



PERISHER *blue*
* SKI RESORT



Perisher Blue Ski Resort



Ski Slope Master Plan



Perisher Range Resorts
Kosciuszko National Park

May 2002

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Perisher Centre, Perisher Valley, NSW 2624
PO Box 42, Perisher Valley, NSW 2624

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ACKNOWLEDGEMENTS

The Perisher Blue Ski Resort Ski Slope Master Plan took seven years to complete from commencement to its adoption by the New South Wales National Parks and Wildlife Service in May 2002 under the provisions of the Kosciuszko National Park Plan of Management. The Ski Slope Master Plan is the adopted version following earlier drafts that include the Draft Mountain Master Plan, July 1997, and the Perisher Blue Ski Slope Plan, April 2000.

Perisher Blue Pty Limited and David Hogg Pty Limited jointly received the 2001 Royal Australian Planning Institute (RAPI) Award for Excellence in Environmental Planning for the April 2000 Perisher Blue Ski Slope Plan. The Ski Slope Master Plan builds upon this foundation of planning excellence and reflects the hard work and dedication of all that have been involved in its development.

In the preparation and the development of the Ski Slope Master Plan, many people were involved and significant resources given to the project. Perisher Blue Pty Limited extends its sincere and deep appreciation for the work carried out by its principal consultant Dr David Hogg, of David Hogg Pty Limited, who brought a great deal of skill and scientific rigour to the project. Our appreciation is also extended to our earliest consultant Design Workshop Inc., especially Bill Kane and Mark Hershberger, who helped our staff and David Hogg to apply mountain and village planning principles and concepts, many of which are embodied in the Ski Slope Master Plan. Appreciation is also extended to Joe VanderKelen, of Snow Machines Inc., and SMI's Australian agent Rob Grant, of Sno-Quip Australia Pty Ltd, for their assistance with those parts dealing with snowmaking; and to Hermann Frühstück of Doppelmayr Seilbahn and Bruce Turner, of Doppelmayr Australia Pty Ltd, for their assistance concerning those parts dealing with ski lifts. Valuable information was also provided by the Snowy Mountains Hydro-electric Authority and Great Southern Energy (now Country Energy). As part of the adoption process, the New South Wales National Parks and Wildlife Service provided comments on the April 2000 plan, for which, Perisher Blue expresses its acknowledgment and appreciation.

Important elements of the Ski Slope Master Plan are the result of other consultants' work for which we express appreciation. The consultants were SMEC Australia Pty Ltd, Navin Officer Heritage Consultants and Simon Holloway and Dr Will Osborne of the University of Canberra.

Many of the staff of Perisher Blue have contributed greatly, particularly Bob Jack, General Manager, Operations; Graham Weston, Denis Plummer, Greg Isele, Phil Granger and Barry Turel, present and former Area Managers; John Palmer, Snowmaking Manager; Michael Fearnside, Mountain Manager; Richard Shankster, former Ski Area Electrical Manager; Steve Field, former Workshops Manager; and Don McInnes, Ski and Snowboard School Director. Special mention also needs to be made to various other managers and staff too numerous, unfortunately, to list. Thanks also go to Cori Isele for the design of Plan's cover sheet.

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Finally, acknowledgement is also due to Dr Linda Broome, New South Wales National Parks and Wildlife Service, and Dr Ian Mansergh, Department of Natural Resources and Environment, Victoria, for permission to reproduce the image of the Mountain Pygmy-possum on the cover sheet.

Ashley Blondel
Chief Executive Officer
Perisher Blue Pty Limited
May 2002

NSW National Parks and Wildlife Service Foreword



The Perisher Range ski resorts, situated in Kosciuszko National Park, contain outstanding natural, cultural and social values. The area contains a diverse and complex range of ecosystems and is of national and international significance in terms of flora conservation and genetic resource preservation. The park has been previously recognised by the International Union for the Conservation of Nature as one of six Australian sites of plant biodiversity and one of 167 throughout the world. In addition, the surviving archaeological resource within the study area is a culturally significant component of the alpine and sub-alpine Aboriginal cultural landscape.

The Perisher Range resorts also provide for significant recreational opportunities and economic benefits to local, regional and state economies attracting over 16,000 visitors on a peak day in winter. The social and economic well being of regional towns is markedly influenced by tourism (particularly skiing) generated by the natural attributes and recreational activities in the resort areas.

The objectives of the *National Parks and Wildlife Act, 1974* aim to ensure that these values are protected for present and future generations. The challenge for the ski resort operator, Perisher Blue Pty Limited, and the NSW government is to ensure the development of a resort that is ecologically sustainable through sound planning, scientific research, best practice environmental management and monitoring.

This Ski Slope Master Plan for the Perisher Range resorts has been prepared by Perisher Blue Pty Limited and contains proposals for the ski slope areas of Perisher, Smiggin Holes, Blue Cow, Guthega and the Link Management Unit of Kosciuszko National Park. The plan is required by the Kosciuszko National Park Plan of Management, which sets out the contents of a ski slope plan and the process for it to be adopted.

The Ski Slope Master Plan serves as a valuable guide for managing mountain development and associated impacts. More specifically the Ski Slope Master Plan provides the opportunity for:

- ❑ an improved understanding between resort operators, government and the community on the operational requirements and future development of the resort;
- ❑ a strategic program of upgrading mountain facilities and services that will culminate in a high quality experience for winter visitors;
- ❑ a broader understanding of the environmental, economic and social context in which the ski resort operates;
- ❑ an improved level of community involvement in the development of a vision and decisions for future use of a public resource;
- ❑ an increased level of certainty for investors on the long term viability of the resort;
- ❑ improved linkages between mountain, village and service infrastructure planning and development;
- ❑ a framework for developing responsive scientific research programs and environmental performance monitoring; and
- ❑ a framework for sharing information and environmental solutions between government and private industry.

Implementation of the proposals contained in the Ski Slope Master Plan will be subject to further environmental assessment, in the first instance by Perisher Blue, followed by a review and determination by the appropriate NSW government agency. Specific proposals will comply with the NSW *National Parks and Wildlife Act, 1974*, *Threatened Species Conservation Act, 1995*, *Environmental Planning & Assessment Act, 1979* and other relevant legislation.

Ski slope development proposals are currently assessed by NPWS under the provisions of Part 5 of the *NSW Environmental Planning and Assessment Act, 1979*. Upon commencement of the State Environmental Planning Policy (SEPP) for ski resort areas, the NSW Department of Planning will complete the review and determination of proposals in the Ski Slope Master Plan under Part 4 of the same Act. The SEPP identifies a Masterplan - Ski Slopes as a matter for consideration by the Department of Planning in determining a development application.

The NPWS has considered the appropriateness of the proposals contained within the Ski Slope Master Plan according to the *National Parks and Wildlife Act, 1974*, the Kosciuszko National Park Plan of Management, and other relevant government policies. NPWS has, where appropriate, consulted scientific experts and current research documents in formulating its response to the information presented in the Ski Slope Master Plan.

The plan includes a number of proposals that fall outside the resort management unit boundaries of the Kosciuszko Plan of Management. The specific proposals include projects 9.1 and 9.4 in Precinct 9 (Mount Piper North) contained in Table 14.1 and projects 12.1 and 12.2 in Precinct 12 (Blue Cow North) contained in Table 17.2 of the Ski Slope Master Plan. These proposals have not been adopted by the NPWS. They have been included in the Ski Slope Master Plan so the lessee can transparently articulate the vision for the future development of the resort in that area. The use of these areas will be considered by the NPWS as part of the review of the Kosciuszko National Park Plan of Management according to the requirements of Section 75 of the *National Parks and Wildlife Act, 1974*.

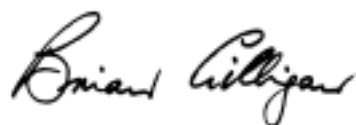
To ensure that the objectives of sustainable development as set out in the Ski Slope Master Plan are realised, Perisher Blue will implement a comprehensive environmental monitoring program generally consistent with ISO14000 and the Perisher Range Resorts Environmental Management System. This program will be integrated with the implementation of the Ski Slope Master Plan which will, amongst other things:

- ❑ provide the resort and NPWS a context to benchmark and evaluate trends in the condition of the area;
- ❑ provide an evaluation of the status and trends in ecological processes as they effect the condition and sustainability of the environmental attributes that the ski slope plan seeks to protect;
- ❑ evaluate probable causes of changing ecological conditions and identify threats to the sustainability of valued environmental attributes referred to in the ski slope plan; and
- ❑ assist in the formulation of management options to reduce risks of ecological process impairment and to promote sustainability as outlined in the vision for the resort;

Perisher Blue has identified that the conservation of Aboriginal sites within the resort area is a continuing priority and consultation with the aboriginal community will occur as the plan is implemented.

NPWS considers that the vision, principles and objectives for the development of the ski slopes in the Perisher Range resorts as articulated in the Ski Slope Master Plan are acceptable. NPWS has therefore adopted the Ski Slope Master Plan, excluding those sections outlined above, under the provisions of the Kosciuszko National Park Plan of Management.

Perisher Blue and relevant government authorities will review the Ski Slope Master Plan every five years to reflect new information, changes in market forces, environmental conditions and government policy.



Director General