

BUSHFIRE HAZARD ASSESSMENT REPORT



EXTERNAL MAINTENANCE WORK TO VALLEY TERMINAL BUILDING + GUEST SERVICE BUILDING

FRIDAY DRIVE, THREDBO VILLAGE
KOSCIUSZKO NATIONAL PARK NSW 2625
LOT 862 DP1128686

DATE: SEPTEMBER 2023
REPORT NO: 22134
REVISION: 02
PREPARED FOR: KOSCIUSZKO THREDBO C/- ANDREW HARRIGAN
PREPARED BY: ACCENT TOWN PLANNING

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- PREPARATION OF BUSHFIRE REPORTS FOR DEVELOPMENT IN BUSHFIRE PRONE AREAS
 - BUSHFIRE ATTACK LEVEL (BAL) CERTIFICATES
 - BUSHFIRE EVACUATION PLANS
 - CONSTRUCTION SOLUTIONS & ADVICE FOR BUSHFIRE PRONE AREAS

BUSHFIRE HAZARD ASSESSMENT REPORT

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WRITTEN BY:

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DISCLAIMER

The recommendations provided in the summary of this report are a result of the analysis of the proposal in relation to the requirements of Planning for Bushfire Protection 2019. Utmost care has been taken in the preparation of this report however there is no guarantee of human error. The intention of this report is to address the submission requirements for Development Applications on bushfire prone land. There is no implied assurance or guarantee the summary conditions will be accepted in the final consent and there is no way Accent Town Planning Pty Ltd is liable for any financial losses incurred should the recommendations in this report not be accepted in the final conditions of consent.

This bushfire assessment provides a risk assessment of the bushfire hazard as outlined in the PBP 2019 and AS3959 2018. It does not provide protection against any damages or losses resulting from a bushfire event.

EXECUTIVE SUMMARY

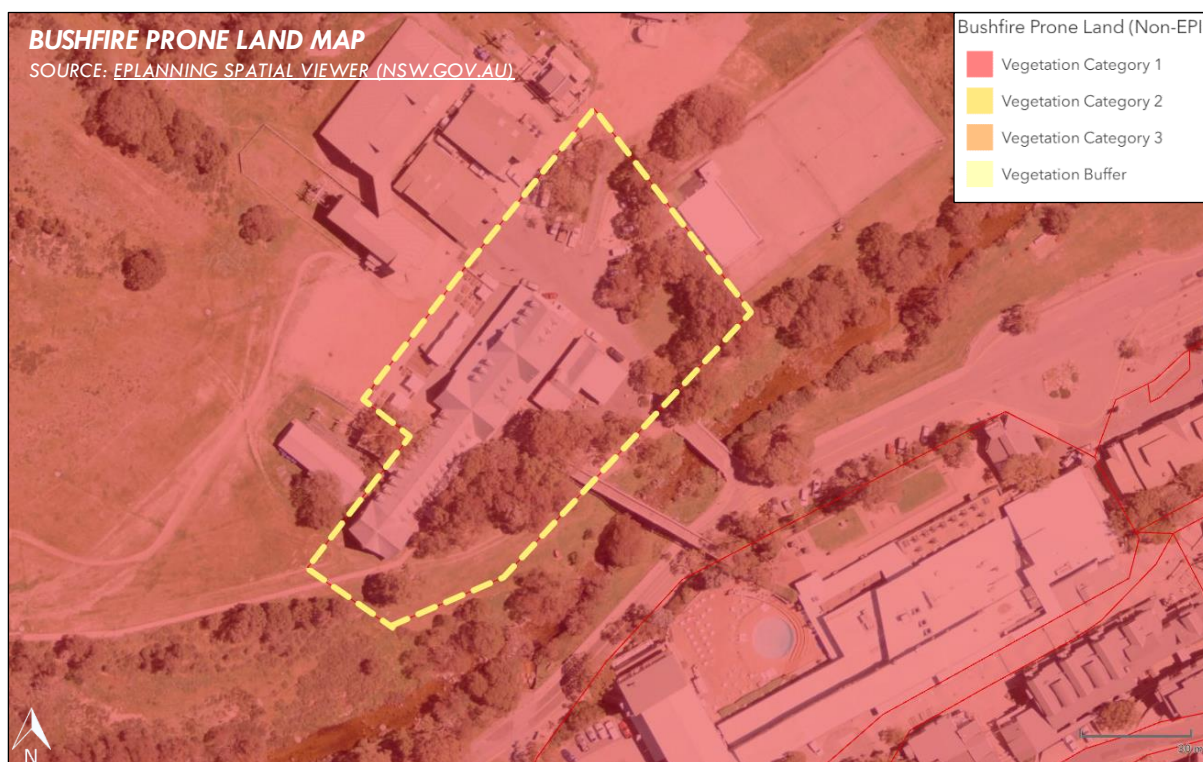
Accent Town Planning has been engaged by Kosciuszko Thredbo c/- Andrew Harrigan to prepare a Bushfire Hazard Assessment Report (BHAR) in accordance with the *Planning for Bushfire Protection 2019* (PBP 2019) for external maintenance work to the Valley Terminal (VT) building in Thredbo Village. The VT building is located in Lot 862 DP1128686, Thredbo Village, NSW 2625.

The land is zoned C1: *National Parks and Nature Reserves* and is identified as being in bushfire prone land on mapping and hence as outlined in *Planning for Bushfire Protection – PBP 2019* (NSW RFS 2019) is considered Special Fire Protection Purpose (SFPP) and is required to obtain a BFSA from the RFS under section 100B of the RF Act.

It is recommended that:

- **The proposed maintenance works are classified as ‘minor non-structural building alterations (external)’ within section 6.5 of the PBP 2019. The external maintenance works aim to preserve and protect the exterior of the building to ensure the longevity of the building.**

Pending compliance with the recommendations outlined in this report. The performance criteria and deemed to satisfy provisions of minor development in SFPP facilities in an Alpine Resort Area. The proposed works have been assessed in accordance with Section 6.5 and 6.6 of PBP 2019.



The assessment confirms the lot is located on Bushfire Prone Land and identifies the following:

- The subject site is surrounded by *Managed Land*.
- Clearing will not exceed the clearing threshold permissible above which the Biodiversity Assessment Method (BAM) and offsets scheme to apply.
- The areas where works are proposed, do not contain High Biodiversity Value areas.
- No changes to existing road access are proposed as part of this application.
- Thredbo is serviced by reticulated water and hydrant system with nearest hydrant system located on the Southern elevation of the Valley Terminal Building.

ASSET PROTECTION ZONES

Asset protection zones are the most strategically valuable defence against radiant heat and flame, and to lesser extent embers. To allow for emergency service personnel and residents to undertake property protection activities, a defendable space that permits unobstructed pedestrian access is to be provided around the building.

The subject land surrounding the VT building primarily consists of *Managed Land*. As defined within the *PBP 2019 Managed Land* is “*Land that has vegetation removed or maintained to a level that limits the spread and impact of bush fire. These areas are managed to meet the requirements of an APZ.*”

There is an existing appropriate defendable space surrounding the proposed development. The Valley Terminal area in Thredbo has substantial separation from the nearest bushfire threat, this allows emergency service personnel and staff to undertake property protection activities in the area to limit the potential spread and impact of bushfire. For this reason, an APZ is not required for the proposed development, as *Managed Land* meets the requirements of an APZ.

CONSTRUCTION

The proposed maintenance work will include:

- The removal of existing native hardwood cladding and replacement with like-for-like product on the main building and the Guest Services building.
- The removal of existing corrugated metal roof sheeting and replacement with like-for-like product to match existing roofing.
- The removal of existing windows and replacement with like-for-like product for any damaged windows.
- The removal of existing Fixed Glass Ticket Booth Windows and replacement with new double hung windows

As the works are for repair and maintenance work only, they are not required to meet a specific BAL. The maintenance works will include the removal of deteriorated materials, and the replacement with a like-for-like material and finish. The maintenance works will provide an equivalent or improved bushfire protection for the building.

UTILITIES

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities. To achieve this, the following conditions shall apply:

WATER

The subject site is serviced by reticulated water and has access to a nearby fire hydrant. All above ground water pipes external to the building are to be metal.

GAS

If gas is connected to the building on the subject land, the following criteria must be met:

- Bottled gas is installed and maintained in accordance with AS 1596 and the requirements of relevant authorities. Metal piping is to be used.
- All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side of the installation.
- If gas cylinders need to be kept close to the building, the release valves are directed away from the building and at least 2 metres away from any combustible material, so that they do not act as a catalyst to combustion. Connections to and from gas cylinders are metal.
- Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

EVACUATION AND EMERGENCY MANAGEMENT

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

To achieve this, the following conditions shall apply:

A building evacuation diagram, site layout diagram and Statement of Action are to be provided in each building in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and with Australian Standard AS 3745 2010 'Planning for Emergencies in Facilities'.

1. PROPOSAL

This Bush Fire Assessment Report has been compiled for submission to the Department of Planning and Environment (DoPE) for the purpose of assessment under Section 100B of the RF Act and is also considered “integrated development” under Section 4.46 of *Environmental Planning and Assessment Act 1979* (EP&A Act).

The report has been prepared in accordance with the submission requirements of Appendix 4 of *Planning for Bush Fire Protection* (NSW RFS 2019) and identifies the proposal can meet the appropriate objectives and performance criteria of Section 6.4 and 6.6 *Planning for Bush Fire Protection* (NSW RFS 2019).

The assessment confirms the subject lot is mapped as bushfire prone land.

Accent Town Planning was commissioned to provide this bushfire assessment. Accredited bushfire assessor, Matthew Stewart inspected the site on 07 June 2022.

- **FIGURE 1** – Shows the subject lot location.
- **FIGURE 2** – Provides a broad scale aerial view of the subject site.
- **FIGURE 3** – Shows a close-up aerial view of the site.

FIGURE 1 SITE LOCATION



FIGURE 2 BROAD SCALE AERIAL VIEW OF THE SUBJECT SITE



FIGURE 3 CLOSE UP AERIAL VIEW OF THE SITE

2. PLANNING LAYERS

The following planning layers are described in Table 1 and shown in the Figures below:

TABLE 1 PLANNING LAYERS

MAP	FIGURE	DESCRIPTION
BUSHFIRE PRONE LAND MAP	4	The subject lot is mapped as “Vegetation Category 1”.
LEP ZONE MAP	5	The subject lot is zoned as “C1 – National Parks and Nature Reserves”.
VEGETATION MAPPING	6	<p>The vegetation surrounding the VT building has been mapped as:</p> <ul style="list-style-type: none"> SUB-ALPINE SHRUB-GRASS WOODLAND <p>According to Keith (2004) this formation is classified as both “Woodland” and “Forest” depending on the density of the vegetation. Thredbo Valley primarily consists of <i>Sub Alpine Woodland</i> vegetation formations. However, the area has developed quite significantly. The subject area is surrounded by <i>Managed Land</i>. For this reason, the main threat no longer applies, and the vegetation type can be classified as <i>Managed Land</i>.</p>
BIODIVERSITY VALUES MAP	7	The subject lot does contain areas of High Biodiversity Values, which includes the Thredbo River and a small buffer on either side of the river. The proposed works will not be occurring in the areas identified with High Biodiversity Values, and the works do not have the potential to negatively impact upon these areas.

FIGURE 4 BUSHFIRE PRONE MAP

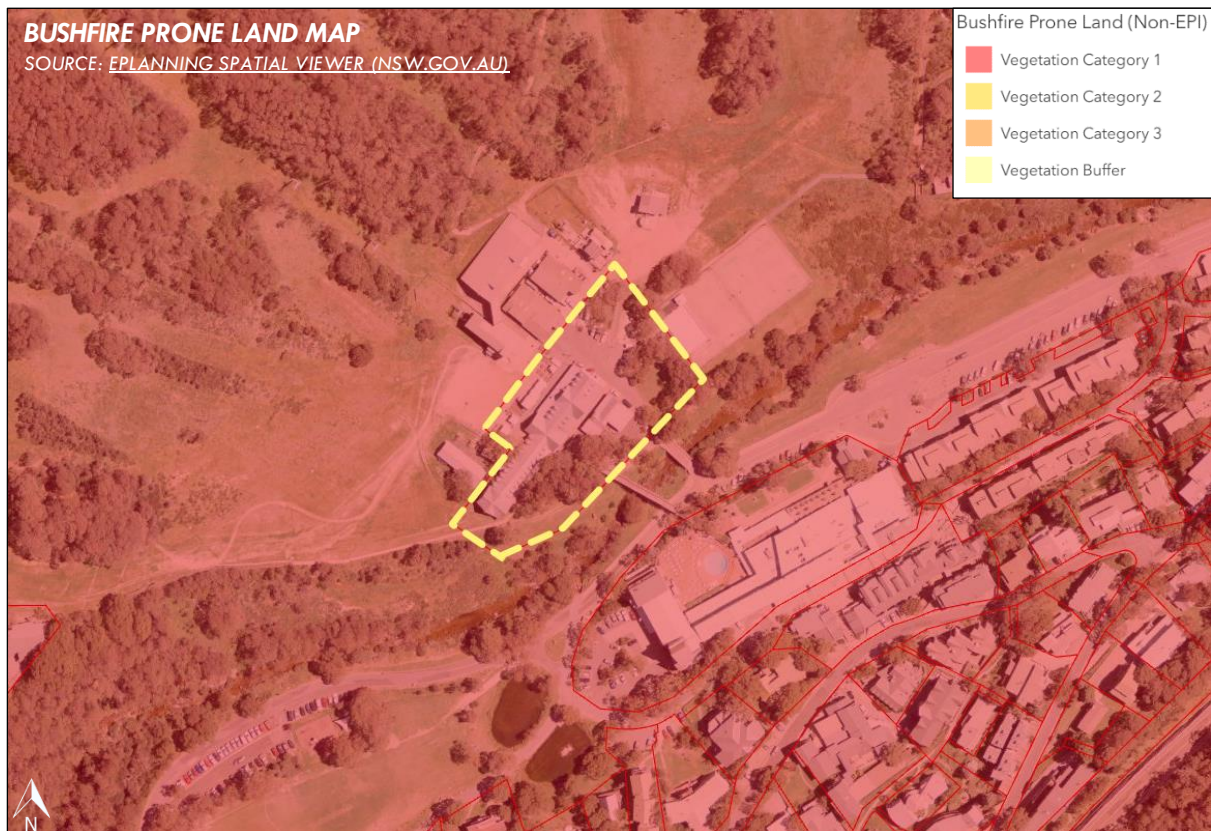


FIGURE 5 LEP MAP

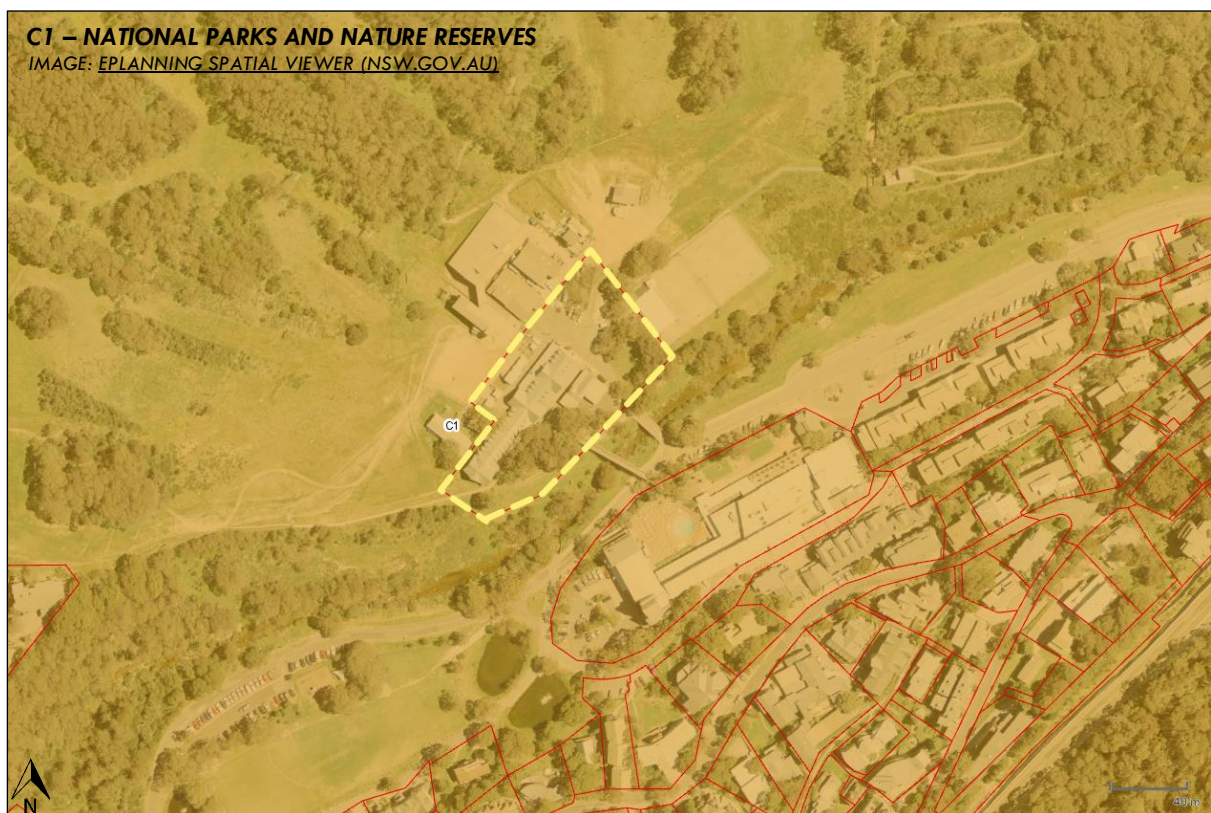


FIGURE 6 VEGETATION MAPPING

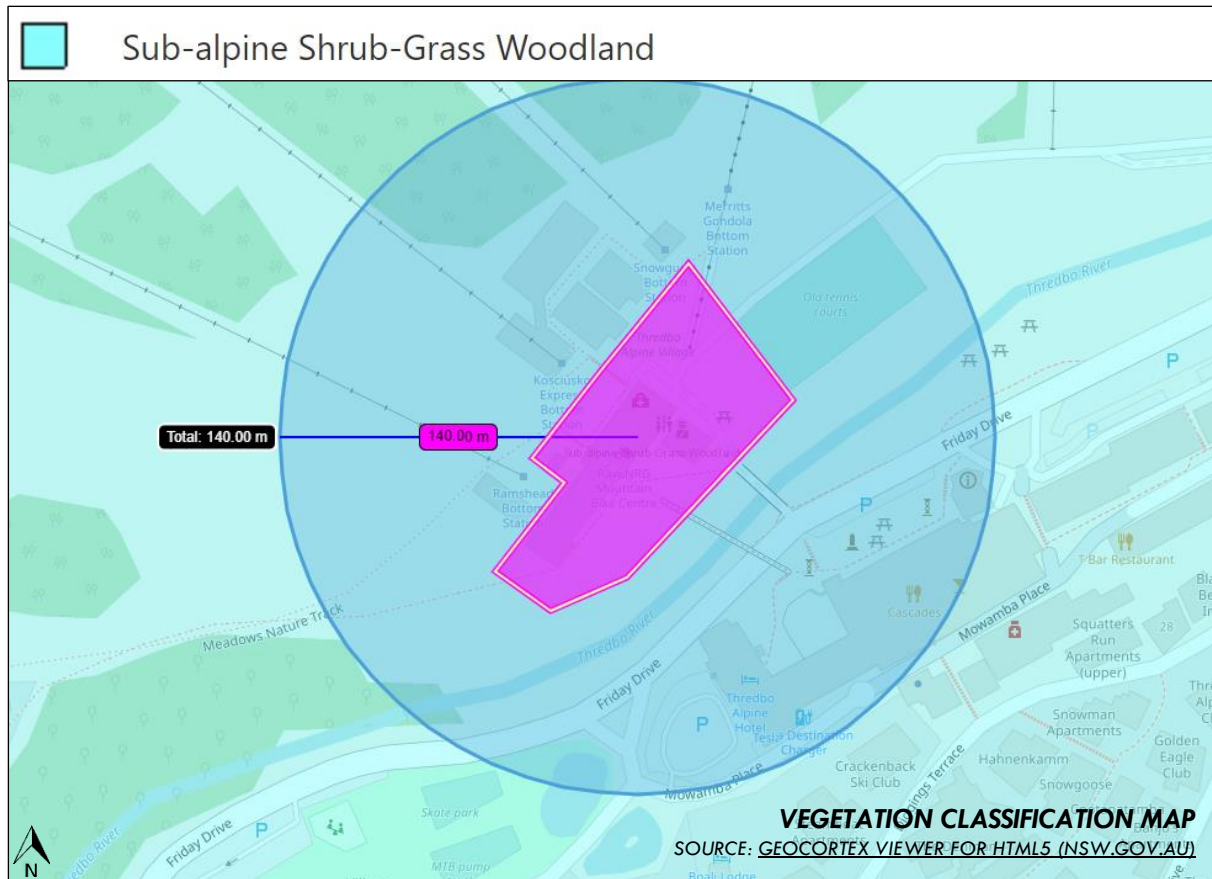


FIGURE 7 BIODIVERSITY VALUES MAP



3. SITE DESCRIPTION

3.1. SLOPE AND ASPECT OF THE SITE WITHIN 100 M OF THE SITE

The Australian Standard AS3959-2018 identifies that the slope of the land under the classified vegetation is much more important than the slope between the site and the edge of the classified vegetation.

As can be seen in Figure 8 below, the land within 100m of the North-east and North-west elevations presents a gentle upslope which traverses across *Managed Land*. The land within 100m of the South-west elevation presents a 0 – 5° downslope which traverses across maintained public reserve area that consists of mown grass areas and native sub-alpine woodland shrubs and trees fringing both sides of the Thredbo River. The land within 100m of the South-east elevation presents an upslope which traverses across a mixture of managed land (Friday Drive and the Thredbo Alpine Hotel) as well as the maintained reserve surrounding the Thredbo River.

FIGURE 8 SLOPE



3.2. VEGETATION FORMATION WITHIN 140 M OF THE SUBJECT SITE

Thredbo Village is primarily comprised of *Sub Alpine Woodland* and *Managed Land* at the base of the valley. Within 140m of the site, the area is a combination of *Sub Alpine Woodland*, *Open to Sparse Grassland* and *Managed Land* vegetation.

As seen in Figure 6, within 140m of the subject site there is one vegetation type:

→ **SUB-ALPINE SHRUB-GRASS WOODLAND**

Areas identified as *Sub-alpine Shrub-Grass Woodland* on mapping to the North-east and North-west are dominated by *Managed Land* that primarily consists of Grassland at the base of the ski slope nearest to Kosciuszko Express chairlift. There are some areas of *Sub-alpine Shrub-Grass Woodland* within the outer areas of the 140m, these areas present a discontinuous canopy and are appropriately separated from the VT building.

The land located within 140m to the South-east and South-west of the VT building includes a mixture of *Managed Land*, as well as managed public reserve areas on either side of the Thredbo River. The managed public reserve areas contain mown grass areas and retained native sub-alpine woodland shrubs and trees which fringe the Thredbo River.

The vegetation formations are described below and summarised in Table 2.

TABLE 2 PREDOMINATE VEGETATION CLASSIFICATION

	VEGETATION FORMATION	EFFECTIVE SLOPE	PHOTOS
NORTH – EAST	Managed Land	Upslope	1
NORTH – WEST	Managed Land	Upslope	2
SOUTH – EAST	Managed Land	Upslope	3
SOUTH – WEST	Managed Land	Downslope 0 – 5°	4

SITE PHOTOS**1: NORTH – EAST ELEVATION**

2: NORTH – WEST ELEVATION



3: SOUTH – EAST ELEVATION



4: SOUTH – WEST ELEVATION



5: GUEST SERVICE BUILDING**4.0 BIODIVERSITY ASSESSMENT****4.1 BIODIVERSITY OFFSETS SCHEME ASSESSMENT**

It is vital that all development and clearing follows the Biodiversity Offsets Scheme which has been created to avoid, minimise and offset impacts on biodiversity.

There are two key elements to the Biodiversity Offsets Scheme, as follows:

- A. Developers and landholders who undertake development or clearing, generating a credit obligation which must be retired to offset their activity.
- B. Landholders who establish a biodiversity stewardship site on their land, generating credits to sell to developers or landholders who require those credits, to securely offset activities at other sites.

This report will address and assess the proposed development under element A. To complete this assessment, we will evaluate the four triggers and demonstrate that the proposed repair works should not trigger the Biodiversity Offsets Scheme and therefore the owner will not be required to offset their proposed activities.

4.1.1 CLEARING THRESHOLD**FIGURE 10 CLEARING THRESHOLD**

Minimum lot size associated with the property	Threshold for clearing, above which the BAM and offsets scheme apply
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000 ha or more	2 ha or more

The proposed works do not require any tree removal or land clearing, the repair and maintenance works will be occurring to existing external building surfaces. As a result, no offsets for the proposed works would be required due to this trigger.

4.1.2 BIODIVERSITY VALUES MAP

In order to assess if the development is located within an area identified with Biodiversity Values, we have completed a search using the Biodiversity Values Map. As shown in Figure 7, the subject allotments do contain areas with high biodiversity values. However, no building works are proposed within these areas and the proposed works will not negatively impact these areas and hence does not trigger the Biodiversity Offsets Scheme.

4.1.3 TEST OF SIGNIFICANCE

To assess the impact of the proposed maintenance works on threatened species we have completed a test of significance to determine if the proposed works are likely to significantly affect threatened species, ecological communities or their habitats.

We have considered the level of impact to the biodiversity of the area and to do this we have assessed the significance of any of the proposed activities at the site and surrounding alpine ecosystem.

Our assessment of the impact on threatened species and habitats finds:

- No predicted impacts to threatened species habitat at all.
- No endangered ecological communities or critically endangered ecological communities located where building works are proposed to occur.
- No predicted impacts to threatened species habitat at all.
- No removal of breeding habitats or fragmentation of habitats as a result of clearing below the permissible clearing threshold so will unlikely impact the long-term survival of any species or community.
- The lot does contain areas with High Biodiversity Values. However, no building works are proposed in these areas.
- Vegetation removal is a key threatening process, and no vegetation removal (under clearing threshold limits) is proposed.

Similarly, the test shows that the proposed maintenance works are not likely to have a significant impact on threatened species or their habitat and will not be carried out in a declared area of outstanding biodiversity value. Therefore, the applicant will not be required to apply the Biodiversity Offsets Scheme or prepare a species impact statement (SIS) as a result of this trigger.

4.1.4 AREAS OF OUTSTANDING BIODIVERSITY VALUES

Protecting the habitats of endangered species is vital to the conservation and recovery of these species. Areas of declared critical habitat under the Threatened Species Conservation Act 1995, have become the first Areas of Outstanding Biodiversity Value (AOBV) in NSW with the commencement of the Biodiversity Conservation Act 2016.

The Biodiversity Conservation Regulation 2017 establishes the criteria for declaring AOBVs. The criteria have been designed to identify the most valuable sites for biodiversity conservation in NSW.

Kosciuszko National Park is not listed as an Area of Outstanding Biodiversity under the Biodiversity Conservation Act 2016. Therefore, due to the subject site being located within Kosciuszko National Park the proposed asset protection zone and works will not be within an area of outstanding biodiversity values and hence not trigger the BOS.

4.1.5 BIODIVERSITY OFFSET SCHEME CONCLUSION

As a result, you can see that the minimal clearing for the proposed works not within BVM mapped areas show that the development will not trigger the biodiversity offset scheme. Therefore, a biodiversity assessment report by a certified biodiversity assessor is not necessary.

5.0 BUSHFIRE THREAT ASSESSMENT

5.1 ASSET PROTECTION ZONES (APZ)

Asset protection zones (APZ) are the most strategically valuable defence against radiant heat and flame, and to lesser extent embers. To allow for emergency service personnel and residents to undertake property protection activities, a defendable space that permits unobstructed pedestrian access is to be provided around the building.

The subject land surrounding the VT building primarily consists of *Managed Land*. As defined within the *PBP 2019* Managed Land is “*Land that has vegetation removed or maintained to a level that limits the spread and impact of bush fire. These areas are managed to meet the requirements of an APZ.*”

There is an existing appropriate defendable space surrounding the proposed development. The Valley Terminal area in Thredbo has substantial separation from the nearest bushfire threat, this allows emergency service personnel and staff to undertake property protection activities in the area to limit the potential spread and impact of bushfire. For this reason, an APZ is not required for the proposed development, as *Managed Land* meets the requirements of an APZ.

5.2. RELEVANT CONSTRUCTION STANDARD

The proposed repair and maintenance works are not required to meet a particular BAL. Minor non-structural (external) building repair works do not have any influence on potential bush fire impacts and the bush fire protection of the building (section 6.5 PBP 2019). The repair and replacement cladding, roof sheeting and windows, will be like-for-like replacement with an equivalent or improved material. VT is listed as a heritage item with the Precincts Regional SEPP 2021. Hence the proposed repair and maintenance works are anticipated to include the removal of deteriorated materials, to be replaced with like-for-like materials, to ensure the significance as well as the condition of the building is maintained.

5.3. SAFE OPERATIONAL ACCESS

The Planning for Bushfire Protection requires the provision of safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

The PBP (2019) requires the provision of safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

- Friday Drive is a two-wheel drive, all weather road. The widths and design would allow safe access for firefighters while residents are evacuating an area. The capacity of road surfaces is sufficient to carry fully loaded firefighting vehicles.

5.4. EMERGENCY MANAGEMENT

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments.

To achieve this, the following conditions shall apply:

A building evacuation diagram, site layout diagram and Statement of Action are to be provided for the proposed development in accordance with Building Emergency Procedures and Bush Fire Evacuation Plan, the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and with Australian Standard AS 3745 2010 'Planning for Emergencies in Facilities'.

The owners are advised to obtain the NSW Rural Fire Service – “Guidelines for the Preparation of Bush Fire Evacuation Plans” & ‘Bush Fire Survival Plan’ In the event of emergency, the owners should ensure they are familiar with the RFS Bush Fire Alert Levels and use their Bush Fire Survival Plan.

5.5. ADEQUATE WATER AND UTILITY SERVICES

Thredbo is serviced by reticulated water. A hydrant system is located on the Southern elevation of the Valley Terminal Building. The location and distance to the hydrants will be consistent with the requirements of the PBP 2019.



Any bottled gas will be installed and maintained in accordance with AS1596 and the requirements of the relevant authority. If gas cylinders need to be kept close to the buildings, the release valves must be directed away from the building and away from any combustible material. Polymer sheathed flexible gas supply lines to gas meters adjacent to buildings are not to be used.

6.0 LANDSCAPING

An APZ is required to be established and should be maintained for perpetuity as specified.

When landscaping, vegetation should be located greater than 2 m from any part of the roofline of a building or the shed. Garden beds of flammable shrubs are not to be located under trees and should not be within 10 m of an exposed window or door. Trees should have lower limbs removed up to a height of 2 m above the ground.

Appendix 4 (PBP 2019) provides guidelines for landscaping and Bushfire Provisions within the APZ. To incorporate bushfire protection measures into future development, the owner is advised to consider the following:

- Avoid planting trees species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopy.
- Avoid planting deciduous species that may increase fuel at surface/ground level by the fall of leaves.
- Avoid climbing species to walls and pergolas.
- Locate combustible materials such as woodchips/mulch, flammable fuel stores (LPG gas bottles) away from the building.
- Locate combustible structures such as garden sheds, pergolas and materials such as timber furniture away from the building.
- Ensure any vegetation planted around the house is a suitable distance away so these plants do not come into physical contact with the house as they mature.

The property should be developed to incorporate suitable impervious area surrounding the house, including courtyards, paths and driveways.

7. HOW THIS PROPOSAL MEETS DEEMED TO SATISFY SOLUTION

DEMONSTRATION COMPLIANCE UNDER SECTION 6.4 – SPECIFIC OBJECTIVES PLANNING FOR BUSHFIRE (2019)

PERFORMANCE CRITERIA	COMPLIES	ACCEPTABLE SOLUTIONS
THE INTENT MAY BE ACHIEVED WHERE:		
→ provide an appropriate defensible space	<input checked="" type="checkbox"/>	There is an existing appropriate defensible space surrounding the proposed development. The Valley Terminal area in Thredbo has substantial separation from the nearest bushfire threat, this allows emergency service personnel and staff to undertake property protection activities in the area to limit the potential spread and impact of bushfire. For this reason, an APZ is not required for the proposed development, as <i>Managed Land</i> meets the requirements of an APZ.
→ site the building in a location which ensures appropriate separation from the hazard to minimise potential for material ignition	N/A	No changes to existing building footprint.
→ provide a better bush fire protection outcome for existing buildings	<input checked="" type="checkbox"/>	The proposed development will ensure the protection of assets and occupants by ensuring the condition of the building is maintained.
→ new buildings should be located as far from the hazard as possible and should not be extended towards or situated closer to the hazard than the existing buildings (unless they can comply with section 6.8);	N/A	No new buildings proposed.
→ ensure there is no increase in bush fire management and maintenance responsibility on adjoining landowners without their written confirmation	<input checked="" type="checkbox"/>	The maintenance works to the VT building will not increase the bush fire management and maintenance responsibility for adjoining landowners.
→ ensure building design and construction enhances the chances of occupant and building survival	<input checked="" type="checkbox"/>	The proposed works are maintenance and repair work only. The works will improve the exterior condition of the building.
→ provide for safe emergency evacuation procedures including capacity of existing infrastructure (such as roads)	<input checked="" type="checkbox"/>	Access to the development is provided via Friday Drive, which is an all-weather two-wheel drive access road. Emergency Evacuation plan will be provided in accordance with Thredbo Resort evacuation management plan. An individual evacuation plan will be prepared as described in section 4.4. of this report.

**DEMONSTRATION COMPLIANCE UNDER SECTION 6.6 – SPECIFIC OBJECTIVES
PLANNING FOR BUSHFIRE (2019)**

PERFORMANCE CRITERIA	COMPLIES	ACCEPTABLE SOLUTIONS
THE INTENT MAY BE ACHIEVED WHERE:		
→ provide an appropriate defensible space	<input checked="" type="checkbox"/>	There is an existing appropriate defensible space surrounding the proposed development. The Valley Terminal area in Thredbo has substantial separation from the nearest bushfire threat, this allows emergency service personnel and staff to undertake property protection activities in the area to limit the potential spread and impact of bushfire. For this reason, an APZ is not required for the proposed development, as <i>Managed Land</i> meets the requirements of an APZ.
→ provide a better bush fire protection outcome for existing structures (e.g. via ember protection measures)	<input checked="" type="checkbox"/>	The proposed development will ensure the protection of assets and occupants by ensuring the condition of the building is maintained.
→ ensure new building work complies with the construction standards set out in AS 3959;	N/A	The proposed maintenance and repair works are like-for-like replacement of existing materials, to ensure the condition of the building is maintained.
→ to ensure ongoing management and maintenance responsibilities are in place where APZs are proposed outside of the sub lease or leasehold area	<input checked="" type="checkbox"/>	No APZ is proposed outside of the leasehold area.
→ written consent from the land managers is provided for all proposed works outside of the sub lease or leasehold area	<input checked="" type="checkbox"/>	No APZ is proposed outside of the leasehold area.
→ proposed APZs outside of the sub lease or leasehold area are supported by a suitable legal mechanism to ensure APZs are managed under a binding legal agreement in perpetuity	<input checked="" type="checkbox"/>	No APZ is proposed outside of the leasehold area.
→ ensure building design and construction standards enhance the chances of occupant and building survival;	<input checked="" type="checkbox"/>	The proposed development will ensure the protection of assets and occupants by ensuring the condition of the building is maintained.
→ provide safe emergency evacuation procedures. → Any additional construction requirements should be commensurate with the following: <ul style="list-style-type: none"> – the scope of the proposed works, including any increase in size and footprint of the building – any additional capacity for the accommodation of guests and/or staff on site – the cost associated with the proposed upgrade of any building. 	<input checked="" type="checkbox"/>	Access to the development is provided via Friday Drive, which is an all-weather two-wheel drive access road. Emergency Evacuation plan will be provided in accordance with Thredbo Resort evacuation management plan. An individual evacuation plan will be prepared as described in section 4.4. of this report.

8.0 CONCLUSION

Pending the satisfaction of recommendations outlined in this report, the level of bushfire hazard risk identified in relation to the subject land and the proposed work is not considered to be such that the proposal should be denied due to bushfire considerations.

- ***There is an existing appropriate defensible space surrounding the proposed development. The Valley Terminal area in Thredbo has substantial separation from the nearest bushfire threat, this allows emergency service personnel and staff to undertake property protection activities in the area to limit the potential spread and impact of bushfire. For this reason, an APZ is not required for the proposed development, as Managed Land meets the requirements of an APZ.***
- ***The proposed maintenance works are classified as 'minor non-structural building alterations (external)' within section 6.5 of the PBP 2019. The external maintenance works aim to preserve and protect the exterior of the building to ensure the longevity of the building.***

This proposal meets a "deemed to satisfy" outcome for Bushfire Protection.

This report does not find that the proposal should be rejected due to bushfire considerations provided the recommendations are undertaken as proposed.

WRITTEN BY:

Tammy Stewart

12 SEPTEMBER 2023

APPENDIX I DEFINITION OF ASSET PROTECTION ZONES

Vegetation within the APZ should be managed in accordance with APZ specifications for the purposes of limiting the travel of a fire, reducing the likelihood of direct flame contact and removing additional hazards or ignition sources. The following outlines some general vegetation management principles for APZs:

1. Discontinuous shrub layer (clumps or islands of shrubs not rows)
2. Vertical separation between vegetation stratum
3. Tree canopies not overhanging structures
4. Management and trimming of trees and other vegetation in the vicinity of power lines and tower lines in accordance with the specifications in "Vegetation Safety Clearances" issued by Energy Australia (NS179, April 2002)
5. Maintain low ground covers by mowing / whipper snipper / slashing; and
6. Non-combustible mulch e.g. stones and removing stores of combustible materials
7. Vegetation to be planted should consist of fire retardant/ less flammable species strategically located to reduce attack from embers (i.e. as ember traps when in small clumps and short wind breaks).

Typical Inner and Outer Protection Areas.

