

Altitude-The Lodge (Snow
Accommodation Pty Limited)
C/- Lisa Schweitzer
13 Plum Pine Road
Smiggin Holes, NSW 2624
By email: lisa@altitudelodge.com.au

Dear Lisa

Asset Protection Zone Plan – Altitude–The Lodge, Smiggin Holes

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 Altitude–The Lodge (Lot 1 DP1195135) at Smiggin Holes, 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; and
- trimming of ground cover within the lease area of Lot 1 DP1195135 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 Altitude-The Lodge. 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. The previous approval issued for APZ vegetation management works in and around Lot 1 DP1195135 (dated 26 April 2021) is revoked at the date of this approval and is of no further force or effect.
2. No vegetation clearing is to occur in the north-eastern area of Lot 1 DP1195135, as highlighted on the attached APZ plan.
3. If further works beyond the scope of those described above are required, including any works outside the lease area of Lot 1 DP1195135, then additional application to NPWS must be made.
4. 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.
5. All works must be conducted by handheld equipment (e.g. chainsaw, brush cutter, push mower).
6. All cut vegetation should be moved away from the building so that it does not add to the fuel load around the building.
7. 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.
8. Tree stumps are to be cut to ground level only. Stumps are not permitted for removal (i.e. no soil disturbance).
9. 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 1 DP1195135 (Altitude-The Lodge) held by Snow Accommodation Pty Limited ACN 002 069 445 and is for both the implementation of the APZ plan as well as vegetation management required to maintain the APZ.

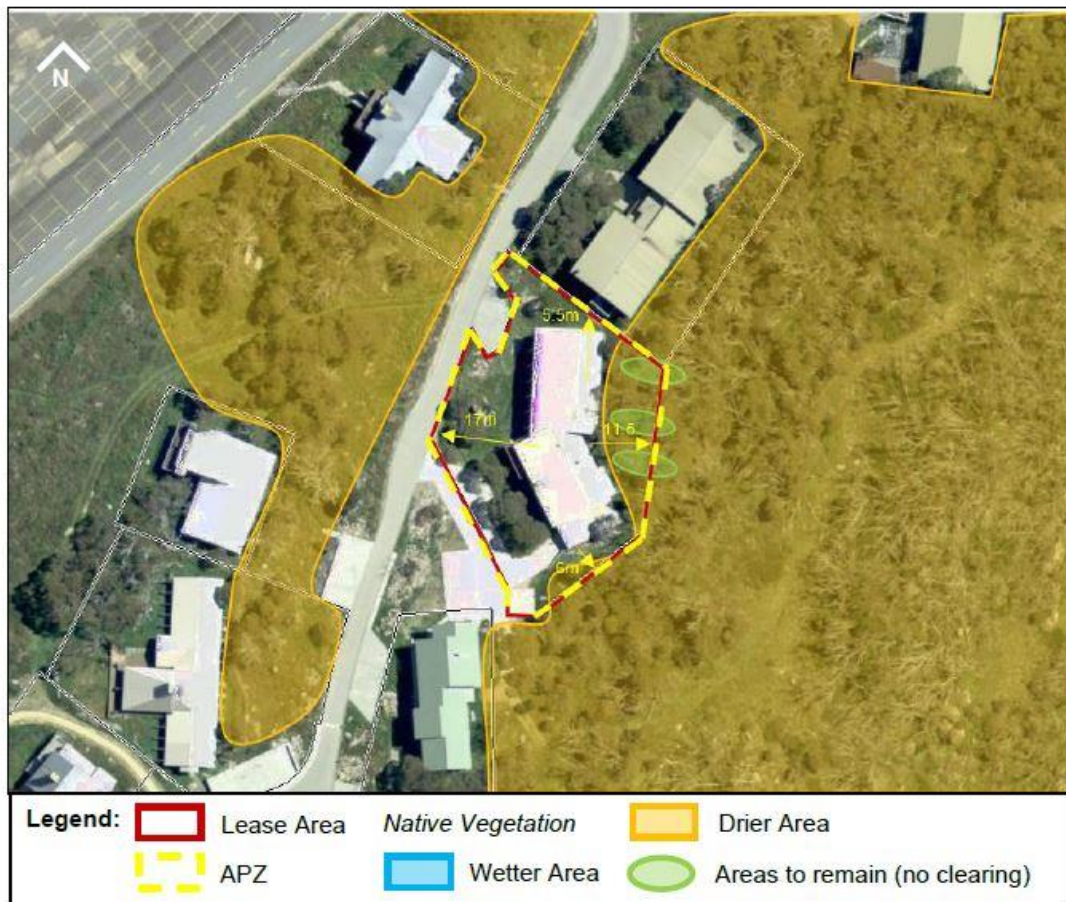
If you have any enquires regarding this matter, please contact Marion Battishall, Resorts Environmental Liaison Officer, on 02 6451 3719.

Yours sincerely



Kelsey Boreham
Team Leader, REST
Southern Ranges Branch
06 September 2021

Altitude – The Lodge Smiggins | APZ Plan



APZ Composition (within yellow boundary)

The entire allotment is to be maintained as an IPA. 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 20%). 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 wetter areas.
- Vegetation should not touch the building.
- Removal of weeds/exotic species and more flammable species first

Plan Name:
Altitude – The Lodge Smiggins APZ Management Plan
Plan Date: 27/08/2021
Drawn by: Owners

Site Address:
Lot 1 DP1195135
13 Plum Pine Road
Smiggin Holes NSW 2624

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