



Department of Planning
Housing and Infrastructure

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Approved Application No DA 24/15111

Granted on the 5 March 2025

Signed M D'Souza

Sheet No 4 of 26

BUSHFIRE HAZARD ASSESSMENT REPORT



INSTALLATION OF LIFT TO EXISTING BUILDING

PERISHER CENTRE

BURRAMYS ROAD, PERISHER VALLEY

KOSCIUSZKO NATIONAL PARK NSW 2625

LOT 208 DP46288

DATE: SEPTEMBER 2024

REPORT NO: 23145

REVISION: 01

PREPARED FOR: PERISHER BLUE PTY LTD C/O SOPHIE BALLINGER

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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Town Planner

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

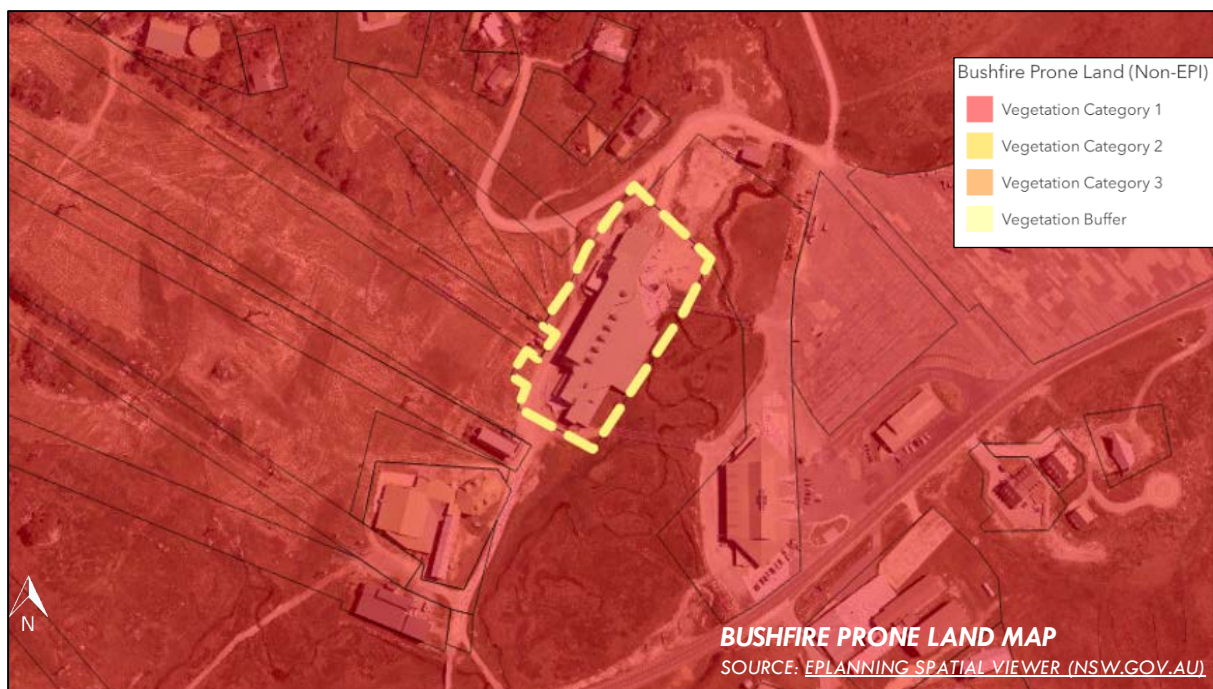
Accent Town Planning has been engaged by Perisher Blue Pty Ltd c/o Sophie Ballinger to prepare a Bushfire Hazard Assessment Report (BHAR) in accordance with the *Planning for Bushfire Protection 2019* (PBP 2019) for the addition of a lift to the Perisher Centre in Perisher Valley. The Perisher Centre is located in Lot 208 DP46288, Perisher Valley, 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) under Section 6.6: Alpine Resorts and is required to obtain a BFSa from the RFS under section 100B of the RF Act.

It is recommended that:

- **The proposed new lift being part of an existing commercial building containing Classes 3, 5, 6 and Class 9B and should be constructed to BAL 12.5.**

Pending compliance with the recommendations outlined in this report, the performance criteria and deemed to satisfy provisions of Chapter 6 SFPP Developments and Chapter 8 Other Development in *Planning for Bush Fire Protection* (NSW RFS 2019) are found to be satisfied.



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

- The subject site is surrounded by a mixture of *Managed Land* and *Alpine Complex*.
- Clearing will not exceed the clearing threshold permissible above which the Biodiversity Assessment Method (BAM) and offsets scheme to apply.
- The areas where the work is proposed, does not contain High Biodiversity Value areas.
- No changes to existing road access are proposed as part of this application.
- Perisher is serviced by reticulated water and hydrant system

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 Perisher Centre is consistent with *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 Perisher Centre area in Perisher 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 work to be undertaken is to install a new external lift between the ground floor and first floor of the Perisher Centre are to be constructed to BAL 12.5.

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 hydrant system. All above ground water pipes external to the building are to be metal.

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 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 Chapter 6 SFPP Developments and Chapter 8 Other Development in *Planning for Bush Fire Protection* (NSW RFS 2019) and is required to obtain a Bush Fire Safety Authority (BFSA) from the RFS under section 100B of the RF Act.

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

Accent Town Planning was commissioned to provide this bushfire assessment. Accent Town Planning inspected the site on 14 December 2023.

- **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



FIGURE 4A GROUND FLOOR PLAN

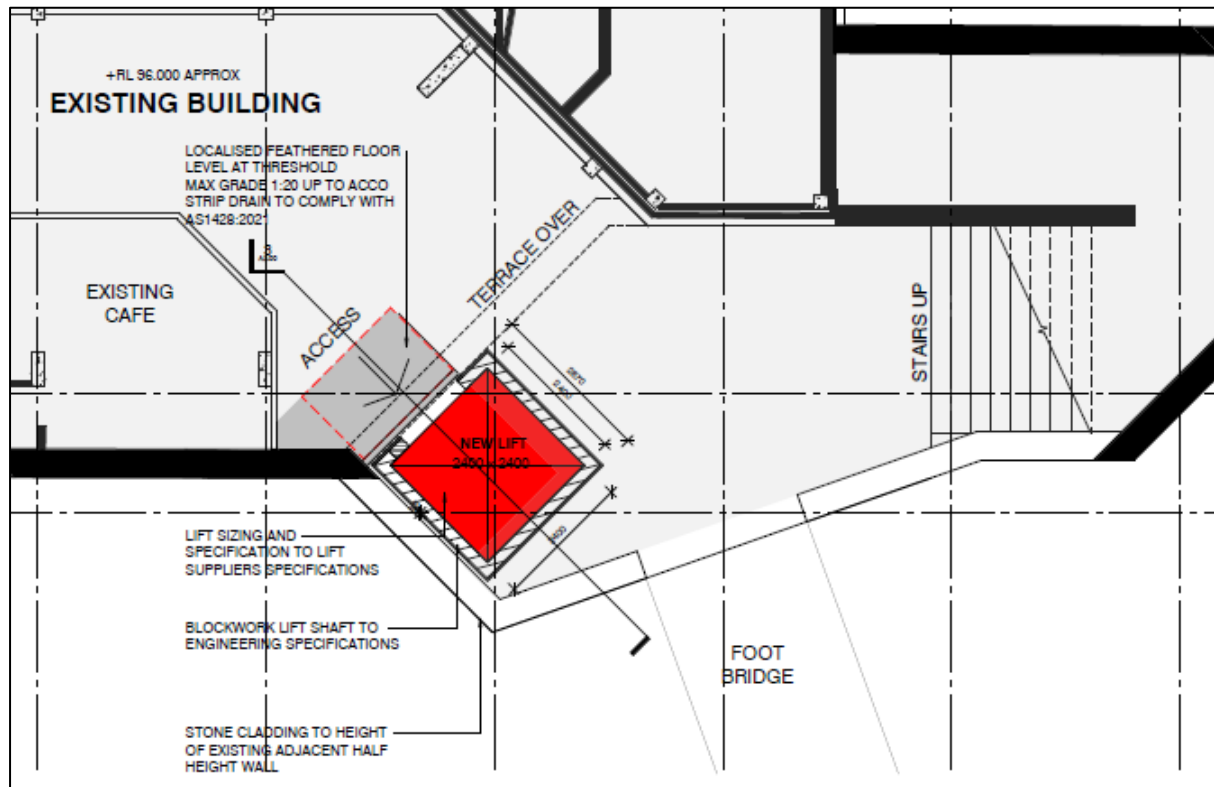
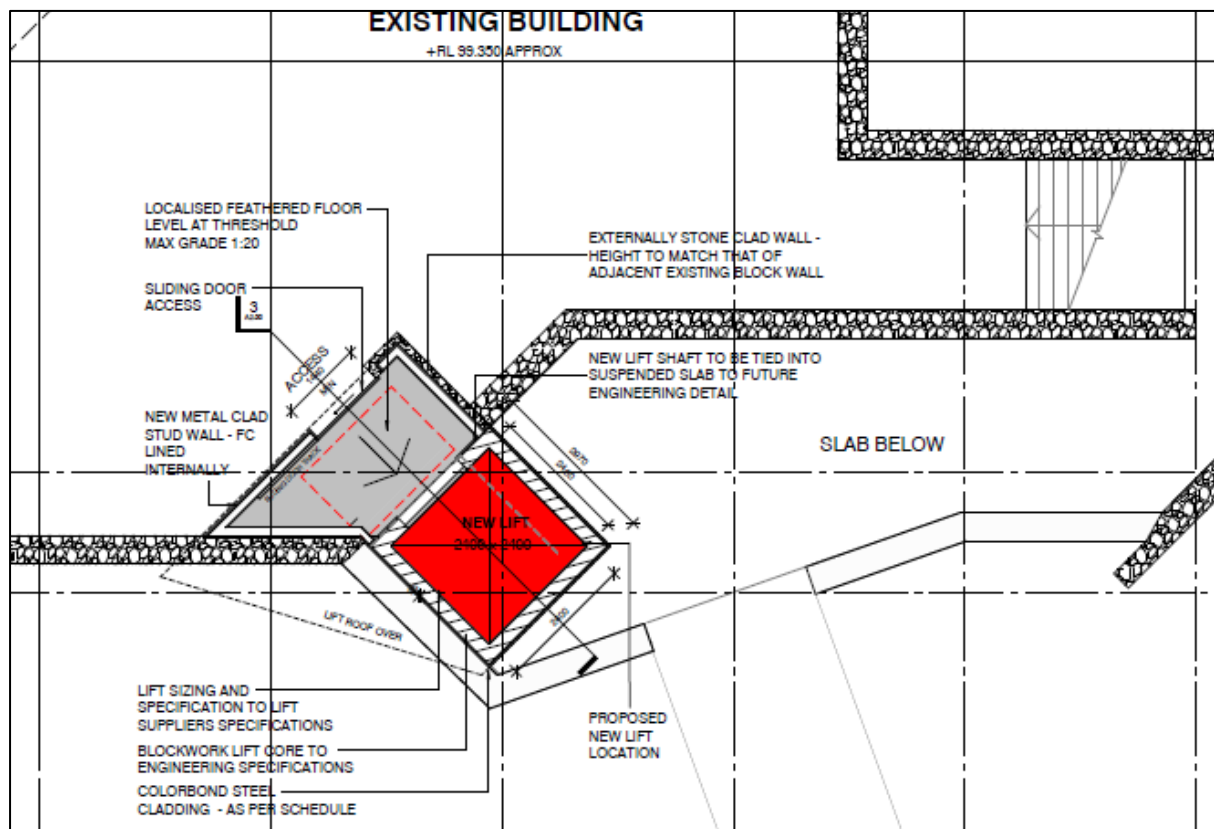


FIGURE 4B LEVEL 1 FLOOR PLAN



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 Perisher Centre has been mapped as:</p> <ul style="list-style-type: none"> - SUB-ALPINE SHRUB-GRASS WOODLAND - SUB-ALPINE WET HERB-GRASSLAND-BOG <p>According to Keith (2004) these formations are classified as both “Woodland” and “Forest”, as well as “Alpine Complex”. Perisher Valley primarily consists of <i>Sub Alpine Woodland</i> and <i>Alpine Complex</i> vegetation formations, with <i>Managed Land</i> in areas where the existing lodges and structures are located. The vegetation nearest to the proposed work is under the <i>Alpine Complex</i> and <i>Managed Land</i> categories.</p>
BIODIVERSITY VALUES MAP	7	The subject lot does not contain areas of High Biodiversity Values, however the area immediately beside it does as it includes the Perisher Creek and a buffer either side. 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 5 BUSHFIRE PRONE MAP

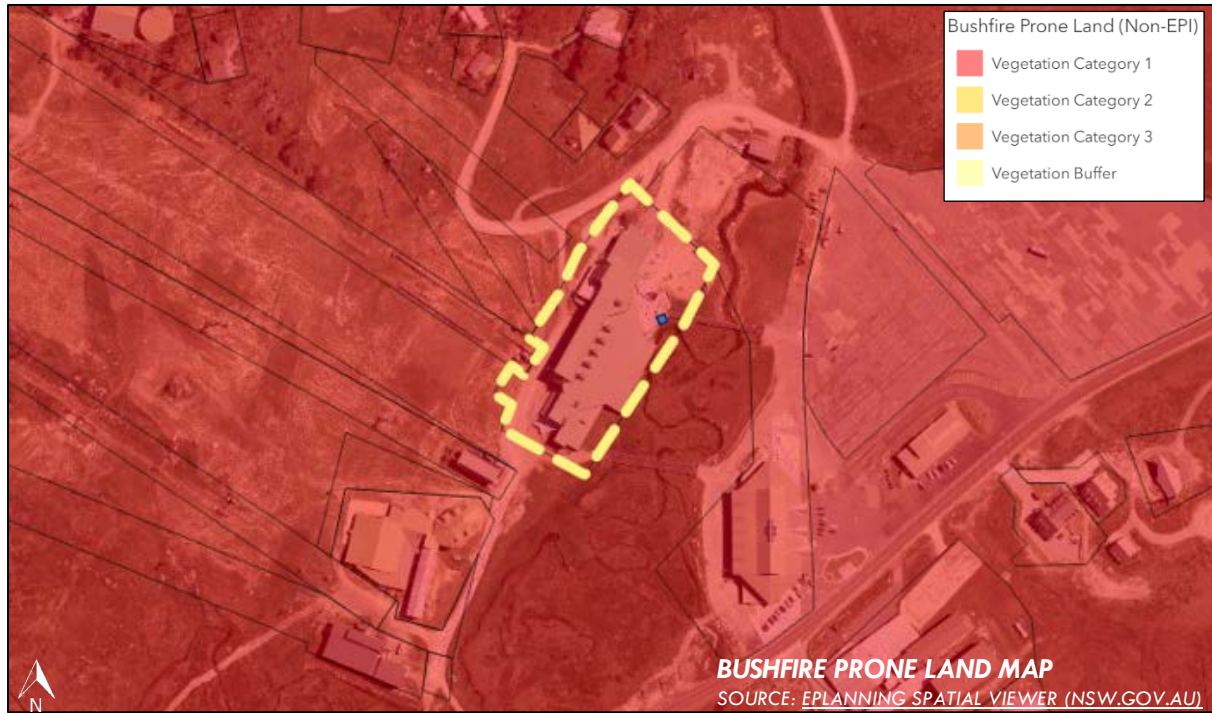


FIGURE 6 LEP MAP



FIGURE 7 VEGETATION MAPPING

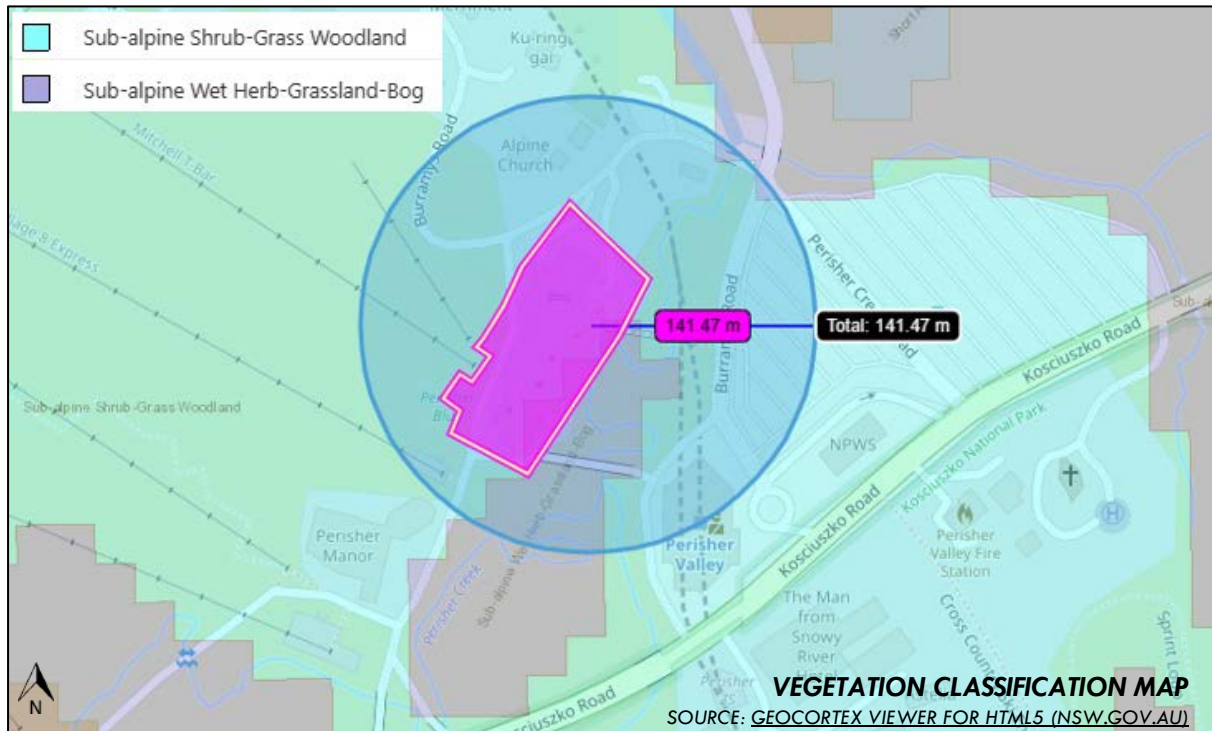


FIGURE 8 BIODIVERSITY VALUES MAP



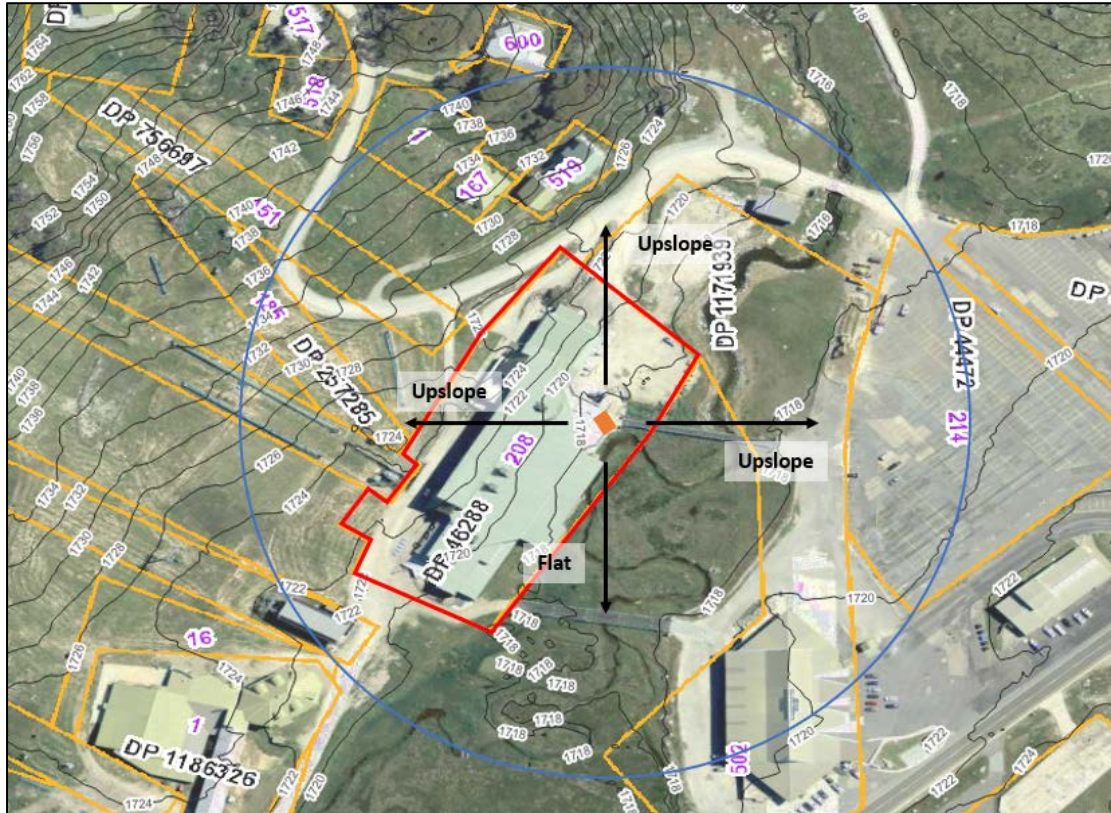
3. SITE DESCRIPTION

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 9 below, the land within 100m of the North and West elevations present a gentle upslope which traverses across the managed ski slopes, existing Perisher Centre and lodge areas as *Managed Land*. The land within 100m of the South elevation is flat and traverses across Perisher Creek and the surrounding banks, while the Eastern elevation presents an upslope, also across Perisher Creek before reaching the carparking area approximately 60m away.

FIGURE 9 SLOPE



3.2. VEGETATION FORMATION WITHIN 140 M OF THE SUBJECT SITE

Perisher Valley is primarily comprised of *Sub Alpine Woodland*, *Alpine Complex* and *Managed Land* at the base of the valley. Within 140m of the site, the area is a combination of *Sub Alpine Woodland* and *Alpine Complex* vegetation, with *Managed Land* amongst these.

As seen in Figure 7, within 140m of the subject site there are two vegetation types:

- **SUB-ALPINE SHRUB-GRASS WOODLAND**
- **SUB-ALPINE WET HERB-GRASSLAND-BOG**

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

TABLE 2 PREDOMINATE VEGETATION CLASSIFICATION

	VEGETATION FORMATION	EFFECTIVE SLOPE
NORTH	Managed Land	Upslope
EAST	Alpine Complex	Upslope
SOUTH	Alpine Complex	Flat
WEST	Managed Land	Upslope

SITE PHOTOS**1: VIEW FROM NORTH****2: VIEW FROM EAST**

3: OVERALL VIEW OF SITE



4: UPPER LEVEL VIEW



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 two of the four triggers and demonstrate that the proposed 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 11 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 as the proposed lift will be positioned on an existing concrete slab. 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 8, 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 BIODIVERSITY OFFSET SCHEME CONCLUSION

After our assessment of these triggers it is evident that the biodiversity offsets scheme will not be triggered by the addition of the lift. Upon assessment by the consent authority (ie Department of Planning) further assessment by a suitably qualified consultant may be required if they deem the other two triggers relevant.

5.0 BUSHFIRE THREAT ASSESSMENT

5.1 ASSET PROTECTION ZONES (APZ)

The proposed new lift is part of an existing commercial building containing Classes 3, 5, 6 and Class 9B.

PBP 2019 Table A1.12.7 has been used to determine the width of the required APZ for the proposed development using the vegetation and slope data identified. An FFDI of 50 was used for this location.

The vegetation classification for bushfire purposes for this site is a combination of Managed Land and Alpine Complex. *Alpine Complex* vegetation can be managed as an Inner Protection Area (IPA). The IPA is critical for providing a defendable space and managing heat intensities at the building surface.

Table 3 below shows the APZ and BAL Determination for the proposed works.

TABLE 3 APZ AND BAL DETERMINATION

	NORTH	EAST	SOUTH	WEST
GRADIENT	Upslope	Upslope	Flat	Upslope
VEGETATION	Managed Land	Alpine Complex	Alpine Complex	Managed Land
PROPOSED APZ	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA	ENTIRE LOT TO BE MANAGED AS IPA
SEPARATION DISTANCE FROM NEW WORKS (TO LOT BOUNDARY)	59m	13m	24m	60m
APZ REQUIRED BY PBP 2019 UNDER TABLE A1.12.7	12m	12 m	12m	12m
BAL PROPOSED	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5

Figure 10 below shows the distances between the new proposed works and the lot boundary.

FIGURE 10 DISTANCES FROM NEW WORKS TO LOT BOUNDARY

5.2. RELEVANT CONSTRUCTION STANDARD

The following was determined for this site..... BAL12.5

Relevant fire danger index..... FFDI 50

The proposed lift is to be constructed from steel.

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.

- Burramys Road and Kosciuszko Road are two-wheel drive accessible in summer, and in winter snow chains or 4wd can be required. 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.

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

Perisher is serviced by reticulated water and a hydrant system. The location and distance to the nearby hydrants will be consistent with the requirements of the PBP 2019.

6. HOW THIS PROPOSAL MEETS DEEMED TO SATISFY SOLUTION

DEMONSTRATION COMPLIANCE UNDER SECTION 8.3.1 – SPECIFIC OBJECTIVES PLANNING FOR BUSHFIRE (2019)

PERFORMANCE CRITERIA	COMPLIES	ACCEPTABLE SOLUTIONS
THE INTENT MAY BE ACHIEVED WHERE:		
→ To provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation	<input checked="" type="checkbox"/>	Burrmys Road and Kosciuszko Road are two-wheel drive accessible in summer, and in winter snow chains or 4wd can be required. 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.
→ To provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development	<input checked="" type="checkbox"/>	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.
→ To provide adequate services of water for the protection of buildings during and after the passage of bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building	<input checked="" type="checkbox"/>	Perisher is serviced by reticulated water and a hydrant system. The location and distance to the nearby hydrants will be consistent with the requirements of the PBP 2019. All gas and electricity services are to be located away from the hazard
→ Provide for the storage of hazardous materials away from the hazard wherever possible	<input checked="" type="checkbox"/>	Suitable storage areas for hazardous materials are available

7.0 HOW THIS PROPOSAL MEETS DEEMED TO SATISFY SOLUTION

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.

- ***The proposed new lift is to meet BAL 12.5 construction requirements as per AS 3959.***

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
Town Planner

18 September 2024