

# BUSHFIRE HAZARD ASSESSMENT REPORT



## PROPOSED ALTERATIONS AND ADDITIONS TO TOURIST ACCOMODATION APARTMENT 20 THE STABLES

20 CANDLE HEATH ROAD  
PERISHER VALLEY NSW 2624  
LOT 603 DP1 158020

DATE: MARCH 2025  
REPORT NO: 25107  
REVISION: 01  
PREPARED FOR: LOUISE GRINHAM  
PREPARED BY: ACCENT TOWN PLANNING

- 
- 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

## ACCENT TOWN PLANNING

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### **WRITTEN BY:**

Tammy Stewart

## 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 Louise Grinham to prepare a Bushfire Hazard Assessment Report (BHAR) in accordance with the *Planning for Bushfire Protection 2019* (PBP 2019) for the addition of new windows and internal layout amendments at Apartment 20 The Stables. The apartment is located within the Stables Resort at Lot 603 DP1158020, Perisher Valley, NSW, 2624.

The land is zoned C1: *National Parks and Nature Reserves* and is identified as being in Bush Fire Prone Land (BFPL) 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 Bush Fire Safety Authority (BFSa) from the RFS under section 100B of the RF Act.

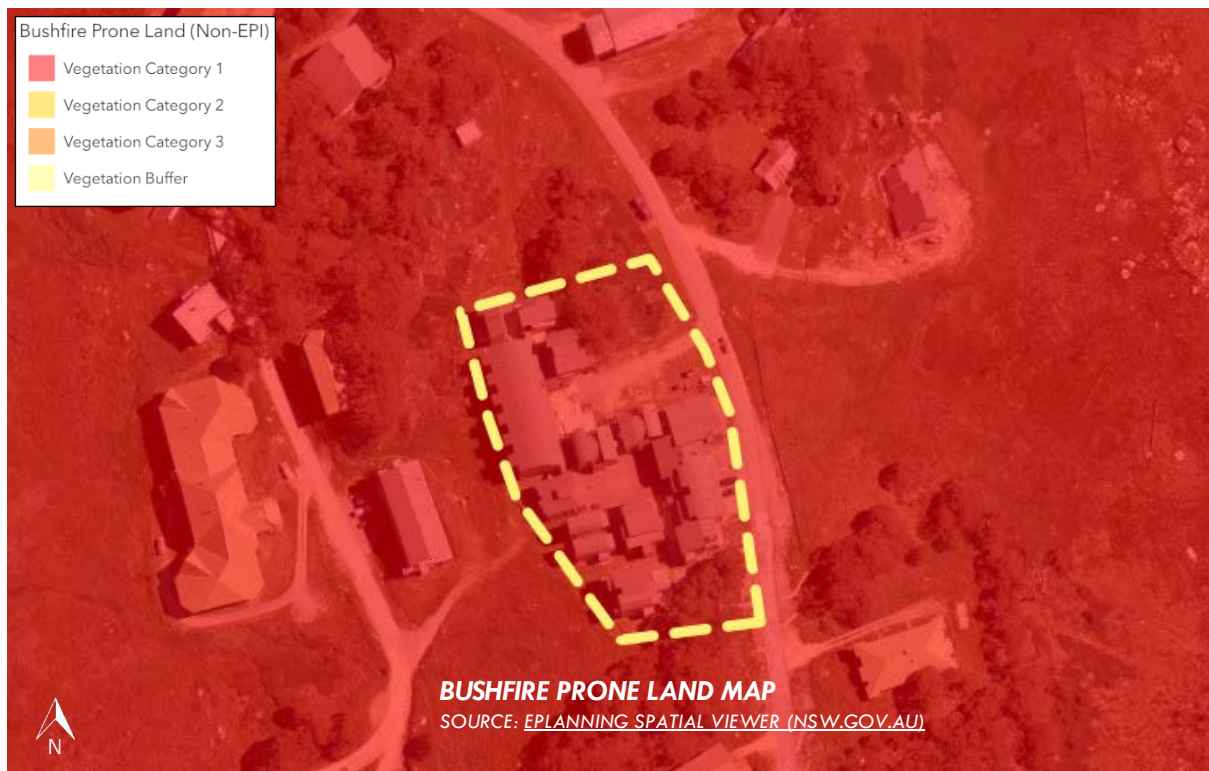
It is recommended that:

- **The proposed new window additions on the Southern elevation are to meet BAL 40 construction requirements as per AS 3959.**
- **Amendment to Internal Layout, meet the requirements of section 6.5 of the Planning for Bushfire Protection 2019 and do not require a specific BAL.**
- **Existing APZ outside lease area has been endorsed by NPWS as demonstrated in Figure 1**

**A copy of the NPWS approved APZ plan in Appendix II of this report.**

**Figure 1**





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

- The subject site is surrounded by Sub Alpine Woodland and Sub-Alpine Wet Herb Grassland-Bog (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 works are proposed, do not contain High Biodiversity Value areas.
- No changes to existing road access are proposed as part of this application.
- Perisher Valley 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 defensible space that permits unobstructed access around the building.

An APZ should be maintained from the commencement of building works and maintained for perpetuity for the following distances:

- **Entire lot to be managed as an Inner Protection Area (IPA).**

The APZ consists of an Inner Protection Area (IPA). The IPA is critical for providing a defensible space and managing heat intensities at the building surface.

NPWS have endorsed areas outside the lease agreement area to allow for an APZ to achieve BAL 40 construction.



### The Stables Apartments, Perisher Valley.

### APZ – Implementation /Management Plan



## CONSTRUCTION

The proposed works will include:

- Addition of windows on the Southern elevation.

The proposed works are to be constructed to achieve **BAL 40** as per AS3959-2018, with the exception that the construction requirements shall be varied to comply with the requirements of Section 7.5 of the NSW Rural Fire Service *Planning for Bushfire Protection 2019*.

Internal works and minor non-structural external building alterations fall under section 6.5 the Planning for Bushfire Protection 2019 and are not required to meet the requirements of a specific BAL. Any repair and replacement works that provide like-for-like replacement of existing materials must provide equivalent or improved bushfire resistant materials.

The proposed works as listed below fall under Section 6.5 of the Planning for Bushfire, the building elements concerned will need to comply with the requirements of AS 3959 or NASH Standard under the NCC.

→ Internal Layout Amendments

## 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 (DPE) 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).

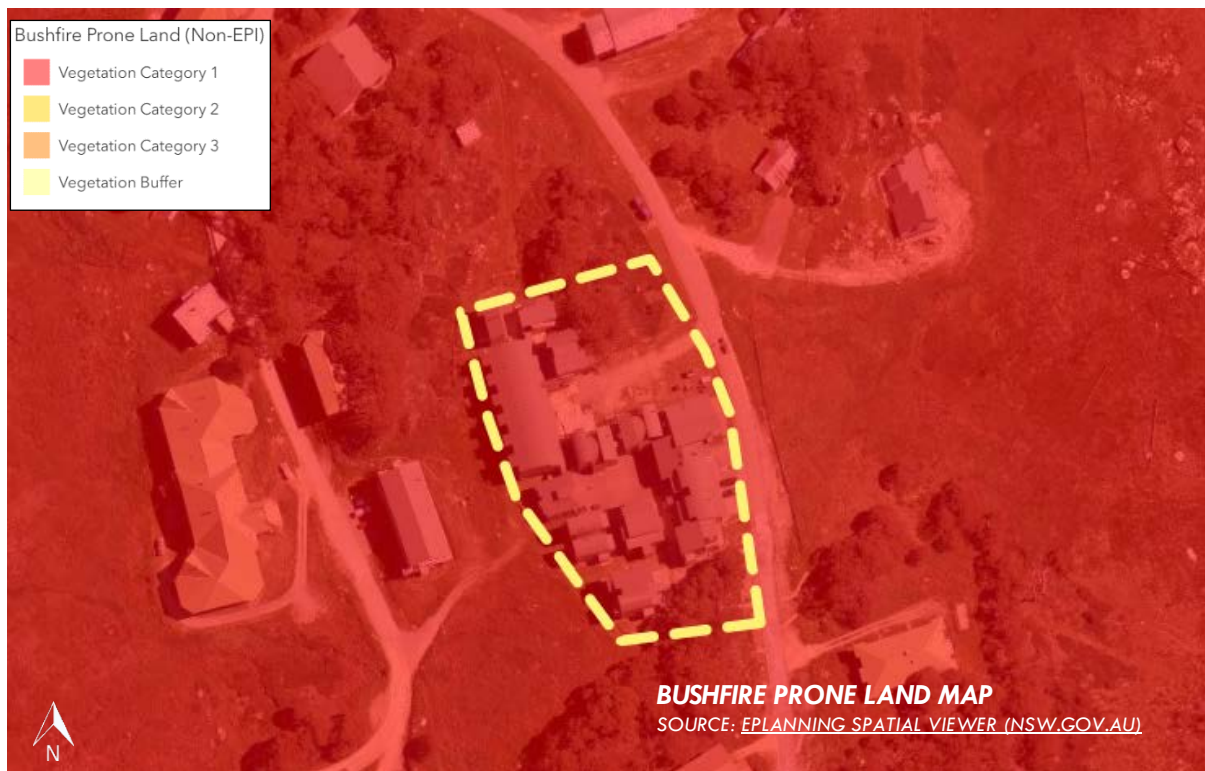
The report has been prepared in accordance with the submission requirements of Appendix 4 of *Planning for Bush Fire Protection* (NSW RFS 2019) and identifies the proposal can meet the appropriate objectives and performance criteria of Section 6.4, 6.5 and 6.6 *Planning for Bush Fire Protection* (NSW RFS 2019).

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

Accent Town Planning was commissioned to provide this bushfire assessment. Accent Town Planning inspected the site on 18/03/2025.

- **FIGURE 2** – Shows the subject lot location.
- **FIGURE 3** – Provides a broad scale aerial view of the subject site.
- **FIGURE 4** – Shows a close-up aerial view of the site.
- **FIGURE 5** – Provides the site plan and architectural plans for the development.

**FIGURE 2 SITE LOCATION**





**FIGURE 3 BROAD SCALE AERIAL VIEW OF THE SUBJECT SITE**



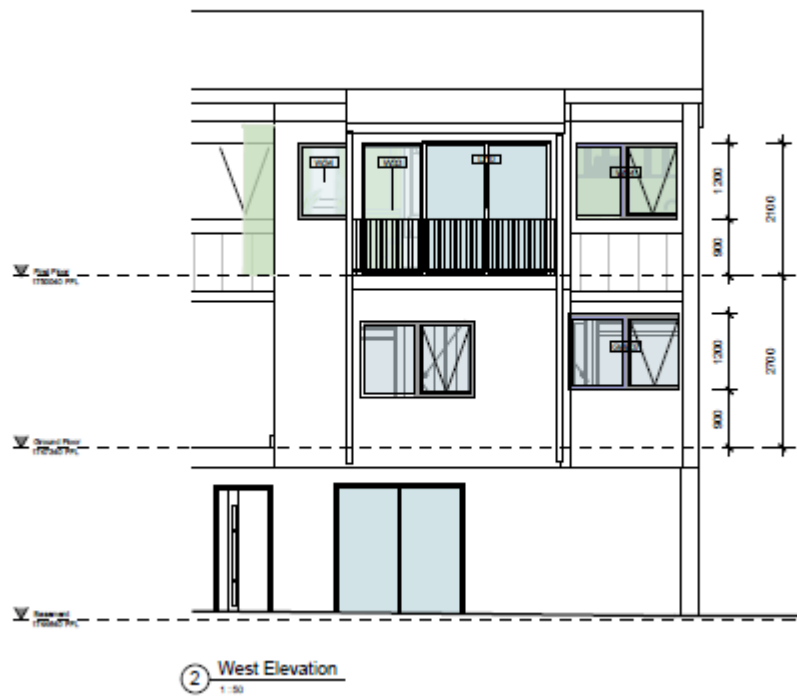
**FIGURE 4 CLOSE UP AERIAL VIEW OF THE SITE**













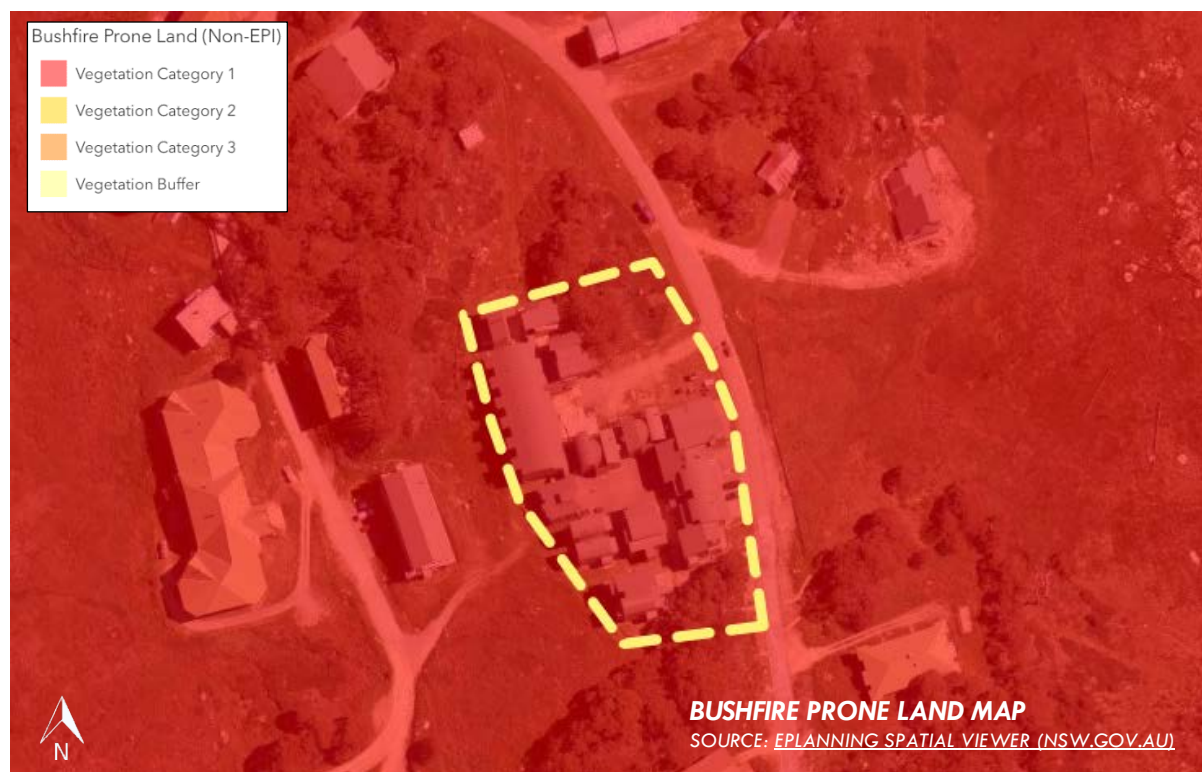
## 2. PLANNING LAYERS

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

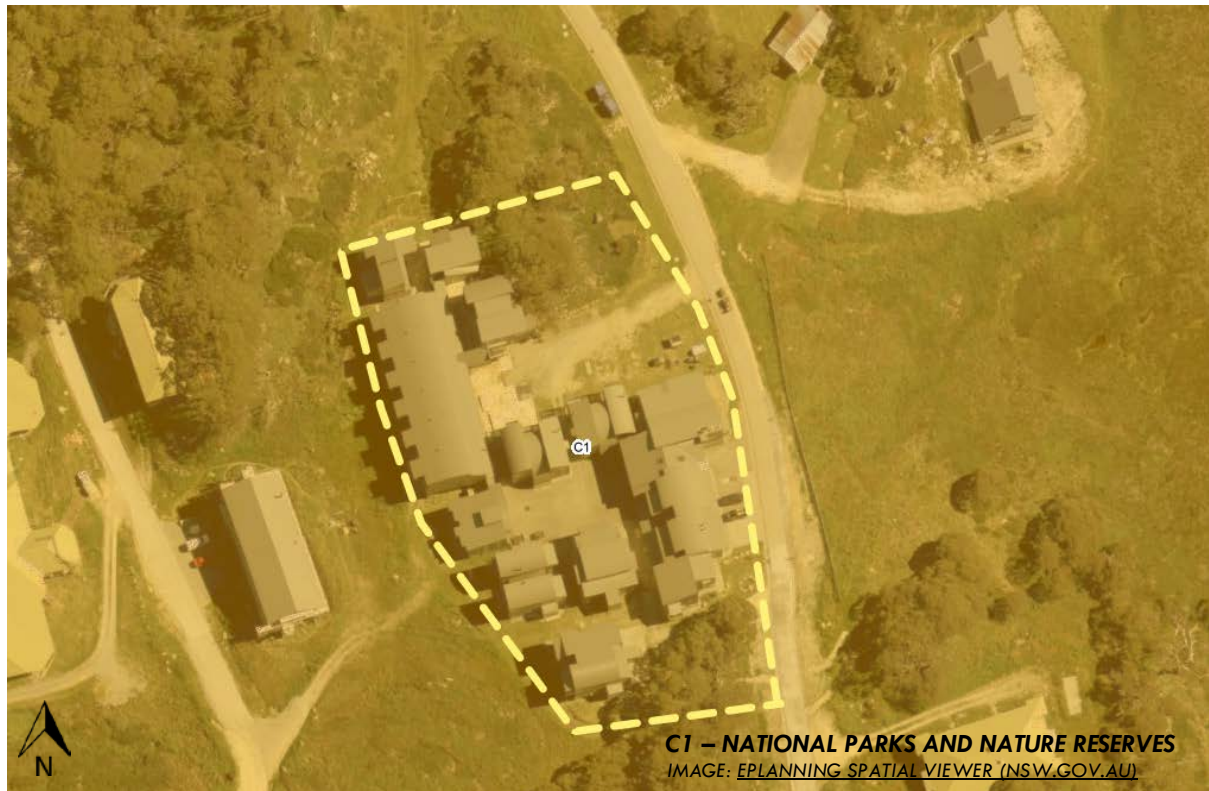
**TABLE 1 PLANNING LAYERS**

MAP	FIGURE	DESCRIPTION
<b>BUSHFIRE PRONE LAND MAP</b>	6	The subject lot is mapped as “Vegetation Category 1”.
<b>LEP ZONE MAP</b>	7	The subject lot is zoned as “C1 – National Parks and Nature Reserves”.
<b>VEGETATION MAPPING</b>	8	<p>The vegetation within 140m of The Stables Resort Perisher has been mapped as:</p> <ul style="list-style-type: none"> <li>→ Sub-alpine Shrub-Grass Woodland</li> <li>→ Sub-alpine Wet Herb-Grassland-Bog</li> </ul> <p>According to Keith (2004) Sub-alpine Shrub-Grass Woodland formation is classified as both “Woodland” and “Forest” depending on the density of the vegetation. Sub-alpine Wet Herb-Grassland-Bog formation is classified as “Alpine Complex”</p> <p>The land surrounding the lodge comprises of a mixture of <i>Managed Land</i> and <i>Sub-Alpine Woodland and Alpine Complex</i>.</p>
<b>BIODIVERSITY VALUES MAP</b>	9	The subject lot does not contain areas of High Biodiversity Values

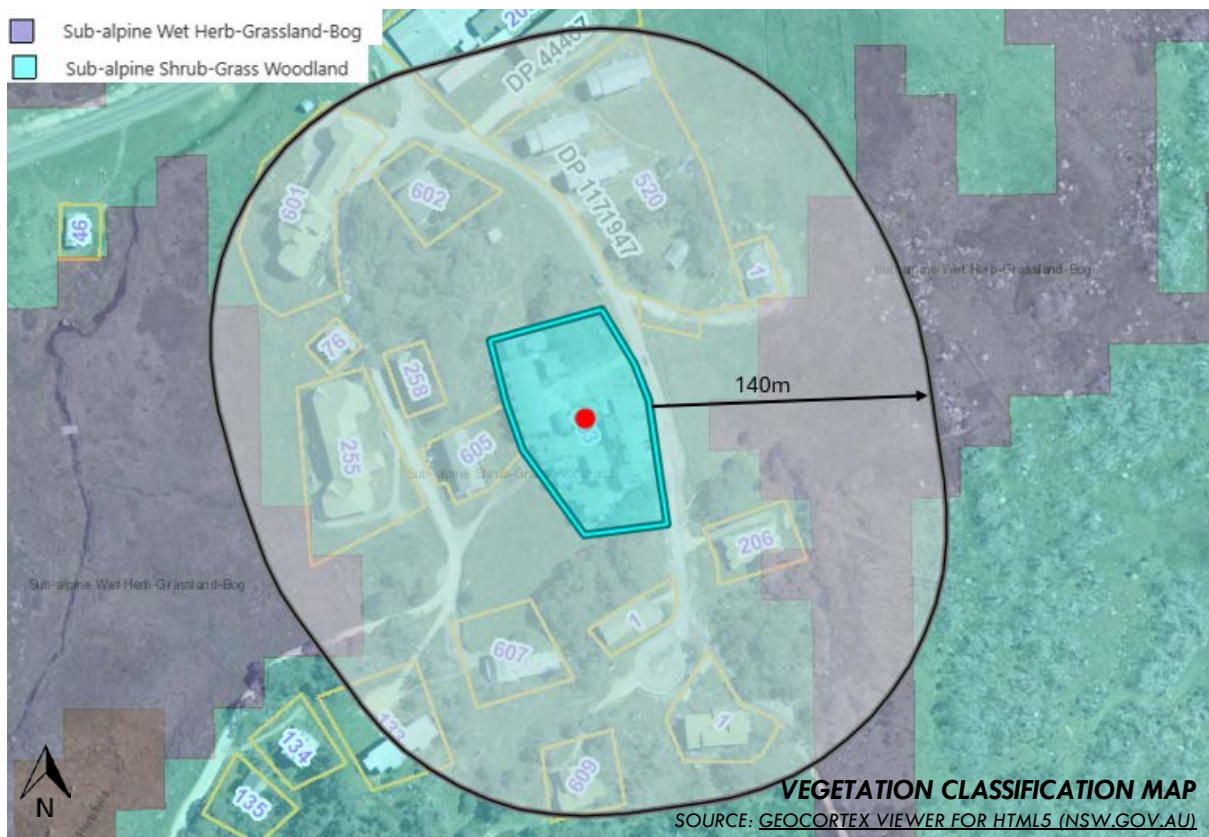
**FIGURE 6 BUSHFIRE PRONE MAP**



**FIGURE 7 LEP MAP**



**FIGURE 8 VEGETATION MAPPING**





**FIGURE 9 BIODIVERSITY VALUES MAP**





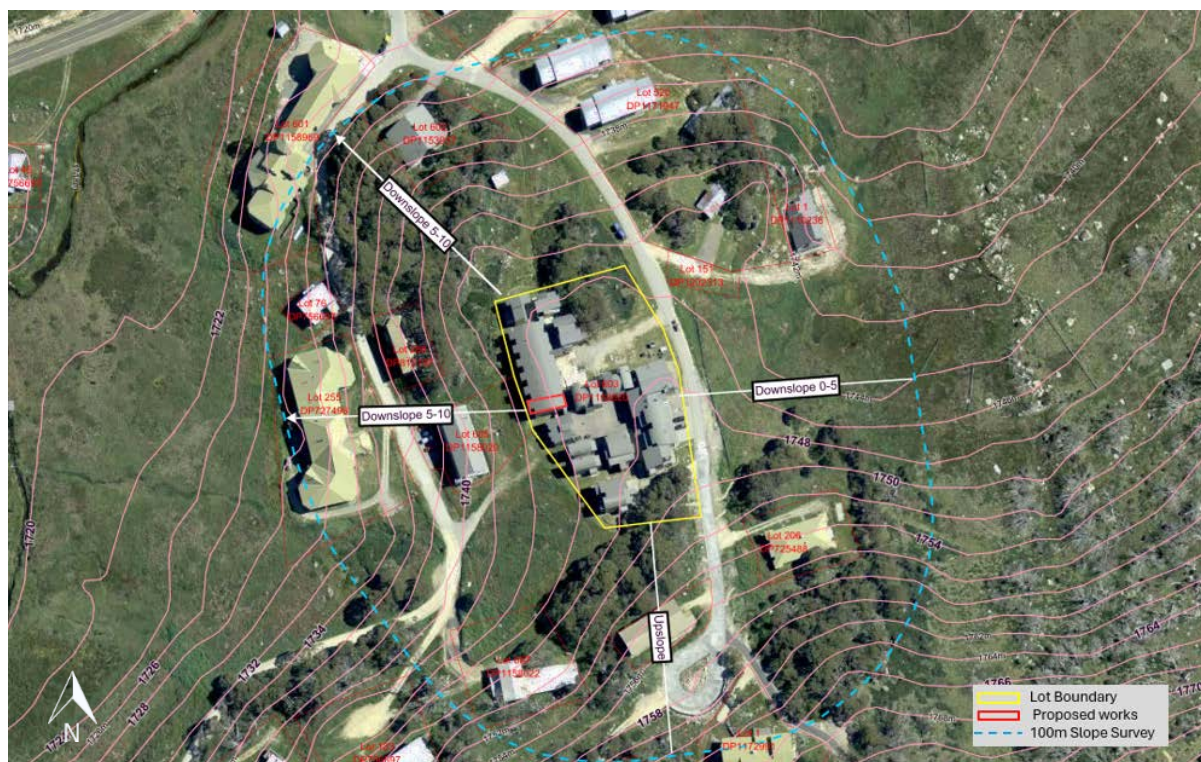
### 3. SITE DESCRIPTION

#### 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 10 below, the land within 100m of the North elevation presents a 5-10° Downslope with the South presenting an Upslope both under *Sub Alpine Woodland* vegetation. Vegetation to the East and West comprise of Alpine Complex. With a 0- 5° Downslope to the East and a 5-10° Downslope to the West.

**FIGURE 10 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 primarily Managed Land, with Sub Alpine Woodland and Alpine Complex as the primary threat.

As seen in Figure 8, within 140m of the subject site consists primarily of the following vegetation types:

- Sub-alpine Shrub-Grass Woodland
- Sub-alpine Wet Herb-Grassland-Bog (Alpine Complex)

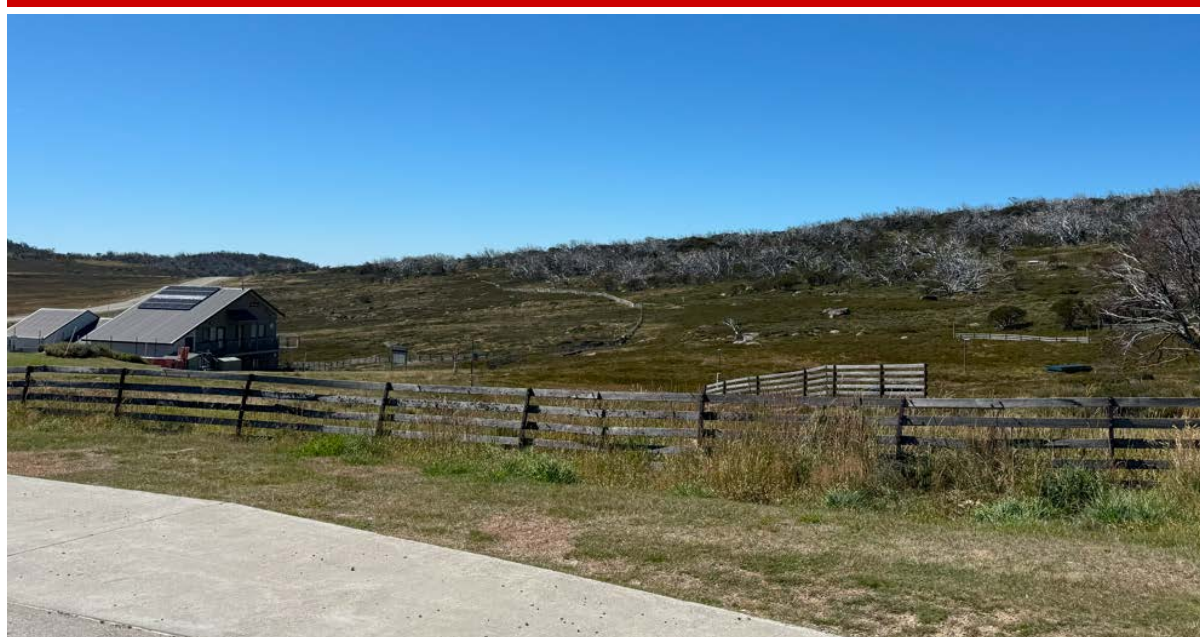
The Stables Resort is located in a village type setting and is surrounded by tourist accommodation lodges of a similar scale. In order to retain the significant vegetation of the area, mature trees have been retained surrounding some lodges to provide the opportunity for development, whilst retaining the significant landscape features in the area (where possible).

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



**TABLE 2      PREDOMINATE VEGETATION CLASSIFICATION**

	<b>VEGETATION FORMATION</b>	<b>EFFECTIVE SLOPE</b>	<b>PHOTOS</b>
<b>NORTH</b>	Sub-Alpine Woodland	5-10 ° Downslope	1
<b>EAST</b>	Alpine Complex	0-5 ° Downslope	2
<b>SOUTH</b>	Sub-Alpine Woodland	Upslope	3
<b>WEST</b>	Alpine Complex	5-10 ° Downslope	4

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



**3: SOUTH**



**4: WEST**





## 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 involve tree removal or clearing. 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 9, the subject allotment does not contain areas with high biodiversity values. Hence, the proposed works do not trigger the entry into 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 alterations and additions. 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)

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. An APZ should be maintained from the commencement of building works and maintained for perpetuity.

The vegetation classification for bushfire purposes for this site is a combination of Alpine Complex and Sub-Alpine Woodland. *Sub-Alpine Woodland* 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.

The IPA should provide a tree canopy cover less than 15% and any tree canopies must be located greater than 2 metre from any part of the proposed lodge roofline. Garden beds of flammable shrubs should not be located under trees and should be no greater than 10m from an exposed window or door. Trees should have lower limbs removed up to a height of 2 metres above ground.

Table 3 below shows the APZ and BAL Determination for The Stables Resort.

**TABLE 3 APZ AND BAL DETERMINATION**

	NORTH	EAST	SOUTH	WEST
GRADIENT	Downslope 5 – 10°	Downslope 0 – 5°	Upslope	Downslope 5 – 10°
VEGETATION	Sub Alpine Woodland	Alpine Complex	Sub Alpine Woodland	Alpine Complex
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
APZ REQUIRED BY PBP 2019 UNDER TABLE A1.12.7	17-<22m	5-<6m	11-<15m	5-<7m
NPWS ENDORSED APZ	17 m	11m	11m	11m
BAL PROPOSED	BAL 40	BAL 40	BAL 40	BAL 40

An APZ plan has been endorsed by NPWS with distances outlined in Table 2 and demonstrated in Figure 1. The APZ does not require any additional clearing of native vegetation



## The Stables Apartments, Perisher Valley.

### APZ – Implementation /Management Plan



## 5.2. RELEVANT CONSTRUCTION STANDARD

The Australian Standard AS 3939 – 2018 is the enabling standard that addresses the performance requirements of both parts 2.3.4 and Part GF5.1 of the Building Code of Australia for the construction of the Class 1, 2 and Class 3 buildings within a designated Bushfire Prone Area.

The following was determined for this site:

Relevant fire danger index..... FFDI 50

The proposed new window additions will be required to meet **BAL 40** construction on all elevations as per the requirements of AS 3959.

## 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.

- Candle Heath Road 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**

Perisher Valley is serviced by reticulated water and a hydrant system. 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
<b>THE INTENT MAY BE ACHIEVED WHERE:</b>		
→ provide an appropriate defensible space	<input checked="" type="checkbox"/>	The entire allotment is to be managed as an Inner Protection Area (IPA). This will provide an appropriate defensible space surrounding the existing building, and will prevent the need to reduce sensitive vegetation.
→ site the building in a location which ensures appropriate separation from the hazard to minimise potential for material ignition	<input checked="" type="checkbox"/>	The proposed alterations and additions have been sited appropriately, in line with the existing development, and recognises the surrounding vegetation.
→ 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 are proposed.
→ ensure there is no increase in bush fire management and maintenance responsibility on adjoining landowners without their written confirmation	<input checked="" type="checkbox"/>	Existing APZ's approved by NPWS outside of the leasehold area. No increase in bush fire management and maintenance responsibility on adjoining landowners proposed.
→ ensure building design and construction enhances the chances of occupant and building survival	<input checked="" type="checkbox"/>	The works will provide BAL 40 construction, which provides an appropriate shelter location for occupants.
→ 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 Candle Heath Road, which is an all-weather two-wheel drive access road.  Emergency Evacuation plan will be provided in accordance with Persher Valley evacuation management plan. An individual evacuation plan will be prepared as described in section 5.4. of this report.

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

PERFORMANCE CRITERIA	COMPLIES	ACCEPTABLE SOLUTIONS
<b>THE INTENT MAY BE ACHIEVED WHERE:</b>		
→ provide an appropriate defendable space	<input checked="" type="checkbox"/>	The entire allotment is to be managed as an Inner Protection Area (IPA). This will provide an appropriate defendable space surrounding the existing building, and will prevent the need to reduce sensitive vegetation.
→ 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;	<input checked="" type="checkbox"/>	All new building works are to comply with AS 3959, as per the recommendations of this report.
→ 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"/>	Existing APZ's approved by NPWS 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"/>	Existing APZ's approved by NPWS 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"/>	Existing APZ's approved by NPWS 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"> <li>– the scope of the proposed works, including any increase in size and footprint of the building</li> <li>– any additional capacity for the accommodation of guests and/or staff on site</li> <li>– the cost associated with the proposed upgrade of any building.</li> </ul>	<input checked="" type="checkbox"/>	Access to the development is provided via Candle Heath Road, which is an all-weather two-wheel drive access road.  Emergency Evacuation plan will be provided in accordance with Perisher Valley evacuation management plan. An individual evacuation plan will be prepared as described in section 5.4. 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 development is not considered to be such that the proposal should be denied due to bushfire considerations.

- ***The entire allotment is to be managed as an Inner Protection Area.***
- ***The proposed new window additions are to achieve BAL 40 on the Southern elevation as per AS 3959.***
- ***Amendment to Internal Layout, meet the requirements of section 6.5 of the Planning for Bushfire Protection 2019 and do not require a specific BAL.***
- ***Existing APZ outside lease area has been endorsed by NPWS as demonstrated in Figure 1***

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

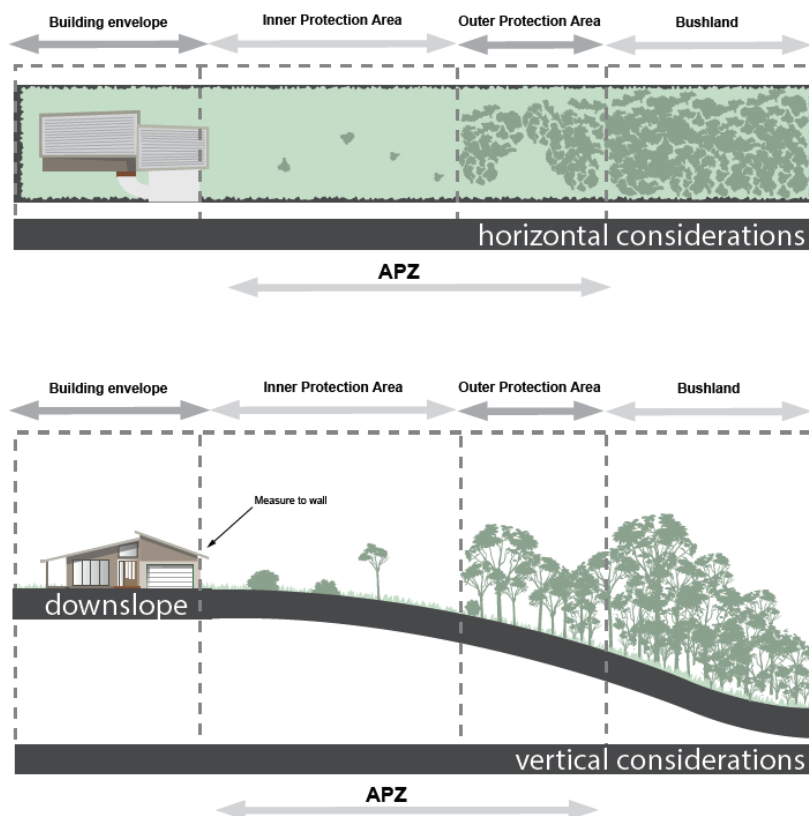
**MARCH 2025**

## 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.



## APPENDIX II APZ PLAN ENDORSEMENT



Our reference: EF20/31338-07  
Doc21/177850

The Stables'  
C/- Tziallas Architects  
210-224 Bong Bong Street,  
Bowral NSW

To Whom it may concern,

### Asset Protection Zone Plan – 'The Stables' Apartments, Persher Valley.

I refer to your application to undertake vegetation management works for the establishment and ongoing management of an Asset Protection Zone (APZ) for The Stable Apartments, Persher Valley, as per the attached APZ plan.

I understand that the proposed works are required to provide a defensible space around the building and to remove any potential hazardous trees or branches which are overhanging the building and that the works may include:

- Removal of all fine fuels such as leaves, twigs, bark etc surrounding the building
- Removal of any trees or branches that are overhanging the building whether live or dead
- Removal of trees to provide a defensible space within the lease and extending beyond the lease area as per the attached plan
- Selective removal of native ground cover or trimming of ground cover within the defensible space. We request that the minimum amount of removal is conducted to achieve the desired result.

I note the following provisions to ensure the works comply with the RFS standards in the 'Planning for Bushfire Protection' 2019:

- Native tree canopies will not exceed 15% of the area
- Understorey vegetation will not exceed 10% of the area
- Tree canopies will not be continuous from hazard to asset
- Lower branches will be pruned up to 2m above the ground
- Tree canopies will not overhang the building
- No understorey heath vegetation to be located below trees.

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Kosciuszko Road Jindabyne NSW  
Tel: (02) 6450 5555 Fax: (02) 6450 5030  
ABN 30 841 387 271  
[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)



In light of the information provided to NPWS, the proposed works are considered likely to have minimal environmental impact and are required to provide an APZ for the lodge.  
Approval is given under *Clause 21 (2) of the National Parks and Wildlife Regulation 2019* for the proposed works.

The approval is granted subject to conditions which are set out below:

1. If any of the works fall outside of the scope described above, then further consultation with NPWS is required
2. All vegetation must be checked to ensure there are no fauna or fauna habitats prior to felling. This may include active nests, hollows or dreys. If fauna or evidence of fauna is found, further consultation with NPWS is required
3. Works to be undertaken using hand held equipment only, such as chainsaws, mowers or brushcutters,
4. All vegetation should be moved away from the building so it does not add to the fuel load around the building
5. Tree removal should be undertaken by dismantling piece by piece rather than cutting down whole. The timber must be either removed from Kosciuszko National Park or cut up and stacked appropriately for use as firewood
6. Tree stumps are cut to ground level only. Stumps are not permitted for removal (ie. no soil disturbance)
7. All works must be in accordance with the RFS Standards for APZs.

This approval is granted for the life of the lease and is for both the implementation of the APZ plan as well as the ongoing vegetation management for the entire APZ.

If you have any enquires regarding this matter, please contact Marion Battishall, Resorts Liaison Officer, on 6450 5543.

Yours sincerely



Gabriel Wilks  
Manager Southern Ranges Services  
Southern Ranges Branch  
10<sup>th</sup> February 2021

## The Stables Apartments, Perisher Valley.

### APZ – Implementation /Management Plan

