



Our reference: EF20/31338-07
Doc21/177850

The Stables'
C/- Tziallas Architects
210-224 Bong Bong Street,
Bowral NSW

To Whom it may concern,

Asset Protection Zone Plan – 'The Stables' Apartments, Perisher Valley.

I refer to your application to undertake vegetation management works for the establishment and ongoing management of an Asset Protection Zone (APZ) for The Stable Apartments, Perisher Valley, as per the attached APZ plan.

I understand that the proposed works are required to provide a defensible space around the building and to remove any potential hazardous trees or branches which are overhanging the building and that the works may include:

- 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
- Removal of trees to provide a defensible space within the lease and extending beyond the lease area as per the attached plan
- Selective removal of native ground cover or trimming of ground cover within the defensible space. We request that the minimum amount of removal is conducted to achieve the desired result.

I note the following provisions to ensure the works comply with the RFS standards in the 'Planning for Bushfire Protection' 2019:

- Native tree canopies will not exceed 15% of the area
- Understorey vegetation will not exceed 10% of the area
- Tree canopies will not be continuous from hazard to asset
- Lower branches will be pruned up to 2m above the ground
- Tree canopies will not overhang the building
- No understorey heath vegetation to be located below trees.

In light of 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 lodge.

Approval is given under *Clause 21 (2) of the National Parks and Wildlife Regulation 2019* for the proposed works.

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

1. If any of the works fall outside of the scope described above, then further consultation with NPWS is required
2. All vegetation must be checked to ensure there are no fauna or fauna habitats prior to felling. This may include active nests, hollows or dreys. If fauna or evidence of fauna is found, further consultation with NPWS is required
3. Works to be undertaken using hand held equipment only, such as chainsaws, mowers or brushcutters,
4. All vegetation should be moved away from the building so it does not add to the fuel load around the building
5. Tree removal should be undertaken by dismantling piece by piece rather than cutting down whole. The timber must be either removed from Kosciuszko National Park or cut up and stacked appropriately for use as firewood
6. **Tree stumps are cut to ground level only.** Stumps are not permitted for removal (ie. no soil disturbance)
7. All works must be in accordance with the RFS Standards for APZs.

This approval is granted for the life of the lease and is for both the implementation of the APZ plan as well as the ongoing vegetation management for the entire APZ.

If you have any enquires regarding this matter, please contact Marion Battishall, Resorts Liaison Officer, on 6450 5543.

Yours sincerely




Gabriel Wilks
Manager Southern Ranges Services
Southern Ranges Branch
10th February 2021

The Stables Apartments, Perisher Valley.

APZ – Implementation /Management Plan



The areas highlighted in Yellow are to be RETAINED. NO CLEARING is to occur in these sites.

APZ Composition (within red boundary)

- Maximum 15% of the APZ as canopy (trees at maturity)
- Maximum 10% of the APZ as understory (heath)
- These areas highlighted are to be retained (NO CLEARING)
- 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 fine fuels.
- Regular maintenance of grass – to less than 100mm in height.
- 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.
- Removal of weeds and more flammable species first.
- Remove saplings as they grow.

Plan Name: 'The Stables' APZ Management Plan.

Plan date: 03/03/21

Who drew the plan: Harris Environmental Consultants.

Site address: 20 Candle Heath 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.