



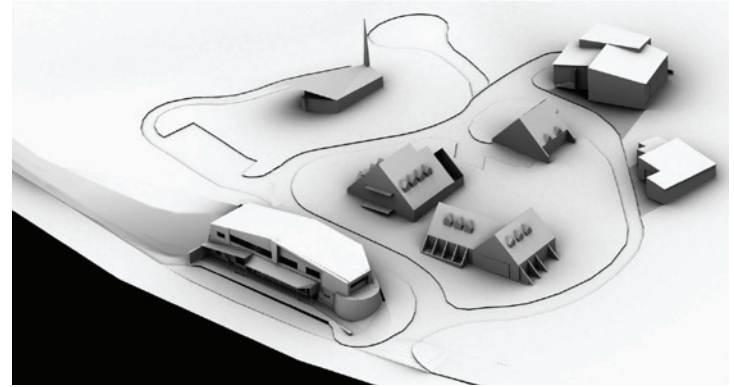
# PERISHER SERVICES PRECINCT NEWSLETTER

August 2010

In Perisher Valley, the area including & surrounding the Fire Brigade Station, Ambulance Station, Catholic Church & Telstra Exchange is known as the Perisher Services Precinct.

The 2001 Perisher Range Resorts Master Plan nominated this area for the new NPWS Administration & Workshop Buildings, & a Waste Transfer Station. The Master Plan was approved following a Commission of Inquiry.

The National Parks and Wildlife Service (NPWS), part of the NSW Department of Environment, Climate Change & Water (DECCW), has been working to progress this development & is now seeking further public comment on the proposal as part of the environmental assessment process.



(top) Aerial View of Precinct showing Proposed Development

(bottom) View from Ski Tube showing Proposed Development

What is Proposed?		Why are we doing this Work?
<b>New NPWS Administration Building (approx 900m2)</b>	Two storey building incorporating police, public area, cross-country retail outlet & NPWS office	<ul style="list-style-type: none"> <li>Improved office &amp; visitor facilities</li> <li>Improved police facilities</li> <li>New emergency joint operations facilities</li> <li>Existing facilities demolished for Perisher Village development</li> </ul>
<b>New NPWS Workshop Building (approx 205m2)</b>	Single storey building for NPWS workshop	<ul style="list-style-type: none"> <li>Improved work area &amp; facilities for NPWS</li> <li>Existing facilities demolished for Perisher Village development</li> </ul>
<b>Waste Transfer Station (approx 460m2)</b>	Split level building for transferring, sorting & consolidating waste & recyclables prior to transport to Jindabyne	<ul style="list-style-type: none"> <li>Improve safety for users, staff &amp; public during waste transfer</li> <li>Consolidating multiple waste transfer locations around village to one location</li> <li>Improve the look of the villages</li> <li>Improve quality &amp; quantity of recyclables through education</li> <li>Remove wind blown litter &amp; opportunity for pests</li> <li>Compact waste to increase transport efficiency &amp; reduce Kosciuszko Rd traffic movements</li> </ul>
<b>Loop Road (approx 270m)</b>	One way concrete road accessing all Precinct buildings – cleared in winter, with parking	<ul style="list-style-type: none"> <li>To consolidate access to the Services Precinct</li> <li>Improve visitor safety &amp; amenity</li> <li>Allow removal of existing church / helipad access road</li> </ul>
<b>Services</b>	Water, recycled water, electricity, gas & telecommunications to existing & new buildings	<ul style="list-style-type: none"> <li>Provide access to reticulated gas &amp; recycled water</li> <li>Improved reliability of existing &amp; new services</li> </ul>
<b>Snow Fences</b>	275m of new snow fence	<ul style="list-style-type: none"> <li>Define cross-country skier &amp; oversnow routes</li> <li>Maintain skier &amp; oversnow vehicle safety</li> <li>Improve snow retention &amp; harvesting for cross-country skier &amp; oversnow routes</li> </ul>
<b>Fibreglass Grating over Creek</b>	80m of fibreglass grating placed over creek area	<ul style="list-style-type: none"> <li>Improve snow retention for cross-country skier &amp; oversnow routes</li> </ul>
<b>Vertical Axis Wind Turbine</b>	10kW, 20m high wind turbine	<ul style="list-style-type: none"> <li>Grid connected wind turbine to reduce carbon footprint of new buildings</li> </ul>

## The Waste Transfer Station

Waste & recyclables in the alpine villages of Perisher Valley, Smiggin Holes & Guthega are managed by the National Parks & Wildlife Service. For many years, NPWS, lodges, business & visitors have recognised that the current method of collection & transport of waste & recyclables is not what is expected for an alpine village in a national park. The highly visible nature of the operations, safety issues and wind blown litter are some aspects of the current method which need improvement.

Since 1991 several specialist waste management consultants have recommended that a Waste Transfer Station in the Perisher Range Resorts area is necessary.

The Waste Transfer Station would service Perisher Valley, Smiggin Holes & Charlotte Pass Village. Guthega Village would continue to use the same collection & transfer system, with improvements made to screen the bins from view.

## Why is the Waste Transfer Station proposed for the Precinct?

The Perisher Services Precinct is the preferred site because:

- It provides an oversnow & road interface
- It is located with other services
- It is in close proximity to the bulk of users
- It is screened from view from the majority of visitors
- Successive reports have recommended this is the best site
- The 2001 Master Plan allowed for the use in the Precinct



## Why isn't the Waste Transfer Station proposed somewhere else?

Many sites have been assessed over the last decade including:

<b>Comfort Station, Smiggin Holes</b>	<ul style="list-style-type: none"> <li>• No oversnow access</li> <li>• Long distance from majority of users</li> </ul>
<b>Snow Clearing Shed, Smiggin Holes</b>	<ul style="list-style-type: none"> <li>• No oversnow access</li> <li>• Long distance from majority of users</li> </ul>
<b>Former Perisher View Site, Piper's Gap</b>	<ul style="list-style-type: none"> <li>• Traffic issues on crest &amp; with current &amp; future parking</li> <li>• Effect of wind &amp; snow on access &amp; use</li> <li>• Highly visible site</li> <li>• Conflict with other proposed uses</li> <li>• Oversnow access limited</li> </ul>
<b>Piper's Saddle</b>	<ul style="list-style-type: none"> <li>• Traffic issues on crest &amp; with current &amp; future parking</li> <li>• Environmental constraints</li> <li>• Oversnow access limited</li> </ul>
<b>Perisher Valley Car Park</b>	<ul style="list-style-type: none"> <li>• Highly visible</li> <li>• Visitor / vehicle conflicts</li> <li>• Conflict with Perisher Village development</li> </ul>
<b>Other Sites in Services Precinct</b>	<ul style="list-style-type: none"> <li>• Highly visible</li> <li>• Impact on cross-country skiers</li> <li>• Limited access</li> </ul>
<b>Ski Tube Train</b>	<ul style="list-style-type: none"> <li>• Logistics &amp; multiple handling</li> <li>• Transport inefficiencies</li> <li>• Ownership</li> <li>• Contingency plans</li> <li>• Cost</li> <li>• Fire safety</li> </ul>



(above) Example of a Waste Hut for use in Perisher Valley and Smiggin Holes  
 (top left) View from the Nordic Shelter showing Proposed Development  
 (bottom left) View from Piper's Gap showing Proposed Development

## What was considered in designing and siting the Waste Transfer Station?

<b>Building Location &amp; Size</b>	<ul style="list-style-type: none"> <li>• Cross-country skier bowl</li> <li>• View from Perisher Valley approaches &amp; surrounding areas</li> <li>• Cross-country skier access</li> <li>• Creek area</li> <li>• Sensitive vegetation</li> <li>• Oversnow &amp; road vehicle access</li> <li>• Helipad use</li> <li>• Existing utilities / infrastructure</li> <li>• Cost</li> </ul>
<b>Noise / Odour</b>	<ul style="list-style-type: none"> <li>• Enclosing the building</li> <li>• Site most doors away from sensitive receptors</li> <li>• Limited opening hours</li> </ul>



*Proposed NPWS Administration Building*

When the roads are free of snow, a collection service would only be possible with a small to medium sized compactor truck. Whilst it is possible for this truck to travel to Jindabyne for disposal, there would be increased truck movements on Kosciuszko Road, inefficient transport of materials & the need to separate waste & recyclables.

## Will there be a waste collection service in the future?

Yes. Waste & recyclables will be collected from waste huts which will be located at individual premises or a group of premises in Perisher Valley & Smiggin Holes. NPWS has undertaken some preliminary work looking at the number, size and location of huts.

## Why is the Waste Transfer Station needed if there is a collection service?

At the interface between the snow & cleared roads, the waste & recyclables would need to be transferred to a road vehicle for transport to Jindabyne for disposal. This is best done within a building where it is out of sight, the risk of wind blown litter is removed & the material can be sorted & compacted for better transport efficiencies.

## Would a Waste Transfer Station be needed if internal roads were cleared of snow?

Whether the internal roads are snowbound or cleared, there is a need for a transfer facility in Perisher Valley.

Under snowbound conditions, a collection service in Perisher Valley & Smiggin Holes would be undertaken using a snow cat with a trailer attached for waste transport. The waste would need to be transferred to a road vehicle for transport to Jindabyne.

## What consultation has NPWS undertaken?

As part of the Master Plan process in 2000 & 2001, extensive consultation was undertaken with the community. The Master Plan includes the concept of locating these facilities in the Perisher Services Precinct.

In July 2009, at the Village meetings in Guthega, Perisher Valley & Smiggin Holes, NPWS presented a plan to stakeholders for the Waste Transfer Station & Workshop area.

Also in 2009, internal discussions occurred with NPWS staff responsible for the management of the cross-country ski trails prior to design work commencing.

This discussion is continuing in 2010 with a wide range of stakeholders including:

- NSW Snowsports
- Perisher Blue Pty Ltd
- Perisher Resorts Chamber of Commerce
- SLOPES
- Charlotte Pass Village
- KCros
- NSW Fire Brigades
- NSW Ambulance Service
- Catholic Church
- Telstra
- Country Energy
- Elgas

NPWS is working with these groups to achieve an outcome that best suits the needs of all.

## What is the planning process from here?

The approval process for the proposed development is complex & unique as it requires interpretation of:

- State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007;
- State Environmental Planning Policy (Infrastructure) 2007;
- Environmental Planning & Assessment Act (EP&A Act) 1979; &
- Schedule 3 (Designated Developments) of the EP&A Regulations.

The proposed development will be considered under Part 5 of the EP&A Act. This requires that NPWS prepare a Review of Environmental Factors (REF) document. The Environment Protection & Regulatory Group (EPRG) of DECCW in Queanbeyan will assess the development proposal. The NSW Department of Planning will also be consulted.

Similar to an Environmental Impact Statement (EIS), the REF

will be publicly advertised and exhibited for 30 days during the assessment period. The community's comments will be compiled & then considered as part of the assessment process.

NPWS expects to submit the REF document in August 2010.

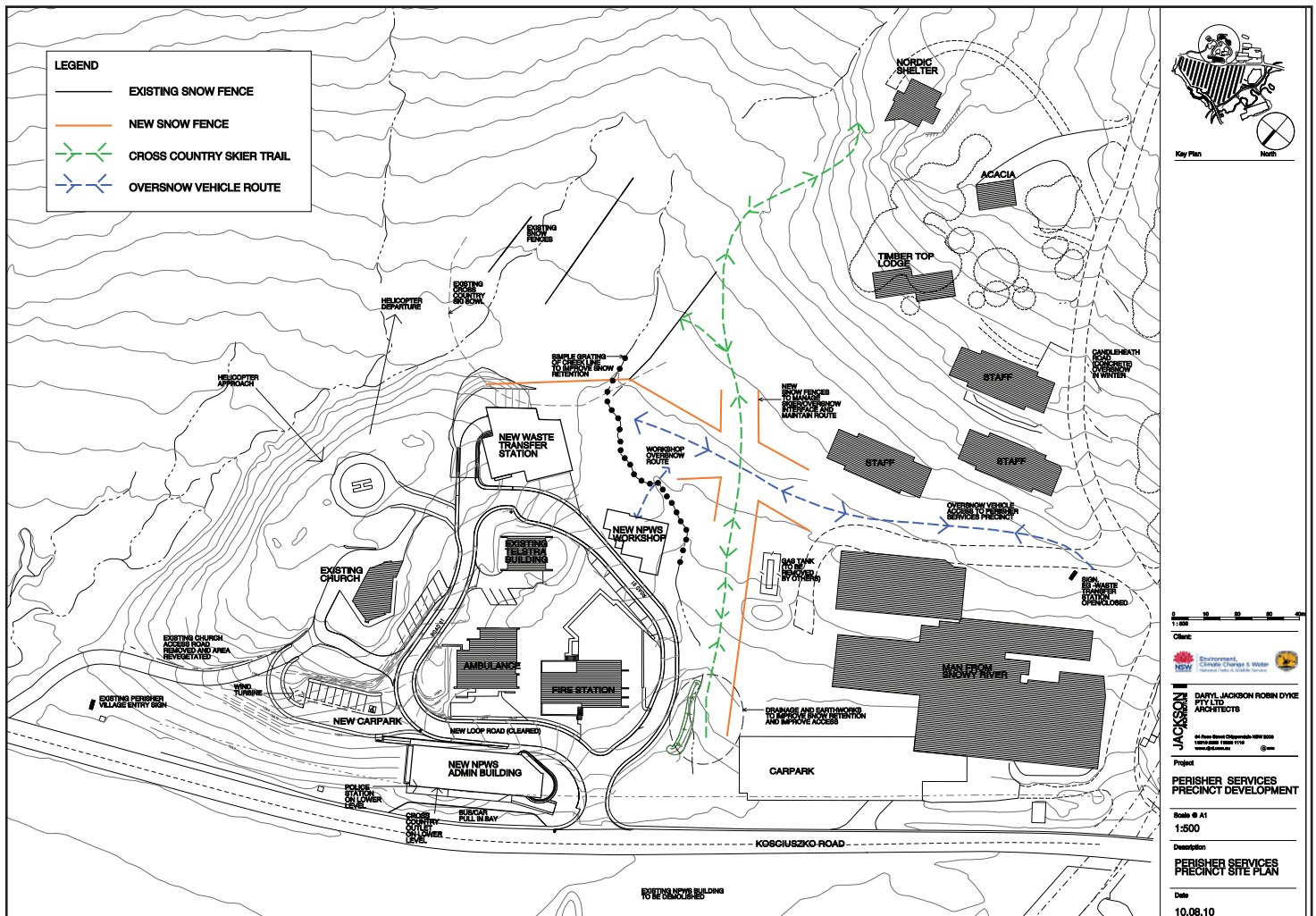
## Contact Information?

If you have any queries regarding the development proposal or the planning process, you can contact:

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Perisher Services Precinct Plan