



TATE SKI CLUB CO-OPERATIVE LIMITED

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Department of Planning, Industry and
Environment
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Dear Mr James,

re: Bushfire Assessment for proposed Tate Ski Club lodge roof replacement

Introduction

This Bushfire Assessment forms part of a Development Application submitted by Tate Ski Club Cooperative (TSC) to replace the roof sheeting at Tate Ski Club, 23 Mount Tate Road, Guthega NSW. The existing roof sheeting has reached its end of life, and needs to be replaced.

Associated with the new roof sheeting will be the replacement of insulation, replacement of associated roof structures in need of repair, and installation of mesh where necessary to provide for ember protection at the roof/eave interface to reduce bushfire risk to the building.

Site

Tate Ski Club is located in Guthega Alpine Village on the eastern side of Mount Tate Road, with cleared land to the west, Kyilla Lodge and cleared land to the north, Tiobunga Lodge and cleared land to the south and woodland (sub alpine) vegetation to the east.



Figure 1. Lodge location and surrounds (Blue = lodge; circle = 140m buffer; green hatch = alpine woodland; pink = Biodiversity Values map)

Proposed development

The existing roof sheeting has reached its end of life, and failure has been identified as a key risk to the building. Replacement will consist of:

- Removal of existing roof sheeting
- Inspection of sub-roof materials (rafters, sarking, insulation etc) to assess whether maintenance or replacement is necessary
- Installation of new insulation and sarking as required
- Installation of new roof sheeting
- Installation of materials to improve roof performance in relation to ember attack

Refer to attached drawings describing extent and materials used for roof replacement.

Bushfire Assessment

The Tate Ski Club lodge is located in Bush Fire Prone Land (BFPL), as such, a bush fire assessment is required as guided by *Planning for Bushfire Protection 2019 (PFBP 2019)* (NSW RFS, 2019). The existing building provides tourist accommodation and is located in an alpine resort area as per section 6.6, therefore is considered a Special Fire Protection Purpose (SFPP) development.

Section 6.5 Minor development in SFPP facilities of PFBP includes a list of minor non-structural building alterations (external) such as '*the repair to or replacement of...roof cladding*' as not having an influence on bush fire impacts and the bush fire protection of the building and a Bush Fire Safety Authority (BFSA) is not necessary.

We are seeking the use of this clause, and as such, a BFSA is not necessary.

Table 1 below outlines how the relevant objectives of sections 6.5 and 6.6 of PFBP 2019 can be met.

Table 1. Relevant objectives from PFBP 2019 and how they are addressed.

Section	Objective	How addressed
6.6	provide a better bush fire protection outcome for existing buildings	improvement to performance of roof and surrounds through replacement in accordance with AS3959:2018 and through improved protection against ember attack
6.6	provide an appropriate defensible space;	No change, generally accepted that no defence will occur in bushfire.
6.6	ensure new building work complies with the construction standards set out in AS 3959	new work guided by the requirements of AS 3959:2018 for the replacement of the existing roof sheets and associated maintenance work to mitigate the effects of bush fire and ember attack.
6.6	provide safe emergency evacuation procedures	No change. Emergency evacuation procedures are already provided for guests within the lodge
6.6	The NSW RFS has an expectation that a better bush fire outcome is achieved where new development is proposed in association with existing facilities. As the bulk of existing structures in alpine areas are not constructed to appropriate bush fire standards, longer term plans should be developed to pro-actively enhance the overall bush fire protection.	<p>Tate Ski Club is committed to the continued upgrade of the Tate Ski Club lodge building to improve protection of the building and users in the case of a bushfire.</p> <p>The roof replacement and associated modifications that improve protection from bush fire and ember attack as guided by AS3959:2018 are part of longer term upgrades to the lodge.</p>

In summary, the proposed roof replacement is necessary as the roof is close to end of life. The replacement will allow for improvements to the protection of the lodge against bush fire and ember attack through improvements to the roof assembly and through improvements to ember protection at the roof and eave interface, and other edge of roof sheet areas.

The Board of the Tate Ski Club will be guided by the requirements of AS 3959:2018 for the replacement of the existing roof sheets and associated maintenance work to mitigate the effects of bushfire attack.

Warm regards,

Bill Broockmann

Chair, on behalf of the Tate Board