

# Terminal Quad Chairlift, Tower 3 Crosshead Replacement, Blue Cow

Statement of Environmental Effects

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FINAL

January 2022

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## **1** INTRODUCTION

#### 1.1 Project Background

This report presents a statement of environmental effects (SEE) for a proposal by Perisher Blue Pty Limited (Perisher) for the replacement of a crosshead on Tower 3 of the Terminal Quad Chairlift, located in Blue Cow, Perisher Ski Resort. Proposed works include removing the existing crosshead from Tower 3 and replacing it with a new one to be supplied by the lift manufacturer. The crossheads will be flown in and out by a helicopter to minimise environmental impacts

The location of the proposal is within the Blue Cow resort area, as shown in *Appendix A* – *Project Maps.* Photos of the site are shown in *Appendix B* – *Project Photos.* 

Terminal Quad Chairlift is a high traffic lift, being the main route for skiers and snowboarders to return to Blue Cow Skitube Terminal.

The current Tower 3 crosshead is being replaced as per recommendations from the manufacturer, due to a crack in a weld.

#### 1.2 Objectives of the Project

The objective of the proposal is to remove a damaged component of the Terminal Quad Chairlift (Tower 3) and replace it with a new part of the same dimensions, while causing minimal impacts to the surrounding environment. The replacement of the crosshead will ensure safe and reliable operation of the Terminal Quad Chairlift.

## 2 **PROJECT DESCRIPTION**

#### 2.1 Project Overview

Broadly, this proposal involves the following:

- Site preparation;
- Temporary storage of replacement crosshead in Perisher carpark;
- Access to Tower 3 by foot, with equipment brought to site by an aerial workcage on the Chairlift;
- Removal of lift components (eg. sheave assemblies) and temporary storage at the base of Tower 3 (*Appendix A Figure 3*);
- Removal of the existing crosshead on Tower 3 of the Terminal Chairlift by helicopter, to be stored temporarily in Perisher carpark;
- Installation of the new crosshead, to be flown in via a helicopter, and installed by contractors.

No modifications are proposed to the existing footing for Tower 3. No trenching or earthworks are required as a part of this proposal.

#### 2.2 Project Detail

#### 2.2.1 Site Access

Access to the works area will be via the Blue Cow Road. The crossheads will be flown in and out of the site by helicopter. Any additional equipment or tools required will be brought up the lift in a workcage to Tower 3. All access to Tower 3 will be by foot through the surrounding wet heath rather than a vehicle (see, *Appendix B, Project Photos*).

#### 2.2.2 Equipment & Machinery

Sheaves to be removed from Tower 3 will be temporarily stored at the base of the Tower. Sheaves will be placed on rocks or exotic plants, wherever possible.

The crossheads will be temporarily stored in the carpark and flown in and out by a helicopter. No trenching, excavating or rock removal will occur. No machinery will be taken into Tower 3.

#### 2.2.3 Works Program

Crosshead replacement works are expected to be carried out over a three-day period, with works carried out during the summer season.

#### 2.2.4 Site Restoration and Rehabilitation

Given there will be no ground disturbance during the works, no site restoration and rehabilitation is proposed. Site Environmental Management Measures to avoid impacts are outlined in *Appendix C* – *Site Environmental Management Plan*.

## 3 ENVIRONMENTAL ASSESSMENT

#### 3.1 General site suitability and constraints

Terminal Quad Chairlift is a highly utilised lift, acting as a main access for skiers and snowboarders to return to Blue Cow Skitube Terminal. The defect on the current crosshead on Tower 3 means these works are necessary. The manufacturer of the crosshead recommends replacement of the crosshead on Tower 3 of the Terminal Chair, due to a crack in the weld. No impacts to biodiversity or vegetation are expected.

#### 3.2 Ecological Impacts

As shown on Appendix A – Figure 2, the project is in an area identified as having high biodiversity value on the Biodiversity Values Map (Biodiversity Conservation Act, 2016). Guidance on the Map states that "*if development within areas on the BV Map does not involve clearing native vegetation (including groundcover, trees and understorey plants) or a prescribed impact (as set out in clause 6.1 of the Biodiversity Conservation Regulation 2017) within the mapped area, the BOS is not applied based on the BV Map." Based on this guidance, and the absence of ground disturbance impacts of this project, the Biodiversity Offset Scheme does not apply to this proposal.* 

The project will not impact on areas of native vegetation, apart from temporary pedestrian access through areas of native wet heath, and temporary storage of materials on rocks surrounding the base of Tower 3 (see, *Appendix B – Project Photos*).

Evidence of Broad-toothed Rat (*Mastocomys fuscus*) in the form of scats was found in the vicinity of the works. The area surrounding Tower 3 is also a potential foraging area for the endangered Mountain Pygmy-possum (*Burramys parvus*). Given this, but allowing for the minimal impact resulting from the project due to careful planning and consideration, a generic assessment of the project's impacts against the *Biodiversity Conservation Act* Section 7.3 "Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats", is presented below;

(1) The following is to be taken into account for the purposes of determining whether a proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats —

(a) in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,

#### No, Temporary, short-term pedestrian access only. No machinery access.

(b) in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity —

(i) is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or

(ii) is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,

N/A

(c) in relation to the habitat of a threatened species or ecological community-

(i) the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and

(ii) whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and

(iii) the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,

No removal or modification of habitat.

No fragmentation or isolation of habitat.

No habitat to be removed, modified or fragmented.

(d) whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),

N/A

(e) whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

No, temporary pedestrian access only. No machinery access, excavation, land clearing or other disturbance.

Given the above, it is unlikely that the proposal will result in any significant adverse impacts on the environment or have any significant effects on threatened species, endangered populations, ecological communities, or their habitats.

#### 3.3 General impacts on aquatic ecosystems

The proposed works will have no impact on aquatic ecosystems and is not within a riparian zone.

#### 3.4 Aboriginal cultural heritage

As shown in *Appendix A* – *Project Maps*, the project area is not within an area identified as having potential archaeological significance. Despite this, and there being no excavation proposed under this proposal, as assessment of potential archaeological impacts has been included in *Appendix D* – *Archaeological Due Diligence*.

In summary, an AHIP application is not necessary for the proposed works. Proceed with caution. If any Aboriginal objects are found, stop work and notify DPIE. If human remains are found, stop work, secure the site and notify the NSW Police and DPIE.

#### 3.5 European cultural heritage

The proposed works will have no impact on European cultural heritage.

#### 3.6 Geotechnical Considerations

Given that no excavations are proposed during the works, there is no need for further Geotechnical Assessment of this project.

#### 3.7 Soil impacts

As no ground disturbance works are planned, there will be no impacts on soil.

#### 3.8 Visual impacts and aesthetics

As no ground disturbance works are planned, there will be no visual impacts. The existing crosshead is to be replaced with another of the same dimension and appearance. (*Appendix E* 

- Engineering Detail)

#### 3.9 Social and economic impacts

The proposed works will have positive impacts on ski resort operations, as they will result in the ongoing safe operation of the highly utilised Terminal Quad Chairlift.

#### 3.10 Effects on ski resort operation

The proposed works will have positive impacts on ski resort operation, as they will result in the ongoing safe operation of the highly utilised Terminal Quad Chairlift.

Works are to be carried out during the non-operational summer season.

#### 3.11 Noise and vibration

Localised noise impacts will result from the helicopter however these will be short-term and temporary only. There will be no ongoing impacts on noise and air quality from the proposed works.

#### 3.12 Waste management

The current Tower 3 crosshead will be removed from site and recycled as scrap metal. No other waste impacts are expected from this proposal.

#### 3.13 Energy use and conservation

There will be no impacts on energy consumption from the proposal.

#### **3.14 Construction impacts**

There is no construction work proposed. Site Environmental Management Measures to avoid impacts from works are outlined in *Appendix* C – *Site Environmental Management Plan*.

## 4 STATUTORY ASSESSMENT REQUIREMENTS

## 4.1 State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007

Clauses 14 -16 of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 list the factors which need to be considered by the consent authority when determining a development application. As the proposed works do not involve the erection of a building or a subdivision, the factors included in Clauses 15 and 16 are not considered relevant for these works and are therefore not included in this assessment. The factors listed in Clause 14 are included in *Table 4.1*, together with a summary assessment of each of these factors.

Table 4.1 – Factors which must be considered by the consent authority when determining a development application under the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Factor	Impacts / Comments
(a) the aim and objectives of this Policy, as se	et out in clause 2,
(1) The aim of this Policy is to protect and enhance the natural environment of the alpine resorts, in the context of Kosciuszko National Park, by ensuring that development in those resorts is managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).	The proposed works are taking place within the Resort boundary, and do not involve any trenching or ground disturbance. The works are minor in scale and will not result in significant impacts on the natural environment.
<ul> <li>(2) The objectives of this Policy are as follows:</li> <li>(a) to encourage the carrying out of a range of development in the alpine resorts (including the provision of services, facilities and infrastructure, and economic and recreational activities) that do not result in adverse environmental, social or economic impacts on the natural or cultural environment of land to which this Policy applies,</li> </ul>	a) The proposed development will maintain resort facilities and infrastructure, while having minimal impacts on the natural environment.
<ul> <li>(b) to put in place planning controls that contribute to and facilitate the carrying out of ski resort development in Kosciuszko National Park that is ecologically sustainable in recognition of the fact that</li> </ul>	b) Perisher encourages open discussion and transparency to ensure effective controls are in place to achieve ecologically sustainable development.

this development is of State and regional	
significance, (c) to minimise the risk to the community of	c) All environmental risks are adequately
exposure to environmental hazards, particularly geotechnical hazards, bush fire and flooding, by generally requiring development consent on land to which this Policy applies.	assessed under the approval process for this project.
(b) the extent to which the development will achieve an appropriate balance between the conservation of the natural environment and any measures to mitigate environmental hazards (including geotechnical hazards, bushfires and flooding),	This proposal results in no impacts on measures to mitigate environmental hazards such as geotechnical, bushfire and flooding.
(c) having regard to the nature and scale of the development proposed, the impacts of the development (including the cumulative impacts of development) on the following:	
(i) the capacity of existing transport to cater for peak days and the suitability of access to the alpine resorts to accommodate the development,	The proposal will have no impact on traffic or access.
(ii) the capacity of the reticulated effluent management system of the land to which this Policy applies to cater for peak loads generated by the development,	The proposal will have no impact on effluent management.
(iii) the capacity of existing waste disposal facilities or transfer facilities to cater for peak loads generated by the development,	The proposal will have no impact on waste disposal.
(iv) the capacity of any existing water supply to cater for peak loads generated by the development,	The proposal will have no impact on peak load demand for water supply.
(d) any statement of environmental effects required to accompany the development application for the development,	This document.
(e) if the consent authority is of the opinion that the development would significantly alter the character of the alpine resort - an analysis of the existing character of the site and immediate surroundings to assist in understanding how the development will relate to the alpine resort,	The proposal will not alter the character of the alpine resort.

(f) the Geotechnical Policy – Kosciuszko Alpine <i>Resorts (</i> 2003, Department of Infrastructure, Planning and Natural Resources) and any measures proposed to address any geotechnical issues arising in relation to the development,	No geotechnical assessment is required.
(g) if earthworks or excavation works are proposed – any sedimentation and erosion control measures proposed to mitigate any adverse impacts associated with those works,	No earthworks or excavation works are proposed.
(h) if stormwater drainage works are proposed – any measures proposed to mitigate any adverse impacts associated with those works,	No stormwater drainage works are proposed.
(i) any visual impact of the proposed development, particularly when viewed from the Main Range,	Visual impacts will be nil.
(j) the extent to which the development may be connected with a significant increase in activities, outside of the ski season, in the alpine resort in which the development is proposed to be carried out,	There are no connections to activities outside the ski season.
(k) if the development involves the installation of ski lifting facilities and a development control plan does not apply to the alpine resort:	The proposal does not involve the installation of new ski lifting facilities.
(i) the capacity of existing infrastructure facilities, and	
(ii) any adverse impact of the development on access to, from, or in the alpine resort,	
(I) if the development is proposed to be carried out in the Perisher Range Alpine Resort:	The proposal is generally consistent with the goals of the Perisher Master Plans.
(i) the document entitled <i>Perisher Range</i> <i>Resorts Master Plan</i> , as current at the commencement of this Policy, that is deposited in the head office of the Department, and	
(ii) the document entitled <i>Perisher Blue Ski</i> <i>Resort Ski Slope Master Plan</i> , as current at the commencement of this Policy, that is deposited in the head office of the	

Department,	
<ul><li>(m) if the development is proposed to be carried out on land in a riparian corridor:</li><li>(i) the long term management goals for</li></ul>	The proposal is not to be carried out on land in a riparian corridor.
riparian land (see below), and	
(ii) whether measures should be adopted in the carrying out of the development to assist with meeting those goals.	
(2) The long term management goals for riparian land are as follows:	The proposal is not to be carried out on land in a riparian corridor.
(a) to maximise the protection of terrestrial and aquatic habitats of native flora and fauna to ensure the provision of linkages, where possible, between such habitats on that land,	
(b) to ensure that the integrity of areas of conservation value and terrestrial and aquatic habitats of native flora and native fauna is maintained,	
(c) to minimise soil erosion and enhance the stability of the banks of watercourses where the banks have been degraded, the watercourses have been channelised, pipes have been laid and the like has occurred.	

#### 4.2 NSW Water Management Act 2000.

The proposed works are not within 40m of the banks of waterways, therefore will not require a controlled activity approval from the Department of Planning, Industry and Environment NSW *Water Management Act* 2000.

#### 4.3 Environmental Planning and Assessment Act 1979

Section 4.15 (1) of the *Environmental Planning and Assessment Act* lists the matters which must be taken into consideration by the consent authority when determining a development application. *Table 4.2* lists these matters and provides a summary assessment of each of these matters including, where appropriate, a cross reference to the relevant sections in this report.

Matter	Impacts / comments
(a) the provisions of any environmental planning instrument (including drafts), development control plans, planning agreements and the regulations	See Section 4.1
(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	See Section 3
(c) the suitability of the site for the development	See Section 3
(d) any submissions made in accordance with this Act or the regulations	N/A
(e) the public interest	The assessment addresses the aims and objectives of the SEPP (Kosciuszko National Park - Alpine Resorts) 2007 and therefore is deemed to be in the public interest.

Table 4.2 - Environmental Planning and Assessment Act checklist

#### 4.4 Biodiversity Conservation Act 2016

As outlined in Section 3.2, the Biodiversity Offset Scheme does not apply to this proposal. Careful planning and consideration of the natural environment means no impacts to vegetation or threatened species will result from this proposal.

#### 4.5 Environment Protection and Biodiversity Conservation Act 1999

The factors which need to be considered under the Commonwealth *Environment Protection and Biodiversity Conservation Act (EPBC Act)* are listed in *Table 4.3* together with an assessment of each of these factors. None of these factors are considered to result in impacts which would be considered significant under the guidelines applying to the *EPBC Act*.

Factor	Impacts / comments
Matters of National Environmental Significance	
Any environmental impact on a World Heritage Property?	No impact
Any environmental impact on a National Heritage Place?	No impact on the Australian Alps National Heritage Place.
Any environmental impact on wetlands of international importance?	No impact

Table 4.3 – Environment Protection and Biodiversit	v Conservation Act checklist

Any environmental impact on Commonwealth listed species or ecological communities?	No impact
Any environmental impact on Commonwealth listed migratory species?	No impact
Does any part of the proposal involve a nuclear action?	No nuclear action
Any environmental impact on a Commonwealth Marine Area?	No impact
Impact on Great Barrier Reef Marine Park?	No impact
Impact on Commonwealth land?	No impact
Impact on the environment, from action taken by the Commonwealth?	No impact
Commonwealth heritage places outside of Australian jurisdiction?	No impact

## 5 CONCLUSION

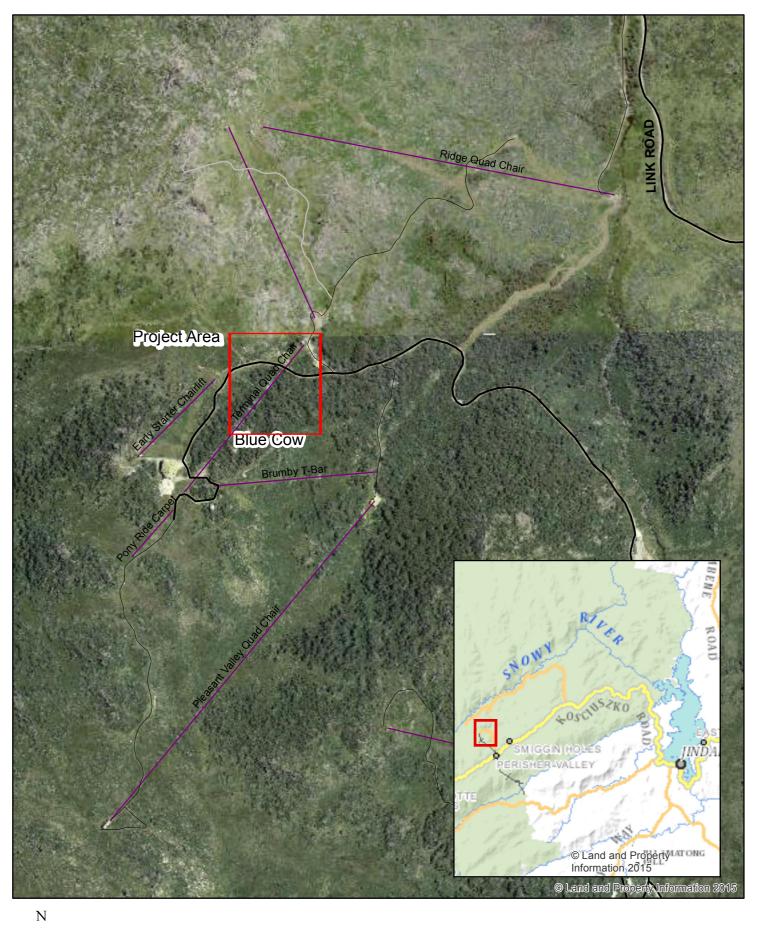
The proposal replacement of Tower 3 crosshead, Terminal Quad Chairlift will ensure the reliable and safe operation of this highly utilised lift in Perisher Ski Resort.

The crosshead will be flown in and out by a helicopter to avoid impacts on the surrounding environment. Access to Tower 3 by foot only will minimise impacts on surrounding vegetation, with no machinery access to site.

The environmental assessment of the Project within this Report demonstrates impacts are negligible or acceptable, given the careful planning, consideration and project methods.

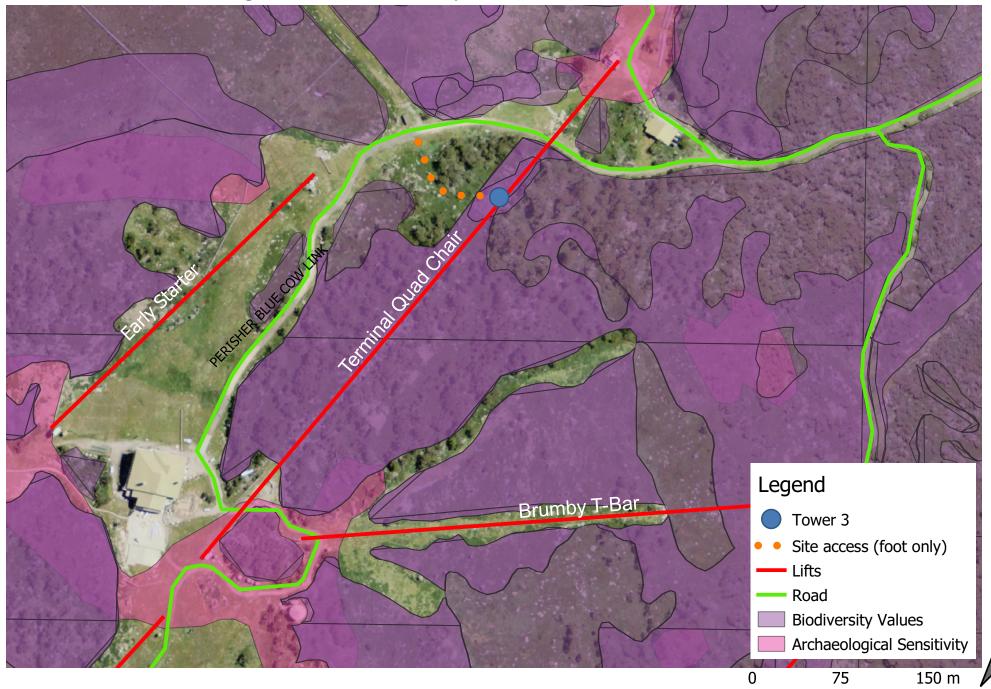
## Appendix A - Project Maps

## Figure 1 - Project Location, Regional Setting





## Figure 2- Location Map, Terminal Chairlift Tower 3



### Figure 3 - Helicopter Staging Area



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## **Appendix B - Project Photos**

Photos below reflect locations shown on Statement of Environmental Effects, Appendix A – Project Maps, Figure 2 - Location Map.



Photo 1 - Access by foot to Tower 3 from Blue Cow Road



Photo 2 - Tower 3, Terminal Chairlift



Photo 3 - Rock and vegetation immediately surrounding Tower 3

## **APPENDIX C – Site Environmental Management Plan**

PROJECT & EMERGENCY CONTACTS		
Project Name	Terminal chairlift Tower 3 crosshead replacement, Blue Cow	
Perisher Project Manager	Andrew Kennedy – 02 6459 4402	
Perisher Operations	Mountain Office - 02 6459 4408	
Perisher Environmental Manager	Tanya Bishop – 02 6459 4504	
Perisher HSE Officer	Beth Davies - 02 6459 4487	
Emergency	000	
DPIE	Pete Whiting - 02 6450 5543	
EPA	131 555	

ENVIRONMENTAL MANAGEMENT MEASURES		
PRIOR TO CONSTRUCTION		
Induction	• All project staff and contractors to be made aware of site sensitivities and environmental safeguards prior to works commencing	
Access	All access to site via the formed Blue Cow Access Road and by foot to the Tower 3 site	
	<ul> <li>NO surface machinery to access Tower 3</li> </ul>	
	<ul> <li>Larger equipment to be transported to site using aerial workcage, where required</li> </ul>	
Storage	• Temporary storage of equipment at the base of Tower 3, placing equipment on rocks wherever possible, avoiding native vegetation.	
DURING CONSTRUCTION		
Machinery /	<ul> <li>NO surface machinery to access Tower 3.</li> </ul>	
Fuel	Use of helicopter to avoid impacts to ground surface & vegetation	
1 401	<ul> <li>Helicopter staging in Perisher Carpark</li> </ul>	
Work Hours	Limit work to approved hours only (daylight)	
Waste	• All litter and waste to be contained and removed from site regularly	
FOLLOWING CONSTRUCTION		
Site clean up	• Ensure all equipment, tools and other items are removed from site, and site left in original condition.	

## **APPENDIX D - Archaeological Due Diligence**

Project Name: Replacement of crosshead on Tower 3, Terminal Quad Chairlift.

The due diligence assessment below is taken from the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, DECCW 2010. The assessment was undertaken by Beth Davies, Perisher Health, Safety and Environmental Officer, January 2022.

## **1** Generic Due Diligence Process

1. Will the activity disturb the ground surface or any culturally modified trees?

No, there will be no ground disturbance throughout the proposed works.

- 2. Are there any:
  - a. relevant confirmed site records or other associated landscape feature information on AHIMS? and/or
  - b. any other sources of information of which a person is already aware? and/or
  - c. landscape features that are likely to indicate presence of Aboriginal objects?

Is the proposed development:

- Located within 200m of water? No
- Located within a sand dune system? No
- Located on a ridge top, ridge line or headland? No
- Located within 20m of a cave, rock shelter? No

And, is on land that is not disturbed land? No

NO, none

<u>CONCLUSION</u> - AHIP application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify DECCW. If human remains are found, stop work, secure the site and notify the NSW Police and DECCW.

AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : Terminal Crosshead Client Service ID : 649863

Date: 06 January 2022

Perisher Kosciuszko Road Perisher New South Wales 2624 Attention: Beth Davies Email: bethany.davies@vailresorts.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lat, Long From : -36.38, 148.39 - Lat, Long To : -36.38, 148.4, conducted by Beth Davies on 06 January 2022.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0 Aboriginal sites are recorded in or near the above location.
0 Aboriginal places have been declared in or near the above location. \*

#### If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

#### Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

## Appendix E - Engineering Detail

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