



Brindabella Ski Club
GPO Box 311
Canberra City ACT 2601

Executive Director
Key Sites and Regional Assessments
Dept of Planning, Industry and Environment Locked Bag 5022
Parramatta NSW 2124

23 August 2021

Dear Ms Sargeant,

SUBMISSION TO SMSAP CONSULTATION

This submission has been prepared on behalf of the members of Brindabella Ski Club (BSC).

BSC is an established club with a history dating back to 1951 and has been an important and positive contributor to the development of both Guthega and Thredbo. The club started as the YMCA Ski Club of Canberra and while we are registered in the ACT, more than half our members reside in NSW.

BSC has over 1,000 individual members, alpine enthusiasts active across all seasonal activities. We have a significant Summer Member category, an area where we wish to see further growth.

BSC has always been a forward-looking club with an active committee tasked with ensuring alignment to the regions plans and identifying opportunities to further grow the club. We promote alpine activities and pursuits for our members and the wider community.

BSC has a long-standing presence, interest and investment in Kosciuszko National Park. BSC has had lodges in Guthega (Tiobunga and Kyilla) since 1955 and Thredbo (Waragun and previously Carinya) since 1969.

We are well placed to appreciate and understand the challenges facing the region particularly with increased usage of the resorts and the need to adapt to a decreasing winter season to transform the area to a unique all-season destination.

The committee and several of our members have reviewed the SMSAP and are generally supportive of many of the recommendations in the SMSAP.

BSC is a member of SLOPES. We have reviewed and strongly endorse the joint submission prepared by SLOPES, Perisher Blue and the Perisher Chamber of Commerce. We believe that the Snowy Mountains Special Activation Precinct initiative provides a unique opportunity to enhance the amenity of the alpine environment whilst balancing a broad range of interests in a sensitive way that provides for improved use and enjoyment of the Kosciuszko National Park for all.

We believe that it is vital to ensure the voice of member-based clubs is included in the ongoing formation of a sustainable and inclusive plan for the region. Further to that end we have prepared this brief submission and we request ongoing participation in the SMSAP consultation.

Many of the points raised in the plan align with BSC's vision and strategy for the club.

Comments

General

1. BSC supports the vision of the SAP Master Plan to further develop a year-round economy by promoting the resorts, particularly Thredbo and Perisher Range Resorts, as a leading year-round destination in the region, with new seasonal activities, particularly those conducive to increasing summer visitation.
2. BSC supports the proposal to increase capacity and accommodation within the Alpine Resorts areas. We are keen to understand and explore opportunities to increase our own capacity, by further leases or through the opportunities available to existing providers/clubs to 'renew and expand existing buildings' such as our existing lodges in both Guthega and Thredbo.
3. BSC supports the planning for climate change and environmental resilience.
4. BSC supports the aim to encourage a growing year-round economy in the Snowy Mountains Region.
5. Whilst the plan outlines initiatives like 'Park and Ride' BSC believes the plan as outlined does not address the issue of further congestion on the roads and in the resort and does not adequately address the environmental impact of such congestion in providing additional access to meet future demand.
6. BSC believes the voices of clubs like ours have a unique ability to support, shape and influence the plan. As such we encourage direct engagement with member-based clubs in further development of the plan.
7. BSC would like to see further detail of how the "Park and Ride" service would work and an analysis of usage and its impact on road congestion. We would also be interested in consideration of a shuttle service between Guthega and Perisher, particularly in early and late season when there may be no lift access out of Guthega. This would also be of great assistance to families with young children wishing to access Perisher for snow sports lessons starting too early to allow for access from Guthega by lifts.

Thredbo

8. BSC supports maintaining the "alpine village" character of Thredbo. This includes both physical and social aspects, with importance on:
 - a. Building scale, appearance and materials
 - b. Pedestrian access throughout the village
 - c. Views and outlooks from accommodation and restaurants
 - d. Having a small permanent population of local residents who help define the character of the village and welcome visitors
 - e. Maintaining the high proportion of club based accommodation in the village, as club membership fosters a sense of community.
9. BSC is concerned that any redevelopment of the day parking and Pipeline Track areas must have sympathy for an attractive outlook for existing properties in the area.

10. BSC supports the requirements for additional day and overnight parking at Thredbo. Whilst we support the concept of a Multi deck car park at Friday Flat we have significant interest in the design and visibility from the accommodation lodges in the Friday Flat area. We are also concerned with the environmental impact being so close to the water way. We are particularly interested in plans for the car park directly adjacent to Waragun at the end of MacKenzie Place in the Friday Flat area.

11. BSC encourages consideration of extending the amenities consistent with the 'village feel', such as restaurants, cafes and small scale retail, to the Friday Flat area. This will reduce congestion in the main village and provide opportunities for businesses throughout the resort.

12. BSC is concerned that any redevelopment in the golf course, tennis courts or Pipeline Track areas in Thredbo must take into account access for walkers and mountain bikers within and around the village as well as through the village using the Thredbo Valley and Dead Horse Gap Tracks.

[Guthega and Perisher Range Resorts](#)

13. Discussion in the Draft Master Plan on the Perisher Range Resorts area appears to focus on winter activities, with little discussion on summer activities. BSC wishes to see increased focus on growth in summer activities in keeping with the stated aim of creating a year-round economy for the region.

a. There is no significant permanent population in the Perisher Range Resorts. In contrast, Thredbo has a permanent population between 400 – 500 people. Thredbo's permanent population has been instrumental in driving activity in Thredbo outside the winter season. BSC believes consideration should be given to establishing a small permanent population in Perisher to drive summer activity there.

14. BSC agrees that Guthega has a unique character, influenced by its small size and relative isolation. We feel that there is some ambiguity in the draft master plan regarding constraining opportunities for new development and limiting land to accommodation upgrades and expansion within current lease boundaries. We believe that providing opportunity for enhancement and/or expansion of existing buildings can provide increased accommodation whilst minimising the impacts to the village and surrounding environment. This approach will assist to minimise daily traffic coming in and out of the village due to visitors being unable to stay in the village due to limited accommodation, particularly in the winter months. It will also support leaseholders to maximise and maintain the potential of existing buildings delivering a more sustainable village over the 40 years of the plan.

15. BSC is concerned that any camping facilities provided within Guthega must be very low key, low visibility facilities in order not to have adverse impact on the character of the village and the outlook from the existing lodges.

16. BSC supports sealing the road into Guthega to reduce silt runoff into the river as well as improving access to the village. We ask that consideration be given to safety for cyclists using the road in summer. The road has many blind bends making it hazardous for cyclists.

17. BSC seeks greater clarity on the intent of the draft master plan in regards to mountain biking opportunities from Guthega. The plan does not specifically state if any of the proposed trail development will improve access for mountain bikes. As many of our members use our Thredbo lodge for biking, we see great opportunity to increase utilisation of the Guthega lodges in the warmer months through improved bike access.

Other

18. BSC wishes to see consideration to traffic flow improvements at the junction of Kosciuszko Road and the Alpine Way. This junction is a bottle neck for traffic leaving the resort areas, particularly on the Alpine Way, in peak times. The time added to the long drive home adds to driver fatigue and detracts from road safety.

19. BSC notes that there is no mention in the Draft Master Plan of feral animals such as horses (brumbies), deer, cats and foxes. We believe that the increasing numbers of feral animals in Kosciuszko National Park is damaging to environmentally sensitive areas within the park and is a threat to biodiversity. This is inconsistent with stated objectives for environmental resilience. BSC believes that a Master Plan to leverage the region's unique environmental attributes to establish a resilient year-round tourism destination must include measures to protect the environment. As such we believe that adequate control of feral animals within the park should be addressed within the Master Plan.

Yours Sincerely,

James Lawrence
President
Brindabella Ski Club