



Frank Zipfinger &lt;frank.zipfinger@gmail.com&gt;

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**SLOPES: Lodge on HHIMS register**


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**SLOPES** <slopes.au@gmail.com>  
 Bcc: frank.zipfinger@gmail.com

18 April 2018 at 00:06

Dear SLOPES Members and Associates

Many of you will have received in the last few days an email from NPWS in the form set out below with the title "Lodge on HHIMS".

The email was sent to Clubs and Commercial Operators whose premises are listed on the Historic Heritage Information Management Register (HHIMS).

There are close to 60 entries in that register affecting most SLOPES Clubs and spread across Perisher, Smiggins and Guthega.

This register dates back to work done in 1997/98 and it's existence was news to SLOPES - and probably to most, if not all, of our Clubs who have been notified.

In the interests of clarifying the situation SLOPES put certain questions to NPWS.

The questions and the NPWS answers are set out below for your information.

The answer to question 5 refers to the Peter Freeman Ski Resorts Heritage Study from 1998.

SLOPES has copies. They are large files and we will put these up on our website.

If in the meantime you would a copy emailed to you please ask.

Affected Clubs are able to obtain a copy of the Heritage Assessment for their lodge - the relevant contact details to do this are in question 1 below.

Clubs can also request the HHIMS (Historic Heritage Information Management System) report for their lodge – this is the official listing, but we are told this does not contain any additional information to the Heritage Assessment.

NPWS also advise that:

*This list is based on assessments that are nearly 20 years old.  
 NPWS will be reviewing the list in the future and may remove listings if the building has been completely demolished and rebuilt.  
 We will also be looking at adding to the list in coming years as buildings get older.*

Clubs should obtain their own legal and other advice on the implications for their lodge of being listed on the register.

However, for the assistance of Clubs SLOPES understands the general position to be as follows:

1. the requirement under the Heritage Act 1977 (NSW) is to list things with heritage significance vested in, owned or occupied by the relevant government Department or Minister plus things which are "subject to the control of" that Department or Minister.
2. under clause 8.1 of the standard 2008 Club lease from NPWS, "*all improvements are the unfettered property of the Lessor*" ie of NPWS. Lodges would also be regarded as being subject to the control of NPWS. These factors give NPWS the obligation to list if NPWS has identified the building as having heritage significance.
3. listing is under the Heritage Act 1977 (NSW) relating to National Parks. It is not in an LEP nor is it a State listed item which would bring in the Heritage Council

Regards

Frank Zipfinger  
 President  
 SLOPES

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**NPWS EMAIL RE HHIMS**

From: **Helen Smith** <Helen.Smith@environment.nsw.gov.au>  
 Date: 10 April 2018 at 15:11  
 Subject: Lodge on HHIMS register  
 To:

Hi

**Your property is listed on the NPWS Section 170 Heritage and Conservation Register**

As many of you are probably aware a Ski Resorts Heritage Study was conducted by Peter Freeman Pty Ltd in 1997/98. This led to a number of lodges in the Perisher Range being listed on the NPWS Section 170 Heritage and Conservation Register due to their Statement of Significance.

Under Section 170 of the *Heritage Act 1977*, government agencies are required to identify, conserve and manage heritage assets owned, occupied or managed by that agency – including leased properties on their lands. This register also includes items listed on the Stage Heritage Register and on State Environmental Planning Policies such as Schedule 3 of the State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007.

Several DAs have recently been lodged for proposed works on items on the NPWS S.170 register with some applicants unaware that they were listed on this register.

Works on buildings listed on the NPWS Section 170 register do not require referral or approval from the Heritage Council of NSW however they will be referred to the internal NPWS Historic and World Heritage team for advice on the proposed works. Generally works need to be sympathetic to the heritage values and should be designed to retain these heritage values.

OEH encourages early engagement and are happy to talk to proponents during the planning stage of their works. OEH can assist in advising at this stage what the Historic and World Heritage team need addressed/outlined in the DA, can provide a copy of the Heritage study for your property and what key issues/areas may be.

For more information on s.170 Registers, or for a copy of the HHIMS S.170 (Historic Heritage Information Management System) listing for your property please contact the Heritage Division by email [heritage@heritage.nsw.gov.au](mailto:heritage@heritage.nsw.gov.au). Please note that the NPWS S.170 register is not publicly available and requests for listing status can be made through the Heritage Division or through the Assessment Coordinator (contact details below).

The following links also provide additional information:

<http://www.environment.nsw.gov.au/Heritage/aboutheritage/registers.htm>

<http://www.environment.nsw.gov.au/licences/HistoricHeritageInformationManagementSystem.htm>

<http://www.environment.nsw.gov.au/Heritage/aboutheritage/faq.htm>

Please contact me if you would like a copy of the Heritage Assessment for your property or if you would like to discuss your proposed works.

Kind regards

Bec



**Bec Owen**

Assessment Coordinator

Resorts Environmental Services Team

Southern Ranges Branch

NSW National Parks and Wildlife Service

Kosciuszko Rd, Jindabyne

PO Box 2228, Jindabyne NSW 2627

**T** 02 6450 5543

**M** 0472 825 987

**W** [www.environment.nsw.gov.au/alpineresorts/](http://www.environment.nsw.gov.au/alpineresorts/)



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 This email is intended for the addressee(s) named and may contain confidential and/or privileged information.  
 If you are not the intended recipient, please notify the sender and then delete it immediately.  
 Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Office of Environment and Heritage.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

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## **SLOPES QUESTIONS TO NPWS**

### **1. is the list public?**

The NPWS S.170 register is not publicly available. Individual properties are able to check through an e-mail request if they are on the list. Requests can be made directly through myself or through the NPWS Heritage team - below.

Historic Heritage Information Management System (HHIMS)

For queries about OEH's Historic Heritage Information Management System (HHIMS) containing data on historic heritage on lands managed by OEH:

Contact details

Phone: (02) 6650 7129

Fax: (02) 6650 7134

Email: [HistoricHeritage.Information@environment.nsw.gov.au](mailto:HistoricHeritage.Information@environment.nsw.gov.au)

Postal address: PO Box 1967, Hurstville NSW 1481

**SLOPES NOTE:** the register is available for inspection by any member of the public: s170(7)

### **2. are the lodges spread across Perisher, Smiggins and Guthega?**

The lodges are across Perisher, Smiggins, Guthega, Charlotte Pass and Thredbo.

### **3. why have you issued this email at this point in time?**

The e-mail has been issued as a notification to all those properties listed on the NPWS S.170 register as we realised that many properties were not aware they were on this list and thus were not addressing it in their Development Applications (DAs). This advisement is assisting properties in the planning and preparation of their DAs. It is also very advantageous to proponents to know what is required to be addressed in their DA prior to submission rather than finding out after submission that their DA is lacking in required information. Examples of the type of information we can provide during the planning states includes: If timber cladding is required to be replaced then a cladding (not necessarily timber) of similar design/profile and orientation should be chosen. If windows are being replaced then they should be to the same size and dimension as the original design etc. Colour schemes should be sympathetic to the design of the building and with the surrounding environment.

### **4. how does Department of Planning interact with this? Do they automatically liaise with NPWS re this whenever they get a D/A regarding a listed lodge?**

The Department of Planning are aware of what properties are on the S.170 list so that they know which properties should be addressing Heritage Values in their DA. Section 170 of the Heritage Act 1977, "requires agencies to identify, conserve and manage heritage assets owned, occupied or managed by that agency" therefore it is a legal requirement for NPWS/OEH to be referred DAs on properties listed on the NPWS Section 170 register (Please refer to the links in the original e-mail for further information). NPWS and DPE will be working together to ensure DA guidelines reflect the requirement to consider heritage values.

### **5. is a copy of the Freeman Study from 1997/98 available?**

I have attached a copy of the Freeman Study from 1997/98. A copy of the heritage assessment including the assessment of significance for each individual lodge is available by request.

**6. if Clubs want to engage with OEH as per your email who is the contact point?**

As per the original e-mail the contact is myself. Please let all lodges know that I am happy to answer any enquiries direct, especially in regards to assisting with planning of upcoming works. I am also happy to attend the MSU/EMS meetings on 12 June to provide additional information if required.

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Please note: This listing on the NPWS Section 170 Historic and World Heritage Register is not a new listing. It was a result of the Ski Resorts Heritage Study conducted in the late 90s. However it was becoming obvious that many properties were not aware they were on this register and so NPWS has chosen to inform all properties who are on this register. This advisement is so that properties can consider their heritage values when planning their works and to assist in the planning of the proposed works. NPWS is trying to avoid situations where a proponent plans all of their works to then only find out after their DA has been submitted that they were on the register.

In addition: The occurrence of lodges on the NPWS S.170 register does not impact on exempt development but we are encouraging all properties to contact the Department of Planning prior to conducting any works the proponent considers to be exempt development to ensure the proposed works are also considered exempt by the consent authority.

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