



Our reference DOC22/270848
EF20/31338-08

Mr Steven House
Geoanalysis Pty Limited
9 Boyce Avenue
Austinmer, NSW 2515
By email: stevenghouse@gmail.com

Dear Steven,

Asset Protection Zone Management Plan – Perisher Views Lodge, Perisher Valley

We refer to your application to the NSW National Parks and Wildlife Service (NPWS) to undertake vegetation management works for the establishment and ongoing maintenance of an asset protection zone (APZ) for the proposed Perisher Views Lodge, Perisher Valley (Lot 1 on DP1192372 and immediate surrounds).

Details of the APZ proposed form Attachments 1 and 2 to this letter. We understand the APZ is required to provide a defensible space around the proposed building and to remove any potentially hazardous trees or branches which might overhang the building. The works proposed are:

- removal of all fine fuels such as leaves, twigs, bark etc surrounding the proposed building;
- removal of any trees or branches that might overhang the building, whether live or dead; and
- trimming of ground cover to provide a defensible space within the lease area for the proposed Perisher Views Lodge and extending beyond the lease area as per Attachments 1 and 2.

In undertaking the works, the minimum amount of removal is to be conducted to achieve compliance with the NSW Rural Fire Service (RFS) guidance *Planning for Bushfire Protection 2019* adopted under the *Environmental Planning and Assessment Regulation 2000* (NSW) including:

- native tree canopies will not exceed 15% 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.

We note that that understorey vegetation will not exceed 15.7% of the APZ area as set out in Attachment 2.

Based on the information provided to NPWS and on-site inspection by NPWS staff, we consider that the proposed works are likely to have minimal environmental impact. Approval is hereby given under clause 21(2) of the *National Parks and Wildlife Regulation 2019* (NSW) for the proposed works. This approval revokes and replaces the previous APZ management plan authorisation issued by NPWS on 26 July 2021.

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

1. No clearing is authorised within:
 - a. the areas outlined in green in Attachments 1 and 2; and
 - b. a buffer distance of 2m surrounding boulder outcrops (those outcrops being outlined in yellow in Attachments 1 and 2).
2. This approval is contingent on the APZ scope of work and building footprint size and location being as described in the Attachments and this letter. If the scope of work or size or location of the building is altered (e.g. through development assessment processes) then further application to NPWS and environmental impact assessment will be required.
3. All vegetation must be checked to ensure that there are no fauna or fauna habitats present prior to felling or mowing. If fauna or evidence of fauna is found then further consultation with NPWS is required.
4. All works must be conducted using handheld equipment (e.g. chainsaw, brush cutter, push mower) by experienced and (where necessary) licensed persons
5. All cut vegetation must be moved away from the proposed building so that it does not add to the fuel load around the building.
6. In undertaking any tree removal:
 - a. Felling must occur 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, the timber must either be removed from Kosciuszko National Park or cut up and stacked for use as firewood in a wood bin or similar.
 - b. Tree stumps are to be cut to ground level only. Stumps are not permitted for removal and surrounding soil must not be disturbed.

This approval is granted for the current term of the lease for Perisher Views Lodge and any option term granted under that lease. It applies to both the implementation of the APZ and vegetation management required to maintain it.

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

Yours sincerely



Kelsey Boreham
Team Leader, REST
Southern Ranges Branch, NPWS
05 April 2022

Perisher Views, Perisher Valley.

APZ – Implementation /Management Plan



The areas highlighted in Green are Broad-toothed Rat habitat. Herbs, low shrubs, rocky areas and existing grassy spaces are to be retained

-  Building Footprint
-  APZ
-  Rock outcrop

APZ Composition (within blue boundary)

- Maximum 15% of the APZ as canopy (trees at maturity)
- Maximum 15.7% of the APZ as understory (heath)
- The shaded areas highlighted are Threatened Species Habitat. Herbs, low shrubs, rocky areas and existing grassy spaces are to be retained
- Remainder APZ to have vegetation managed to a height of 100mm or below.
- ** No shrubs beneath trees.
- ** 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 weeds and more flammable species first.
- Removal of fine fuels.
- Regular maintenance of grass
- Tree canopy should not overhang the building.
- Prune or remove trees so there is not a continuous tree canopy from hazard to asset. Separate tree crowns by 2-5 metres.
- Prune lower branches from trees up to 2m above ground.
- Native trees and shrubs can be retained as clumps or islands.
- Vegetation should not touch the building.

Plan Name: Perisher Views APZ Management Plan.
Plan date: 24/02/22
Who drew the plan: Steven House

Site address: Perisher View
Address: Burrmys Road,
Perisher Valley, NSW.

Other notes: Not to scale
This Plan is for an Inner Protection Area (IPA) Asset Protection Zone (APZ).
APZ to be maintained according to RFS APZ standards whilst protecting Environmentally sensitive areas.

Perisher Views, Perisher Valley. Northern APZ



APZ component	Area (sqm)	Shrub cover %	Shrub cover (sqm)
Within lot	500	0	0
Roads and cleared land (Burrmys road and kuringai driveway)	415	0	0
Cleared land (adjacent ski patrol)	125	0	0
Rocky outcrops	450	10	45
Broad toothed rat shrubby zone (excluding rock outcrops)	330	80	264
Remainder of APZ	391	10	39
TOTAL cover			348
Percent shrub cover			15.7%





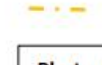
-  Broad-toothed rat zone
-  Building Footprint
-  APZ
-  Rock outcrop
-  Southern extent of northern APZ

Photo: Rocky outcrop and snow gum dieback located between powerline and Kuringai lodge



Trees		Shrubs	
Tree canopy less than 15%	Tree canopy will be less than 5%	Create discontinuities or gaps	Large shrub free zone adjacent to building. Rock outcrops and inter shrub gaps provide discountinuity
At maturity should not touch or overhand building	Trees are located well away from the building an at the outer APZ	No shrubs under trees	There are very few trees remaining due to dieback. No shrubs will be under trees
Lower limbs removed	Trees have been subject to dieback. Dead limbs will be pruned	Shrubs should not form more than 10% groundcover	Shrubs are 0% adjacent to the building. However due to the threatened broad-toothed rat habitat, overall shrub cover is 15.7%. This is offset through the naturally low height of alpine shrubs (generally below 1 metre) and lack of canopy trees within the APZ
Canopies separated to 2 to 5m	Trees have been subject to dieback and are well separated	Clumps of shrubs should be separate from doors and windows by twice the height of the vegetation (ie 2 metres)	Shrub separation will be a minimum of 6 metres from doors and windows
Smoothbarked in preference to evergreen	Snowgums are relatively smooth-barked		