

Lodge Environment Manual



*A guide to managing environmental risk and
monitoring environmental performance*

Availability

Additional copies of this 'Lodge Environment Manual' can be viewed, downloaded or printed from the National Parks and Wildlife Service (NPWS) website at www.environment.nsw.gov.au/PRREMS

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Table of Contents

Introduction

Introduction	A : 5
Vision Statement	A : 6
Summary of EMS requirements	A : 7
Environmental Policy	A : 10

Reporting

What is required of your lodge?	B : 1
How to submit your report	B : 1
NPWS review of reports	B : 2
Assistance	B : 2
PRREMS Incentives and Awards Program	B : 2

Chapter 1 : Flora & Fauna

Weeds	1 : 3
Protecting Native Plants & Animals	1 : 5
Pests	1 : 7

Chapter 2 : Soil & Water

Preventing Water Pollution	2 : 3
Stormwater Management	2 : 7
Soil & Ground Water Contamination	2 : 9

Chapter 3 : Air Quality

Wood Burning Appliances	3 : 3
Ozone Depleting Substances (ODS)	3 : 6
Sustainable Transport	3 : 8

Chapter 4 : Natural Resources

Water Conservation	4 : 3
Waste Management	4 : 6
Energy Conservation	4 : 9

Chapter 5 : Cultural Heritage & Visual Amenity

European Heritage	5 : 3
Aboriginal Heritage	5 : 4
Visual Amenity	5 : 5

Chapter 6 : Sustainable Tourism

Sustainable Tourism	6 : 3
Environmental Education	6 : 7
Staff Training	6 : 10

Reference Material

Useful Websites	C : 1
-----------------	-------

Contacts

Who to Contact for Information about the PRREMS	D : 1
Who to Contact in Case of an Emergency	D : 2

Table of Appendices

1 : 12 Flora & Fauna

- Weed management priorities - Perisher Range
- Significant weeds of Kosciuszko ski resort areas (extract from - Rehabilitation Guidelines for the Resort Areas of Kosciuszko National Park)
- Small mammal trapping in ski resorts (flyer)
- Small mammals making their home in the ski resorts of Kosciuszko National Park (poster)

2 : 18 Soil & Water

- PRREMS Lodge Environmental Incident Procedure
- PRREMS Environmental Incident Reporting Form
- Grease Trap Maintenance – A quick guide

4 : 18 Natural Resources

- Please Recycle (Flyer)
- Bin Your Butts (Flyer)
- Keep Winter Cool (Flyer)

5 : 7 Cultural Heritage & Visual Amenity

- Perisher Historical Society Inc.
 - Launch Letter July 2008
 - How it Began
 - Membership application form
- Interpretation and Aboriginal Heritage: Snowy Mountains Region Kosciuszko National Park 2000-2007

6 : 18 Sustainable Tourism

- Resort Campaign Material (flyer)
- PRREMS Lodge Legal Register

Introduction

Kosciuszko National Park, is the largest national park in New South Wales, covering an area of 673, 542 hectares. The park is of considerable international and national significance and comprises spectacular natural environments including the country's highest peaks, fragile mountain ecosystems, the famous Snowy, Murray and Murrumbidgee Rivers and all of the NSW ski resorts.

The Perisher Range Resorts (PRR) include the ski areas and villages of Perisher Valley, Smiggin Holes, Guthega and Blue Cow. As well as the major ski field operator, Perisher Blue Pty Ltd, there are 88 club lodges, 6 hotels, 26 commercial lodges/apartments, numerous staff accommodation buildings and a range of retail and resort services.

The presence of concentrated tourism in a national park inevitably puts some level of stress on the environment. Tourists, tourism operators, service providers and land managers all contribute to changing the natural environment. In 2002 in recognition of the outstanding natural beauty of the area and the importance of conserving its unique environmental values, NPWS together with conservation groups and the businesses and organisations involved in the Perisher Range Resorts worked together to develop an Environmental Management System (EMS).

The EMS, referred to as the Perisher Range Resorts EMS (PRREMS) was developed using the International Standard for environmental management ISO 14001 which focuses on targeted, continuous improvement in environmental

management. It represents a systematic approach to managing the environmental impacts and risks associated with the operation of a resort in one of Australia's most sensitive environments. The PRREMS applies to all parties that operate in the Perisher Range Resorts and its goal is to ensure that all activities and developments are carried out in a controlled and sustainable manner.

The PRREMS establishes a system for coordination and cooperation among the Perisher range stakeholders to:

- collectively reduce impacts on the environment
- identify and manage environmental risks
- achieve and maintain compliance with legislation and other regulatory requirements
- set environmental objectives
- plan, document, measure and evaluate environmental performance.

The stakeholders of the PRREMS include:

- Country Energy
- Elgas
- Nature Conservation Council
- NSW Department of Planning (DoP)
- NSW National Parks and Wildlife Service (NPWS)
- NSW Roads and Traffic authority (RTA)
- Perisher Blue Pty Ltd (PB)
- Perisher Resorts Chamber of Commerce (PRCoC)
- SLOPES (representing club lodges)
- Telstra.

To demonstrate their commitment to the protection of the environment the PRREMS stakeholders have developed a 'Vision Statement' and the 'Perisher Range Resorts 'Environmental Policy'.

THE VISION STATEMENT

"The Perisher Range Resorts will be widely recognised for exemplary environmental management of the areas natural, cultural, aesthetic and social values in the national park setting, and for sustainable recreation development that respects, conserves, enhances and restores those values."

ABOUT THE MANUAL

This manual has been designed to be used by the lodges in Perisher Range Resorts to help you fulfil your obligations under the PRREMS. The term 'Lodge' refers to all accommodation premises including ski clubs/lodges, chalets, commercial lodges, apartments and hotels. The following six chapters have been compiled to help you think about what is valued in the

environment, how your activities may affect those values and what actions you can take to reduce your impact. You will find that you are already implementing some of the requirements of the PRREMS just by fulfilling your legal obligations and meeting customer requirements. By adopting the 'resource management suggestions' you may also save money.

THE MANUAL INCLUDES:

- '**Environmental Risks**' that relate to potential impacts from lodges on the environment
- Necessary tasks, that you need to undertake to satisfy the requirements of the PRREMS (noted as '**EMS Requirements**' in each chapter) and reduce any risk to the environment
- Space (marked as '**Lodge Notes**') for you to keep records if you choose
- Suggestions to help your lodge improve its environmental performance and
- Information on the **reporting requirements** of the PRREMS.

By completing the reporting and undertaking the activities as directed you will be able to plan, document, measure and evaluate your environmental performance.

The manual has been produced in a folder format to make it easier for you to store energy bills and other information needed to report against the EMS objectives and targets. There are also tables and space to record information for your own records. You are not required to submit

any part of this manual. However you do need to make sure you have collected the appropriate information to be able to complete the on-line report each year. See the 'PRREMS Reporting' section for your reporting requirements.

Summary of EMS Requirements

ENVIRONMENTAL RISKS		EMS REQUIREMENTS	
FLORA & FAUNA	Introduction of weed species from inappropriate landscaping/planting	Use only locally occurring native species for landscaping/ planting.	
	Spread of weed species from inappropriate weed control	Develop and implement an active weed management program.	
	Damage to native vegetation	Educate staff and guests about the importance of protecting native vegetation.	
	Harm to native animals	Educate staff and guests about the importance of not harming native animals.	
		Educate staff and guests about minimising vehicle and other noise.	
	Introduction and spread of pest species	Educate staff and guests about the importance of not encouraging pest species.	
SOIL & WATER	Degradation of water quality from pollution	Reduce the opportunities for small mammals to enter your lodge.	
		Educate staff and guests about appropriate pest control.	
		Educate staff, guests and contractors about preventing water pollution.	
		In the event of a pollution incident follow the PRREMS Lodge Environment Incident Procedure. Ensure the procedure is clearly on display within the lodge for quick reference.	
		Ensure that your lodge has a spill kit which has adequate supplies of materials to use in the event of a pollution incident.	
		Ensure that unused chemicals are appropriately disposed.	
	Degradation of water quality from inappropriate stormwater management	Develop a vehicle servicing program for lodge owned/ leased vehicles.	
		Ensure that your lodge grease trap is appropriate for its use and is well maintained.	
	Degradation of water quality from construction activities	Monitor the area surrounding your lodge for stormwater erosion and manage appropriately.	
		Ensure your lodge has systems in place to reduce the velocity and quantity of stormwater leaving your lodge.	
	Contamination from inappropriate storage of chemicals	Obtain the appropriate approvals for construction activities.	
		Educate staff and guests about managing sediment during construction activities.	
	Contamination from liquid fuel storage tanks	Ensure chemical storage areas are appropriate and all unused chemicals are appropriately disposed.	
	Contamination from liquid fuel storage tanks	Ensure all fuel tanks are appropriately constructed and managed.	
		Remove or decommission any fuel tanks that are no longer being used.	

ENVIRONMENTAL RISKS		EMS REQUIREMENTS	
AIR QUALITY	Air pollution from inappropriate use of open fireplaces and wood heaters	Develop a replacement program for fireplaces/wood heaters that are not compliant with the Australian Standard (AS4013).	
		Consider replacing open fireplaces and wood heaters with thermostatically controlled gas or electric heaters.	
		Educate staff and guests about efficient fireplace use.	
	Air pollution from poor chimney/flue management	Ensure your chimney and flue are appropriately managed.	
	Reduced air quality from use of ozone depleting substances (ODS)	Develop a replacement program for appliances that use ODS.	
Monitor your use of Ozone Depleting Substances.			
Air pollution from vehicle emissions	Educate staff and guests about using sustainable transport.		
ENVIRONMENTAL RISKS		EMS REQUIREMENTS	
NATURAL RESOURCES	Decreased environmental flows from water consumption	Install water saving devices.	
		Educate staff and guests about saving water.	
		Monitor your water consumption and conduct a water audit if you are not meeting the EMS target.	
	Resource depletion from ineffective waste management	Provide appropriate facilities in your lodge for recycling.	
		Recycle the following products (at a minimum): <ul style="list-style-type: none">• Paper and cardboard• PET Bottles (e.g. soft drink)• HDPE Bottles (e.g. milk)• Aluminium and steel cans• Glass bottles and jars• Used cooking oil.	
		Monitor your waste produced and recycled.	
		Educate staff and guests about reducing, reusing and recycling waste.	
		Increased CO ² emissions and loss of non-renewable resources from energy consumption	Implement energy saving practices.
	Educate staff and guests about saving energy.		
	Monitor your energy consumption and conduct an energy audit if you are not meeting the EMS energy target.		
ENVIRONMENTAL RISKS		EMS REQUIREMENTS	
CULTURAL HERITAGE	Degradation of the heritage value of lodges within the Perisher Range Resorts	You should be aware of the heritage values of your lodge and the measures that need to be taken to protect its heritage.	
	Degradation of Aboriginal heritage items and sites	Report any findings of Aboriginal objects to NPWS immediately.	
		Educate staff and guests about the cultural heritage values of the PRR.	
Degradation of the visual amenity of the Perisher Range Resorts	For any maintenance or upgrades to your lodge ensure that the impact on visual amenity is taken into consideration and that your lodge blends in with the natural environment.		

SUSTAINABLE TOURISM	ENVIRONMENTAL RISKS	EMS REQUIREMENTS
	Tourism in the Perisher Range Resorts is not undertaken on a sustainable basis	Undertake environmental initiatives to improve your environmental performance.
		Nominate a person from your lodge as your PRREMS officer. This person should be responsible for ensuring that all of the requirements in the manual are met and that your lodge is submitting the required reports.
		Communicate information on the PRREMS (including your lodge's performance against the PRREMS objectives and targets) to members of your board, staff, guests and contractors.
		Notify SLOPES or PRCoC of any issues relating to the PRREMS which you feel should be discussed at the PRREMS Operational Committee (PRREMSOC) meetings.
		Maintain a 'legal and other requirements' register and ensure it is regularly reviewed.
	Poor environmental performance from not undertaking regular reviews and audits to identify deficiencies	Submit an annual report against the objectives and targets detailed in this manual and regularly review your lodge's environmental performance.
		Review environmental risks of your lodge activities at least annually.
		Maintain records required for the EMS including records of communications on environmental issues relating to your lodge. Undertake an internal audit of the PRREMS Lodge manual annually.
	Environmental impacts from lack of environmental awareness	Educate your visitors on the unique natural and cultural values of Kosciuszko National Park.
		Develop and deliver a lodge environmental education program for your members and visitors.
		Display the PRREMS Environmental Policy to staff, members and guests.
	Poor environmental performance due to lack of staff training	Develop and deliver a staff environmental training program and maintain records of all training undertaken.

Environmental Policy



'The Perisher Range Resorts are located within the Kosciuszko National Park, an area of outstanding natural beauty and environmental diversity. As resort managers, operators, natural area managers, and service providers, we recognise the potential for environmental impacts to occur as a result of our activities within and beyond the resorts. We also recognise the need for exemplary environmental management of these impacts to enhance the economic and social sustainability of our organisations and the region to which they contribute.

'Through the implementation of a tailored and effective Environmental Management System at the Perisher Range Resorts, we commit to conserving, enhancing, repairing and restoring the natural, cultural, aesthetic and social values of the area whilst recognising viable economic ventures that will provide appropriate high quality recreation.

'We commit to implementing best practice standards for ecologically sustainable tourism, natural area and threatened species management.

'We will promote the responsible development and sustainable use of the resorts for recreation, and the protection of the area's ecosystems, waterways and species. We commit to meeting or exceeding the requirements of all relevant environmental legislation and regulations. By controlling our own activities and influencing the activities of others, we commit to preventing or minimising adverse environmental effects through the:

- Establishment of environmental objectives consistent with this policy;
- Implementation of clear, effective and scientific planning, management and monitoring processes;
- Efficient use of natural resources, including water and energy, and by avoiding waste;
- Use of technologies, materials and systems in the design, construction, operation, maintenance and decommissioning of resort structures, which meet or exceed best practice environmental benchmarks;
- Use of independent auditing of performance; and
- Use of independent environmental accreditation systems for resorts.

'Openness and transparency are necessary to establishing and maintaining trust between our organisations, with resort users and the community and will enhance the reputations of our organisations and of the Perisher Range Resorts as a whole. We therefore commit to open and cooperative processes and participation in consultation programs and joint environmental initiatives.

'Communication and education are an integral part of our operational philosophy. As such, we will aim to increase the environmental awareness of all Park visitors, the community and staff, while actively seeking their ideas for enhancing our environmental performance.

We will continue to set ourselves ambitious goals for improvement in addressing significant environmental issues and will endeavour to become recognised as a leader in ecologically sustainable tourism in Australia.'