

Clancy's Lodge  
C/- Rob Mather  
21 Plum Pine Road  
Smiggin Holes, NSW 2624  
By email: [robertmather@me.com](mailto:robertmather@me.com)

Dear Robert,

### **Asset Protection Zone Plan – Clancy's Lodge, Smiggin Holes**

I refer to your application to the NSW National Parks and Wildlife Service (NPWS) to undertake vegetation management works for the ongoing maintenance of an Asset Protection Zone (APZ) for Clancy's Lodge, Smiggin Holes (Lot 180 on DP756697) as per the attached APZ plan (**Attachment 1**).

I understand that the proposed works are required to provide a defensible space around the 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;
- removal of trees to provide a defensible space within the lease area for Clancy's Lodge and extending beyond the lease area as per the plan at Attachment 1; and
- trimming of ground cover within the defensible space.

To be clear, the works which are the subject of this approval are ongoing works to maintain existing clearances around Clancy's Lodge as at the date of this approval to NSW Rural Fire Service (RFS) standards. Any clearance of further areas cannot occur without additional approval. Given the proximity of Clancy's Lodge to land mapped for the purposes of the *Biodiversity Conservation Act 2016*, it may be the case that any further approval requires consideration of the Biodiversity Offsets Scheme under that Act (and following submission of an application under Part 4 of the *Environmental Planning & Assessment Act 1979*).

In undertaking the works, I request that the minimum amount of removal is conducted to achieve compliance with the guidance issued by the 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 and existing clearances observed around Clancy's Lodge, the proposed works are considered likely to have minimal environmental impact and are required to maintain an APZ for Clancy's 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. This approval takes effect at the date of this letter and, unless revoked or replaced, will remain in effect for the current term of the lease for Clancy's Lodge.
2. It is the approval holder's responsibility to ensure that the approval of neighbouring lessees is sought to components of the works which are proposed to occur on neighbouring lease areas (as shown in Attachment 1). If the approval included as **Attachment 2** to this letter is revoked or lapses (and unless replaced in substantially the same form) this approval will be of no further force or effect with respect to those neighbouring lease areas.
3. All vegetation must be checked to ensure 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.
4. All works must be conducted by handheld equipment (e.g. chainsaw, brush cutter, push mower).
5. All cut vegetation should be moved away from the building so that it does not add to the fuel load around the building.
6. Tree removal should 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.
7. Tree stumps are to be cut to ground level only. Stumps are not permitted for removal (i.e. no soil disturbance).

8. All works must be in accordance with RFS guidance and standards, and otherwise performed according to law.
9. Areas of boulder outcrops within the proposed APZ must retain a 2m vegetation buffer around them. If clearing has previously occurred in buffer areas then those areas must be left to revegetate.

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**  
12 July 2021

## Attachment 1. APZ Plan.

### Clancy Alpine Lodge | APZ Plan



#### Legend:

Lease Area	APZ Area	Native Vegetation	Wetter Area	Drier Area
Trees to Remain	Boulders - 2m Buffer to Remain	Heath to Remain		

#### 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 and extends outside of the lease area 8m to the north, 15m to the West and 23m to the south and 16m to the east.

- 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
- No clearing within 2m of boulder outcrops.

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 the wetter areas.
- Vegetation should not touch the building.
- Removal of weeds/exotic species and more flammable species first

#### Plan Name:

Clancy Alpine Lodge APZ Management Plan

Plan Date: 13/03/2021

Drawn by: Owners

#### Site Address:

Lot 180 DP756697

21 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.

## Attachment 2 – Approvals of neighbouring lessees to proposed works

Fwd: DA 10657 - Clancy Alpine Club - Status update



**Robert Mather** <robertmather@me.com>

To  Marion Battishall;  Sarah Anderson

 You forwarded this message on 9/07/2021 12:58 PM.

 Reply

 Reply All

 Forward



Fri 9/07/2021 8:15 AM

Begin forwarded message:

**From:** [president@imbac.com.au](mailto:president@imbac.com.au)

**Subject:** Re: Fwd: DA 10657 - Clancy Alpine Club - Status update

**Date:** 9 July 2021 at 6:15:25 am AEST

**To:** **Robert Mather** <[robertmather@me.com](mailto:robertmather@me.com)>

Hi **Robert**

IMBAC do not have any problems with Clancey,s APZ overlapping onto Imbac,s leasehold area as per the plan supplied to us by you.

Cheers

John Horsfield

President Imbac Ski Club

Ph. 0408697411