
From: David Cannon <davidc@setconsultants.com.au>

Date: 27 February 2025 at 10:46:55am AEDT

To: Ben Vitale <ben@vitaledesign.com.au>

Subject: RE: Development Application (PAN-504509): New application -Snowgums Lodge, Perisher

Hi Ben

I have revised the Bushfire Assessment Report to explicitly confirm that the Asset Protection Zone (APZ) will be entirely contained within the subject lot. The report also clarifies that no additional vegetation clearing is required beyond what has already been assessed and approved. Additionally, the assessment adopts a performance-based approach in accordance with Section 7.8 of *Planning for Bush Fire Protection 2019* (PBP 2019), ensuring that the proposed bushfire mitigation measures provide an improved bushfire resilience outcome for the development.

The subject site will continue to be maintained as an APZ. It is also noted that several adjoining properties contain existing cabins and infrastructure, which have been classified as managed land for the purposes of this assessment. Given the site constraints, the proposed development is unable to achieve the APZ distances prescribed in Table A1.12.1 of Appendix 1 of *PBP 2019*. Instead, the proposal applies a performance-based assessment, incorporating alternative bushfire protection measures to enhance the overall resilience of the development against ember attack, radiant heat, and potential flame contact.

The methodology and approach detailed in the report have been discussed with the NSW Rural Fire Service (RFS) prior to its preparation.

Kind Regards

David Cannon, Director ISET Consultants Pty Ltd

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