guest Services to this area of the Resort.
No economic impacts will result from the proposal.
Access and traffic
Construction access to site will be via the formed access track from the base of Pretty Valley to the top of Interceptor Chairlift.
Occasional access to the Patrol Hut via snowmobile may take place during winter, however this will be an infrequent occurrence. There will be no other impacts on access or traffic as a result of this proposal.

<p>Privacy, views and overshadowing</p> <p>There will be no impacts on privacy or overshadowing as a result of the proposal.</p> <p>No views will be obstructed by the placement of the Ski Patrol hut in its proposed location. The hut may protrude approximately 1-1.5 metres above the height of the existing snowfence, and will be visible to skiers, however this will result in no marked change from the temporary hut that has been placed nearby to this location for the past 5 years.</p> <p>The hut will be screened from views from the west, and from the Main Range by a stand of mature snowgums, as seen in <i>Photo 5</i>. The hut will be a green/grey colour to blend in with the surrounding natural environment, and will be consistent with other huts around the Resort (<i>Photo 3</i>).</p>
<p>Air and noise</p> <p>Short term construction air and noise impacts will be generated by this proposal. No long term impacts will result.</p>
<p>Soil, water and wastewater management</p> <p>The project site is not within 40m of any waterway.</p> <p>No excavation, trenching or soil disturbance is required for the placement of the Ski Patrol hut, due to its placement on a large rock. Disturbance to previously disturbed areas / access tracks will result from vehicles accessing site.</p> <p>No changes to stormwater runoff or management will result from this project.</p> <p>No wastewater will be generated from this proposal.</p>
<p>Heritage</p> <p>There will be no impacts European cultural heritage resulting from the proposal.</p>
<p>Aboriginal cultural heritage</p> <p>The project site is not mapped as having archaeological significance.</p> <p>Given the project's proximity to potentially sensitive sites, however, works will cease immediately if items of Aboriginal Heritage are discovered during site works and OEH will be contacted for further advice.</p>
<p>Energy</p> <p>No long-term impacts on Resort energy consumption will result from the proposal.</p>
<p>Waste</p> <p>No excess spoil will be generated from this proposal.</p> <p>There will be no ongoing waste impacts resulting from the proposal.</p>
<p>Demolition</p> <p>There is no demolition required as a part of this proposal.</p>

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Threatened species

The proposed hut location is on a large rock, within an area of native heath with snowgums. No snowgums are to be disturbed by the proposal. Some heath is growing on the surface of the rock and will be disturbed by the placement of the hut in this location. Heath to be disturbed is predominantly *Kunzea*, with some *Olearia sp.*

Other species in the immediate area of the proposal, but not to be impacted by construction include: *Oxylobium ellipticum*, *Kunzea muelleri*, *Poa fawcettiae*, *Epacris glacialis*, *Empodisma minus*, *Olearia phlogopappa subsp. Subrepanda*, *Phebalium ovatifolium*, *Grevillea australis*, *Craspedia sp.*, *Eucalyptus pauciflora*, *Acaena sp.*

The heath on and surrounding the rock on which the hut is to be placed will experience additional shading from the hut. The snowfence and mature trees in this location already cast shadow over some areas, and this additional shading is not deemed to be a major impact.

Given that no vegetation apart from heath on the surface of the rock will be disturbed by the project, no threatened species are likely to be impacted by this proposal.

Attached maps, plans and reports that assist in describing the activity:

Figure 1	Perisher Site Locality
Figure 2	Site Plan / Site Environmental Management Plan (to-scale)
Photo 1	Location of proposed Ski Patrol Hut
Photo 2	Rock selected for Ski Patrol Hut placement
Photo 3	Hut to be placed permanently at top of Interceptor
Photo 4	Construction access route and vehicle staging area
Photo 5	View from Hut Location towards Main Range
Attachment 1	Engineering Drawings (G. Janssen, January 2012)
Attachment 2	Geotechnical Assessment (<i>to be provided</i>)

Figure 1 – Perisher Site Locality

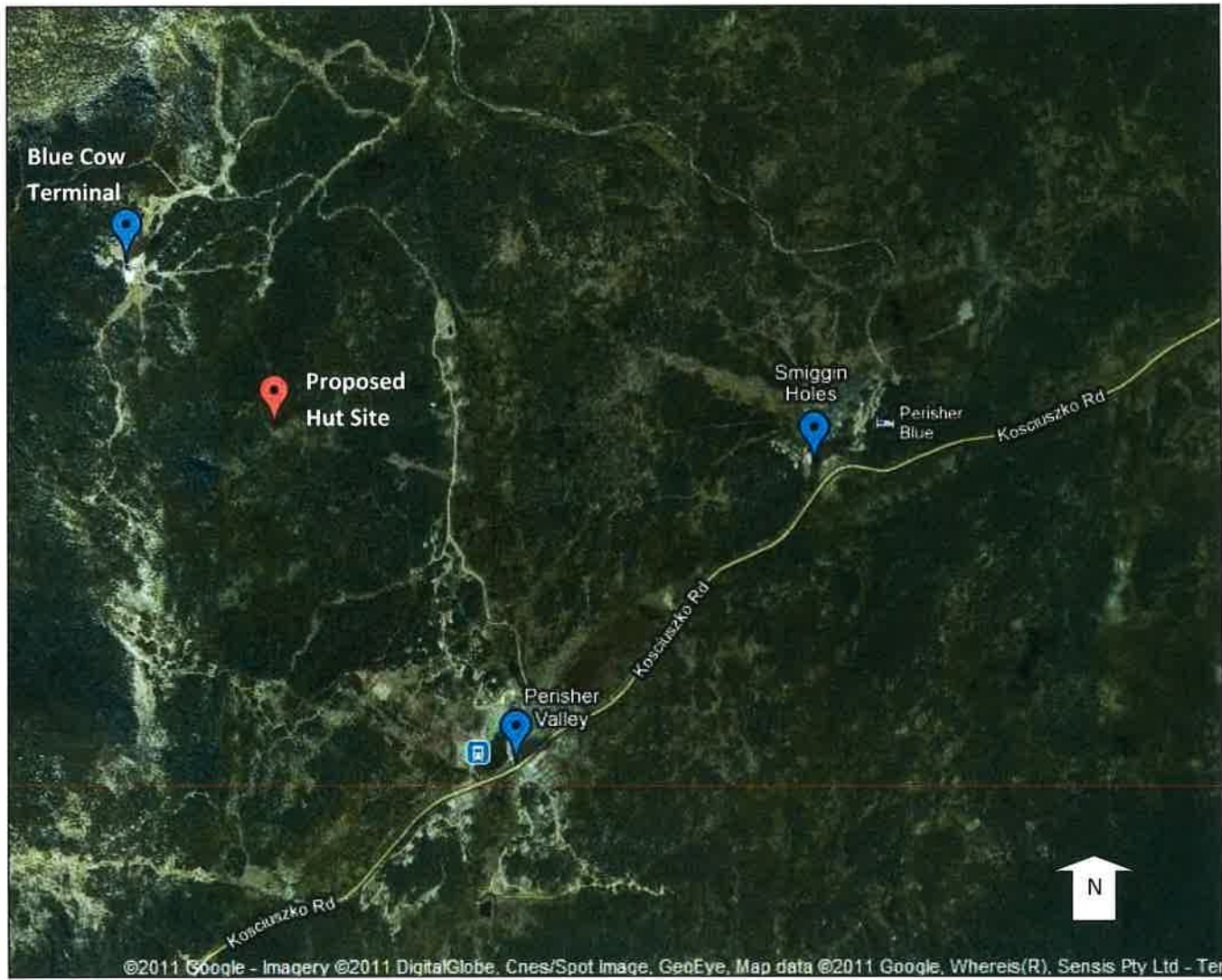


Figure 2 – Site Plan / Site Environmental Management Plan




Legend			
●	Proposed Hut Location		Interceptor Chairlift Unload
—	Site Fencing / Limit of Access	●	Staging Area
⋯	Site Access Route	○	Turning Circle
—	Snowfence		

Photo 1 – Location of proposed Ski Patrol hut (view looking north along snowfence, from near Interceptor Chairlift unload)



Photo 2 – Rock selected for Ski Patrol hut placement (view looking east, from behind snowfence)



Photo 3 –Hut to be placed permanently at top of Interceptor



Photo 4 – Construction access route and vehicle staging area (across disturbed area with exotic vegetation)

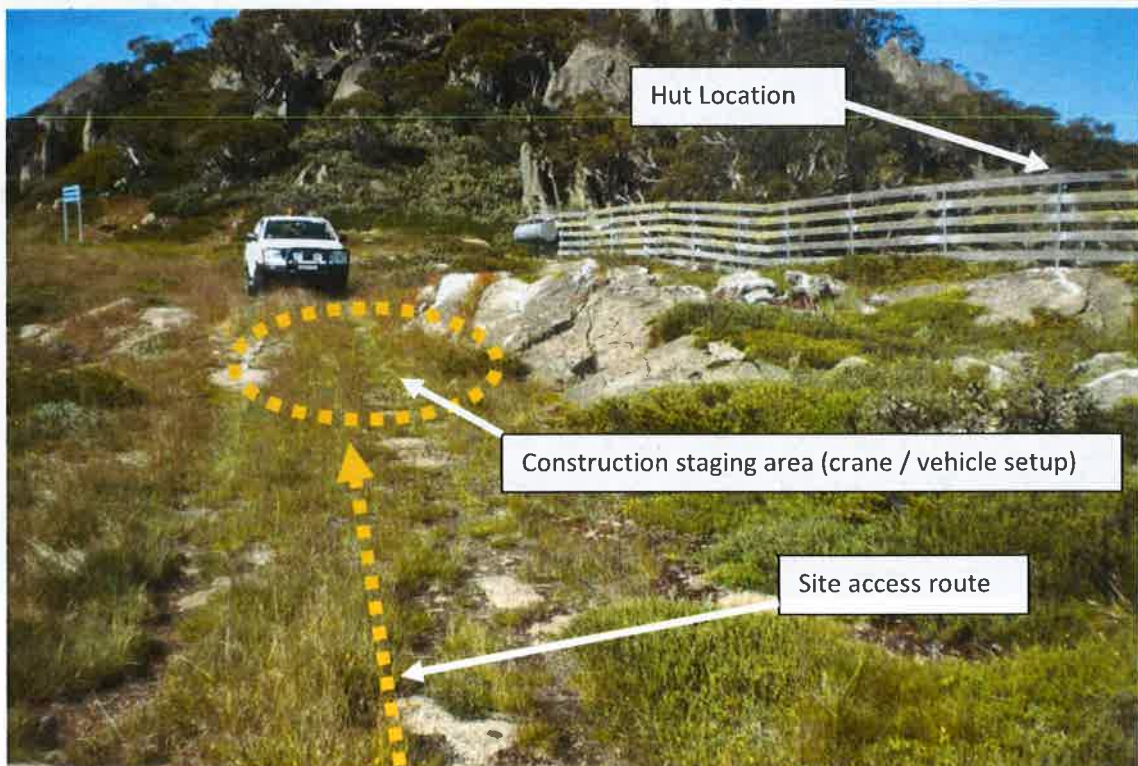
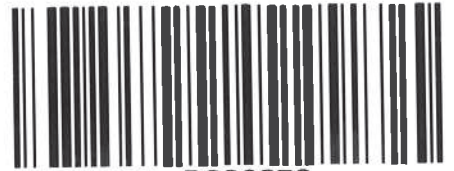


Photo 5 – View from Hut Location towards Main Range (looking west)



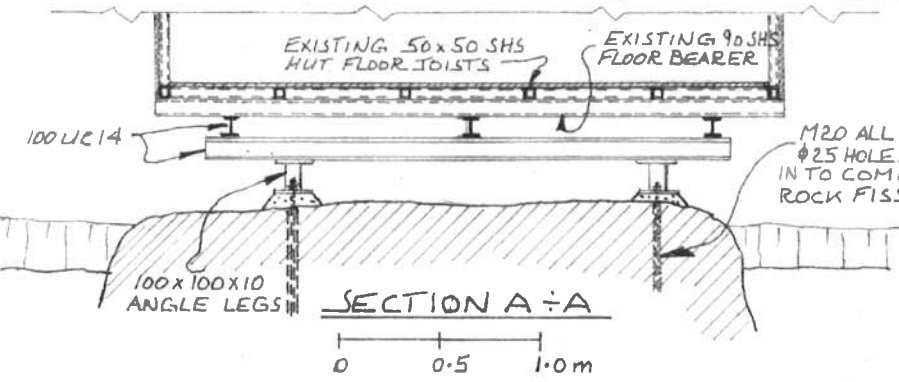
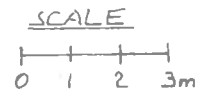
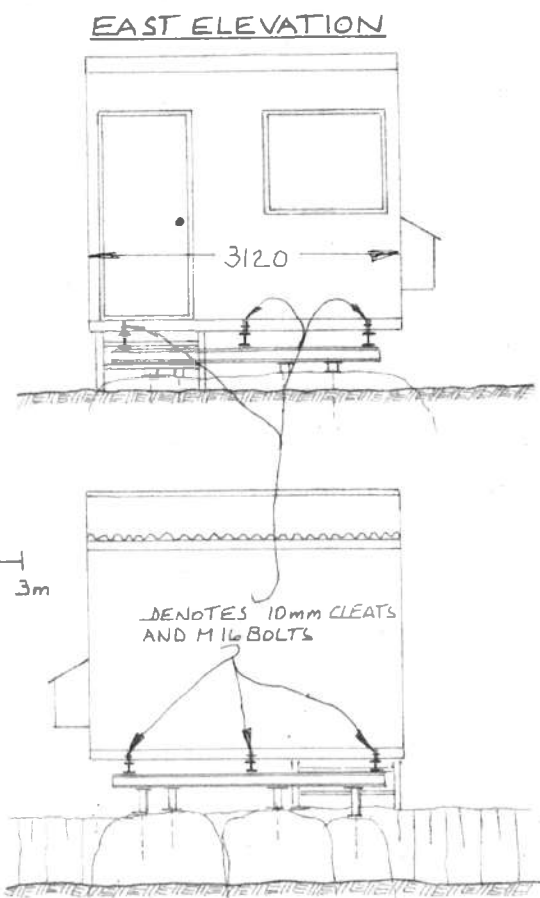
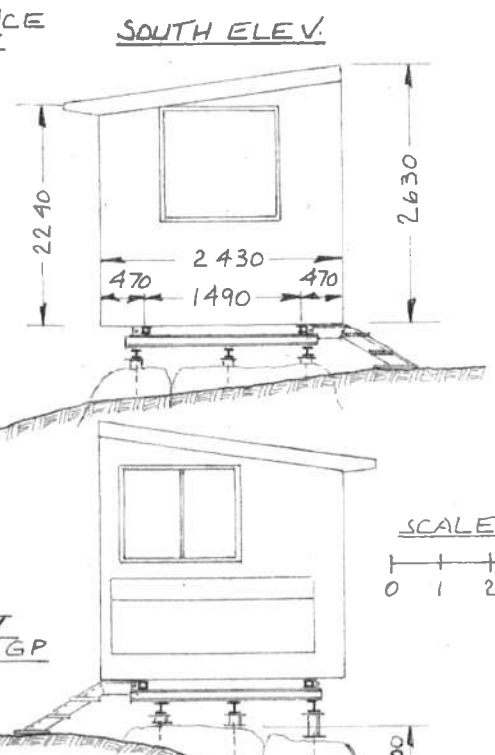
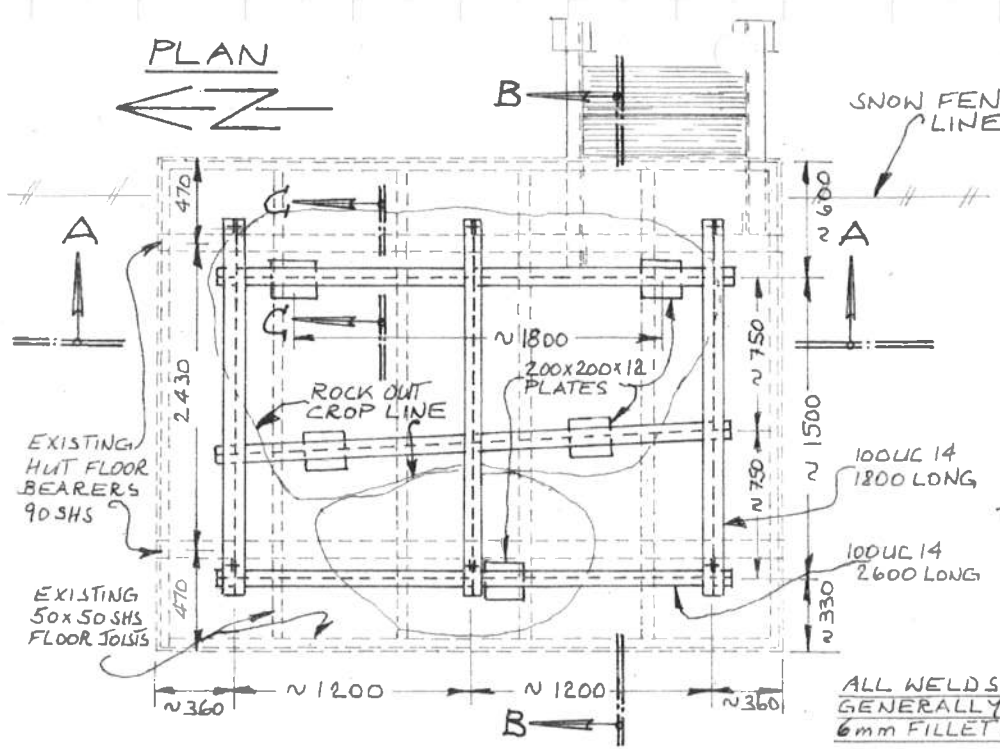


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Attachment 1

Engineering Drawings

G. Janssen, January 2012

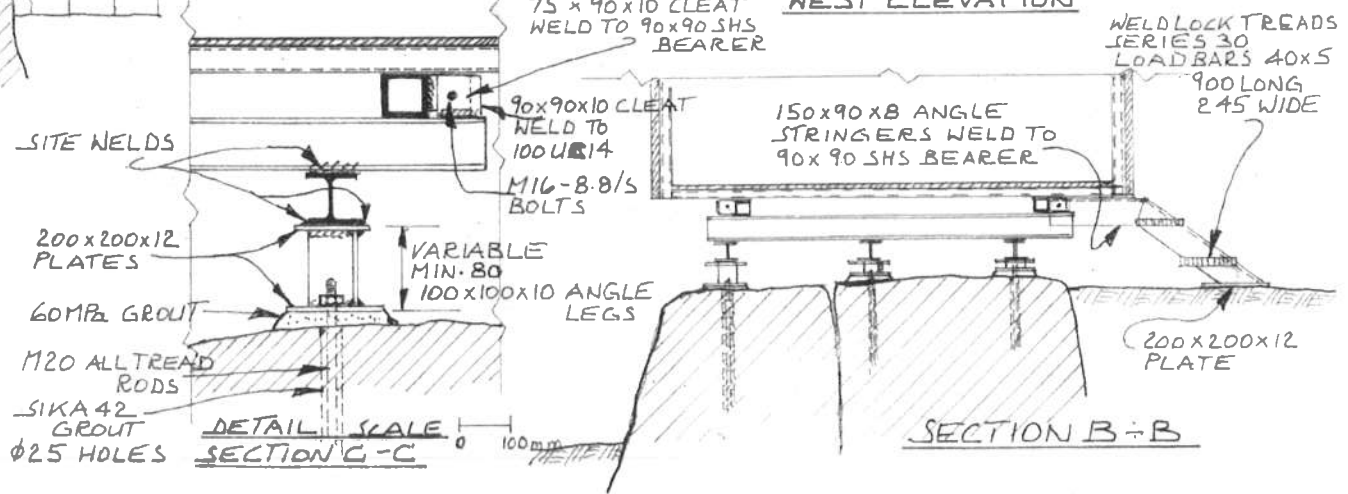


NORTH ELEV.

M20 ALL TREAD RODS
 Ø25 HOLES MIN. 500
 IN TO COMPETENT ROCK
 ROCK FISSURES MAY REQUIRE
 DEEPER HOLES TO
 MAINTAIN COHERENCY

**PROPOSED LOCATION OF RELOCATABLE
 EXISTING SKI PATROL HUT AT 40m
 NORTH-WEST OF INTERCEPTOR SKI
 LIFT TOP STATION ON ROCK OUTCROP**

SNOW ROOF LOAD: 9.5 kPa / ELEVATION 1910m / 1/20
 WINDLOAD: 66 m/s
 DESIGN: G. JANSSEN MIE Aust CPEng
 DATE: JAN. 2012 TEL: (02) 64562276



G. Janssen



PJD003059

Attachment 2

Geotechnical Assessment

(to be provided)