



The Ski Lodges Organisation of Perisher, Smiggins, and Guthega
Incorporated. 6 Arden Place, Frenchs Forest NSW 2086.
e-mail: slopes_au@hotmail.com Tel: (02) 9975 3373 Fax: (02) 9975 1223

President: A G Anderson
Tel: 9498 3348 Fax: 9499 2465

Vice President: F H Walker
Tel: 9416 4013 Fax: 9880 7338

Executive Officer: A K Sheridan
Tel: 9975 3373 Fax: 9975 1223

Twelfth Annual General Meeting 18th November 2003 PRESIDENTS REPORT

Ladies and gentlemen,

Welcome to the SLOPES 2003 AGM. On behalf of the Committee I thank you for your attendance here tonight, and your support over the last twelve Months.

This support has again been confirmed by the 100% Membership of the 88 Lodges. This 100% figure is very important to us. When I am meeting a new VIP on your behalf the first question to me is generally politely asking just who I am talking for. A quick answer " Every Club Lodge in Perisher , Smiggins and Guthega. The whole 88". It goes over very well.

I know we say this each year, but it is still true.

Based on insured values our members value their Lodges at over \$100 million so we have a large investment.

HEAD LEASE:

Since last meeting we conveyed our thoughts to Government that whilst we were opposed to a Head Lease we would endeavour to work with Perisher Blue to see if there was a compatible framework that could be developed.

We made some progress, but there are still some key issues in which we have problems. We must admit to some strains in our negotiations with P/B that give us concern if a head lease does develop. In particular we are concerned that attempts may be made to simply Insert Perisher/Blue as a head lessor between us and NPWS. This would be absolutely unacceptable as there are many clauses in the existing Lodge leases that are inappropriate. One Clause 18.8 for example gives "If in the opinion of the Lessor it is necessary to resume possession of the premises for works for any public or community purpose.....gives the Lessee (6) calendar months notice..... then this lease shall determine without prejudice." So if a ski Lodge interferes with a ski trail then move out!!!

We have emphasized to Government our concerns and will obviously keep this as a key agenda item.

VILLAGE CENTRE:

The Detailed Village Design Plan (DVDP) prepared by Perisher Blue for NPWS has been approved by Govt and we are advised that it was basically as presented to the meetings in Sydney and Jindabyne. The next step will be D/A's being prepared for P/B for the first one or two stages of the development.

During the year we convened special Smiggins Club meetings to look at the effect of spilling over the parking from Perisher to Smiggins. Our submissions were listened to and the end result would appear

at first sight to be not too bad. However the hell of it will be in the fine print which as yet we do not have.

SLOPES OPERATIONS:

Our Administration continues to run well. The email network is efficient. There is quite an underground network of enquiries on many matters which get fielded and handled.

In August we were pleased to recruit Leonie Decarvahlo of Turnak Lodge onto the board. Leonie's experience in Town Planning matters fits in well with problems that are raised.

SLOPES continues to attend Committee meetings in Jindabyne on a wide variety of subjects that affect our members.

DEPARTMENT OF PLANNING:

The Department has been restructured into the new super Department of Planning and Natural Resources. This has meant changes in who handles what inside the Department. Chris Murray at Queanbeyan, whom you have met at our AGM's, has moved on to larger pastures and will be not dealing with us directly. The Alpine Resorts Project under his care will finish off in January

The Jindabyne Division under Jim Corrigan is in full operation and Jim was to be with us tonight but urgent medical family trouble has made him ask for an apology. Jim's team handles all DA's and the processes seem to be running pretty well.

In all the work on Planning, no body has yet grasped the nettle on the overriding problem of access to Perisher. The Kosci Road is full, the Car parks are full, the Alpine Rd to Bullocks is full, the Skitube is full. The problem is crying out for a firm Government hand.

NATIONAL PARKS AND WILDLIFE SERVICE... structure changes

With the Carr Government's changes in structures the NPWS as we know it has changed in Departmental ranking. It is no longer a Department in its own right.

Brian Gillingham, the Director General of NPWS, had already announced his retirement, and the tipping was that Tony Fleming, the Director for Southern Region would get his post. Tony probably did get the post, but at the same time a new department was formed combining NPWS and the old EPA. The new Department known as "Department of Environment and Conservation" or DEC is headed up by Lisa Corbyn as Director General. DEC and Tony Fleming is one of two Deputy Director Generals under Lisa. His Division is known as the "Parks Service Division" which basically includes the operations side of the old NPWS.

Alistair Henchman is acting as Director of Southern Region (which includes Kosciuscko).

Both EPA and NPWS used to answer to Bob Debus as Minister, and the new merged Department continues to answer to Bob Debus. Both Departments have a lot in common and there will doubtless be considerable merging of activities.

It probably means that things will slow down for a while whilst new links are established.

We wish Tony well in his new larger appointment as we enjoyed working with him in his previous role.

DISABLED ACCESS and FITOUT etc

There has been discussion as to whether Clubs, such as ours, come under the scope of the Disabled Access legislation. SLOPES recently attended a convened meeting by Planning to discuss the particular problems of disabled access in the Perisher range.

Two points should be clear.

1. The regulations do apply to Clubs because an existing member can not be denied access if he develops problems, and a prospective disabled member can not be denied membership on the grounds of his disability. There are steep penalties.
2. New buildings, or buildings 50% rebuilt, must fully comply

For Clubs renovating there will be some buildings that can just not comply, and in these cases if the extra renovations are excessive, exemption may be possible.

There is some lack of reality in the BCA Code looking at Winter access as compared to Summer, and SLOPES is making an application for the Winter access to be waived for our Lodges as some absurd situations can develop. However Summer access conditions will apply

MUNICIPAL SERVICES UNIT

The last season was the busiest for many many years. The MSU operations held up well. The Sewage Plant performed to schedule, the water supplies functioned, and the benefits of the expenditure over the last three years came to fruition. I am confident that we are on the right track.

The Budget was held constant for this year, and at the mid year Budget review last week matters were on schedule. Bouquets are due to Scott Dicker and Karen Charnock of NPWS for keeping costs under control and tracking down where the dollars are flowing. It is good to see the system working and to feel the cooperation and spirit that exist.

You do not realize it but all your water came to you this year through a new piping and tank storage system. All the water is treated with UV bug killing rays, and the old Gardia-water boiling of the past is behind us. Most did not even notice the new water tank up near the top of the 8 seater. We now have adequate water tankage to handle a major breakdown in electricity, pumping or supply

Simon Lyas, the new Resorts manager is with us tonight, and he is to be congratulated on his first season

NORTHERN ROAD CLOSURES and SNOW BOUND VILLAGE POLICY

The issue is still unresolved. Dept of Planning made a full report to the Premiers Dept on the issue, where it is on hold.

It continues to amaze us that whereas we have all the Commercial and Club Lodges, with investments of some \$150,000,000 wanting a snow bound village outside the centre, on the other hand we have Perisher Blue being listened to in their plea for commercial reasons to go to open roads. Bluntly speaking it is none of their business and they should stick to their lifts and the new village centre, rather than pushing their opinions where they are not wanted.

We are not interested in their "free" taxis to go their night clubs.

INSURANCES

The latest projections for insurances for next year are for even greater increases. We have not been successful in getting anywhere. The business in the snowfields appears to be run by two groups who are not interested in talking.

COMMUNITY RELATIONS

Keith Rodda continues to meet with NPWS and others encouraging minimization of litter.

ENVIRONMENT MANAGEMENT SYSTEMS

The first round of books and data sheets have been refluxed. We have been working in well with Megan Bennett at NPWS on this project.

Our fears on confidentiality have been well handled and we have handed back to NPWS the code numbering system. We believe you can respect the confidentiality of the data handling system.

Water metering is now installed at all the lodges and the first data is coming in. The numbers look like 140 to 190 litres per head per day. It is a lot of water. The charging for water by literage may start next season, and it will be expensive. Roughly half your future MSU bills will be charged for in water usage.

CLIMATE CHANGE

The CSIRO commissioned for the parties interested in Skiing a special report on anticipated climate change. It is a 50 page document, but some key findings are:

1. Data for 1957-20023 shows a weak decline in maximum snow depths in four alpine sites.
2. By the year 2020 the area with at least 60 days of snow cover will shrink by between 18-60%
3. The lower level will only impact by about five days in season length.
4. The higher level will impact about 25% in the higher areas such as Perisher.
5. The 2050 projections are 38-96% decrease.
6. Snow guns can probably make up the shortfall to 2020. Perisher will be able to produce twice as much snow per gun as Thredbo or Falls Creek.
7. There is a 95% confidence level that the above will occur between the two limits mentioned.

The news is not good, but the better part is that at Perisher we have the best situation of anyone in Australia.

SKI LIFT DISCOUNTS

Perisher Blue again agreed to give our Lodges residential status for the purpose of discounts for the last 2 weeks of July, and in late September. The process of 5% rebates is under way.

BED ALLOCATIONS

Still in the melting pot.

WILLOW ROAD SNOW CLEARING AT SMIGGINS

The concreting of Willow rd was finished last summer. At the request of all the Willow Lodges, Commercial and Club, we organized with NPWS to have a test run in providing access for the Lodges to their car parks during winter. Vehicles had to be chained or 4-wheel drive.

Willow Rd is a special case as it is alongside the Smiggins Car park and is not accessible with oversnow transport. The Lodges could not be accessed and were using sledges etc to transport goods. It was conditional that the clearing was not paid for by the other Lodges. Every Lodge agreed to contribute equally to get the test run going.

The test run worked quite well. A couple of cowboys at the beginning and then it settled down. Clearing was not intended to be 100% as this would have meant scraping the roads. Fortunately there was no clearing in July and little in September so the cost of \$600 per lodge was reasonable.

NPWS really cooperated in getting the work done and are to be commended. We will now talk further with NPWS about the future.

GRAEME ANDERSON
PRESIDENT SLOPES

