


Cooma Ski Club Limited  
C/- Ms Claire Middleton  
69 Burramys Road  
Perisher Valley, NSW 2624  
By email: [clairemiddo51@gmail.com](mailto:clairemiddo51@gmail.com)

Dear Claire

	<b>Planning, Industry &amp; Environment</b>
<small>Issued under the Environmental Planning and Assessment Act 1979</small>	
Approved Application No 10686	
Granted on the 11 October 2021	
Signed M Brown	
Sheet No	7 of 8

### **Asset Protection Zone Plan – Cooma Ski Club**

I refer to your application to the NSW National Parks and Wildlife Service (NPWS) to undertake vegetation management works for the establishment and ongoing management of an asset protection zone (APZ) for the Cooma Ski Club Limited lodge at Perisher Valley (Lot 617 DP1158018) as per the attached APZ plan.

I understand that the proposed works are required to provide a defensible space around the lodge building and to remove any potentially hazardous trees or branches which are overhanging the building. The works proposed are:

- removal of all fine fuels such as leaves, twigs, bark etc surrounding the building;
- removal of any trees or branches that are overhanging the building whether live or dead;
- trimming of ground cover within the lease area of Lot 617 DP1158018 to create a defensible space.

In undertaking the works, I request that the minimum amount of removal is conducted to achieve compliance with the guidance issued by the NSW Rural Fire Service (RFS). In this regard, I note the following provisions of the *Planning for Bushfire Protection 2019* guide adopted under the *Environmental Planning and Assessment Regulation 2000* (NSW) which may be relevant to the works:

- native tree canopies will not exceed 15% of the APZ area;
- understorey vegetation will not exceed 10% of the APZ area;
- tree canopies will not be continuous from hazard to asset/building;
- lower branches will be pruned up to 2m above the ground;
- tree canopies will not overhang the asset/building; and
- no understorey vegetation to be located below trees.

A full copy of the guide is available online at the following URL:

<https://www.rfs.nsw.gov.au/plan-and-prepare/building-in-a-bush-fire-area/planning-for-bush-fire-protection>

Based on the information provided to NPWS, the proposed works are considered likely to have minimal environmental impact and are required to provide an APZ for the Cooma Ski Club Limited lodge at Perisher Valley. Approval is hereby given under clause 21(2) of the *National Parks and Wildlife Regulation 2019* (NSW) for the proposed works.

This approval is granted subject to conditions which are set out below:

1. If further works beyond the scope of those described above are required, including any works outside the lease area of Lot 617 DP1158018, then additional application to NPWS must be made.
2. All vegetation must be checked to ensure that there are no fauna or fauna habitats present prior to felling. If fauna or evidence of fauna is found then further consultation with NPWS is required.
3. All works must be conducted by handheld equipment (e.g. chainsaw, brush cutter, push mower).
4. All cut vegetation must be moved away from the lodge building so that it does not add to the fuel load around the building.
5. Tree removal must be undertaken by dismantling piece by piece rather than cutting down whole. If suitable placement areas are not available in the immediate vicinity of the works or if the cut timber would become a hazard then the timber must either be removed from Kosciuszko National Park or cut up and stacked appropriately for use as firewood.
6. Tree stumps are to be cut to ground level only. Stumps are not permitted for removal (i.e. no soil disturbance).
7. All works must be in accordance with RFS guidance and standards and performed according to law by experienced and (where necessary) licensed persons.

This approval is granted for the current term of the lease for Lot 617 DP1158018 held by Cooma Ski Club Limited (as lessee) and is for both the implementation of the APZ plan as well as vegetation management required to maintain the APZ.

If you have any enquires regarding this matter, please contact Marion Battishall, Resorts Environmental Liaison Officer, on 02 6451 3719.

Yours sincerely



**Kelsey Boreham**  
**Team Leader, REST**  
**Southern Ranges Branch**  
14 September 2021

## Cooma Ski Club | APZ Plan



### APZ Composition (within yellow boundary)

The entire allotment is to be maintained as an inner protection area. The APZ boundary is marked by the yellow boundary line.

Maximum 10% of the APZ as understory (heath)

- Maximum 15% of the APZ as canopy (trees)
- Remainder APZ to have vegetation managed to a height of 100 mm.

Note: The maximum amount of native vegetation should be retained where possible (up to the 15 or 10%). Where APZ management works leads to bare ground then this area must be planted with native Poa and be maintained until an erosion resistant state is achieved

### APZ Management

- Removal of fine fuels (leaves, branches, bark)
- Maintenance of grass
- Native shrubs can be retained as clumps or islands.
- Native vegetation removal should be restricted to a minimum in the areas of native vegetation, particularly the wetter areas.
- Vegetation should not touch the building.
- Removal of weeds/exotic species and more flammable species first

**Plan Name:**  
Cooma Ski Club APZ Management Plan  
**Plan Date:** 27/08/2021  
**Drawn by:** Owners

**Site Address:**  
Lot 617 DP1158018  
69 Burramys Road  
Perisher Valley NSW 2624

**Other Notes:**  
Not to scale. This map is approximate only and all distances should be measured on ground prior to any works.