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## **Le Hunte Properties**

**Bushfire Assessment Report –  
Addendum 1**

**Proposed ski lodge development –  
Lot 768 DP 1119757 Thredbo**

**August 2022**



## Background

In May 2022 GHD prepared a bushfire assessment report for Le Hunte Properties relating to a Development Application for development of a proposed ski lodge development on Lot 768 DP 1119757 Thredbo, NSW.

In August 2022, the Department of Planning and Environment (DPE) requested additional information in relation to the Bushfire Assessment Report, relating to matters of Asset Protection Zone (APZ) implementation and landscaping.

This addendum to the bushfire assessment report for the proposed ski lodge development on Lot 768 DP 1119757 Thredbo is to address DPE's request for additional information. The following request for additional information items are addressed.

**Table 1**

	<b>Item</b>	<b>Formal DPE Comments in response to DA lodgement</b>	<b>Actions</b> <i>(Based on further advice provided by DPE over the phone 16/8/22)</i>
2	Bushfire – APZ and landscape plan	<i>The proposal includes discussion of an APZ outside of Lot 768 and into the headlease allotment (Lot 876).</i>  <i>Please provide advice as to whether an APZ plan been prepared to support the bushfire report and whether the proposed landscape plan addresses the requirements of Planning for Bushfire Protection 2019 for all areas seeking approval.</i>	<b>The Bushfire Report is to updated or supplementary advice is to be provided to:</b> <ul style="list-style-type: none"><li>- Confirm as to whether an APZ plan has been / will be prepared and apply to the adjoining land in perpetuity of the site?;</li><li>- Confirm arrangements with the adjoining landowner (KT) that the APZ has been agreed to and how these arrangements have occurred?;</li><li>- Identify the relevant APZ works on adjoining land?; and</li><li>- Identify how the proposed landscaping within the site boundaries complies with the PBP 2019.</li></ul>



## **1. Asset Protection Zone – Plan**

The Bushfire Assessment Report did not incorporate a plan view of the proposed Asset Protection Zone. The Report recommended a minimum 15 metre wide APZ be applied to the proposed development. An APZ Plan (plan view of the proposed APZ) is provided at attachment 1.

GHD notes:

- The APZ adjacent to the northern elevation incorporates the property frontage onto Diggings Terrace and Diggings Terrace itself – these unvegetated areas meet the requirements of an APZ.
- The APZ adjacent to the eastern elevation extends to the eastern boundary of Lot 768, noting that land to the east of the boundary is occupied by existing lodges and curtilage on Lots 766, 761 and 760 – this developed and managed land area meets the requirements of an APZ.
- The APZ adjacent to the western elevation extends to the western boundary of Lot 768 noting that land to the west of the boundary is occupied by existing lodges and curtilage on Lot 769 and existing APZ thereto maintained by Kosciuszko Thredbo Pty Ltd (KT) – the development on Lot 769 meets the requirement of an APZ, and vegetation within Lot 876 adjacent to the south-west corner of Lot 768 is within the existing/recommended APZ contiguous with the APZ along the southern elevation. Ongoing maintenance of this section of APZ is agreeable to KT as per written correspondence at Attachment 2.
- The APZ adjacent to the southern elevation extends to the southern boundary of Lot 768 and a further distance into Lot 876 as required to extend a total of 15 metres from the southern elevations (approximately 12 metres into Lot 876 at the SW corner of Lot 768). This is agreeable to KT as per written correspondence at Attachment 2).

## **2. Asset Protection Zone – arrangement with KT**

The Bushfire Assessment Report submitted with the DA was reviewed by KT and they are agreeable to implementing and maintaining necessary APZ works within Lot 876 arising in connection with the proposed development on Lot 768. Written confirmation of KT's agreement is provided at Attachment 2.

## **3. Identification of APZ works on adjacent land**

As per GHD's response at section 1 above, the only APZ works on land other than within Lot 768, will be within Lot 876, noting KT's agreement to undertaking such works thereon.

## **4. Landscaping plan compliance with PBP**

A landscaping plan has been prepared for the development by Tait Network, as submitted with the DA. GHD considers the submitted landscaping plan is compliant with Appendix 4 of PBP on the following basis:



- A 1.5 metre 'fire setback' is specified between external walls and landscaped curtilage areas around buildings within the APZ on Lot 768;
- More than 90% of ground cover vegetation in the curtilage of buildings within the APZ on Lot 768 is either 'dryland grass' (maintainable in a short cropped condition) or Planting types 1 or 2 which are comprised of alpine forbs and snow grass (no shrubs) in formed, rock-edged planting beds;
- Only Planting Type 3 contains shrubs, noting these are prostrate or low and slow growing species less than 1 metre high (readily maintained by tip pruning), planted as fragmented patches with large rocks and forbs/grass – areas with shrubs occupying less than 10% of the APZ, in conformance with PBP.
- No trees or tall shrubs are proposed to be planted.

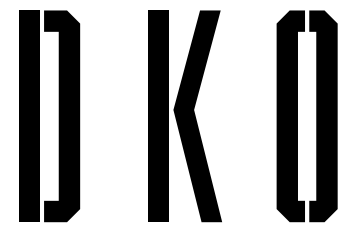
On the above basis, the proposed landscape planting can comply with the requirement for an Inner Protection Zone APZ.





## Attachment 1 - Lot 768 APZ Plan





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Rev.	Date	By	Ckd	Description
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Project Name	Thredbo - Lot 768
Project Address	Diggings Terrace, Thredbo, NSW 2625

Project Number	12656
Drawing Name	TPZ
Scale	
Date	24/08/2022

Client	Le Hunte Properties
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Drawing Number	DA503
Revision	





## Attachment 2 - Kosciuszko Thredbo Letter of Agreement – APZ maintenance on Lot 876



Mr. David Harper  
Next Level Twenty Four Pty Ltd  
Level 3 59 Wentworth Avenue  
Kingston ACT 2604

by email [d.harper@lehunte.com.au](mailto:d.harper@lehunte.com.au)

22 August 2022

Dear David,

**Vegetation management for providing and maintaining an adequate Asset Protection Zone (APZ)  
for the proposed development of Lot 768, Thredbo**

I refer to the Development Application (PAN-250126) for the development of Lot 768 and specifically to the Bushfire Assessment Report prepared by GHD (May 2022).

Kosciuszko Thredbo (KT) understand that the bushfire assessment report has determined a minimum Asset Protection Zone (APZ) that will require on going vegetation management outside of Lot 768 and specifically in the residual head lease lands, Lot 876 to the south east and south west of Lot 768.

As previously indicated KT agrees to manage these APZ requirements on Lot 876 to the Planning for Bushfire Protection 2019 specifications in conjunction with the APZ requirements for Lot 772 Riverside Cabins.

Any such works will be in accordance with any relevant Development Approval, Bushfire Safety Authority and any requirements of the National Parks and Wildlife Service.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A Harrigan", is written over a faint circular stamp.

Andrew Harrigan  
Property and Development Manager