BUSH FIRE ASSESSMENT

1 Bobuck Lane Thredbo 2625

Plan Reference: Lot 716/-/DP1119757

Development Description: Proposed Alterations and Additions

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DOCUMENT TRACKING

Issue Date	Issued to	Description	Version
23/04/2026	Bellevarde Constructions	Issued for DA.	A (Draft)

DISCLAIMER and TERMS OF USE

"*It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature of behaviour of fire, and extreme weather conditions*." (AS3959 2018).

Bushfire Planning & Design cannot be held liable for the loss of life or property caused by a bushfire event. This report has considered the relevant planning instruments, bushfire constructions codes and practices applicable at the time of writing. Should additional information be provided after this report has been issued, we reserve the right to review and if necessary modify our report. Bushfire Planning and Design has no control over workmanship, buildings degrade over time and vegetation if not managed will regrow. In addition legislation and construction standards are subject to change. Due to significant variance of bushfire behaviour, we do not guarantee that the dwelling will withstand the passage of bushfire even if this development is constructed to the prescribed standards.

This report has been based on our interpretation of Planning for Bushfire Protection (2019), AS3959 (2018) and the methodology for site specific bushfire assessment. As a consultant, our view can be subjective. Our opinions may differ from the opinions provided by you the Client (or Client Representative), the Council, the RFS or another bushfire consultant. The Rural Fire Service (RFS) has a higher authority and can upon their review, increase a nominated BAL-rating or entirely reject a development proposal. Any such recommendations made by the RFS take precedence. Our role is intermediary between our Client (or Client Representative) and the consenting authority. We apply our knowledge of the relevant bushfire protection standards to provide the best possible outcome for our Client (or Client Representative), both from a bushfire safety and financial perspective. Should the RFS modify our recommendations or reject the proposal to which this report relates to we will not be held liable for any financial losses as a result. By using this document, you the Client (or Client Representative) agree to and acknowledge the above statements

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TABLE OF CONTENTS

05 **PART A - BACKGROUND AND BRIEFING NOTES**

06 A.01 DEVELOPMENT PROPOSAL
08 A.02 SITE LOCATION, DESCRIPTION AND POTENTIAL BUSHFIRE THREATS
08 A.03 BUSHFIRE PRONE LAND
08 A.04 LAND USE, ZONING AND PERMISSIBILITY
12 A.05 REGULATORY FRAMEWORK
13 A.06 SIGNIFICANT ENVIRONMENTAL FEATURES
13 A.07 DETAILS OF ABORIGINAL HERITAGE
13 A.08 THREATENED SPECIES, COMMUNITIES AND CRITICAL HABITATS
15 A.09 REPORT LIMITATIONS

16 **PART B - BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT**

16 B.01 INTRODUCTION
16 B.02 SLOPE DETERMINATION
16 B.03 HOW THE VEGETATION COVER IS MEASURED
16 B.04 PREDOMINANT VEGETATION FORMATIONS
23 B.05 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

26 **PART C BUSHFIRE PROTECTION MEASURES / RECOMMENDATIONS**

27 C.01 ASSET PROTECTION ZONES (APZs)
28 C.02 CONSTRUCTION
28 C.02A BETTER BUSH FIRE PROTECTION OUTCOME – CLADDING REPLACEMENT
29 C.03 WATER, ELECTRICITY AND GAS
29 C.04 ACCESS
29 C.05 EMERGENCY MANAGEMENT

30 **PART D - PBP (2019) OBJECTIVES FOR ALPINE RESORTS / SFPP INFILL**

32 **PART D SUMMARY**

33 D.01 REFERENCES
33 D.02 APPENDICES

GLOSSARY

The abbreviations that are commonly used are explained below. Not all are present in this report.

APZ	Asset Protection Zone
AS3959	Australian Standard for the Construction of a Building in a Bushfire Prone Area
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BFPL	Bush Fire Prone Land
BFPLM	Map Bush Fire Prone Land Map
BFDB	Bush Fire Design Brief
BPM	Bush Fire Protection Measure
DA	Development Application
DCP	Development Control Plan
DPIE	Department Of Planning, Industry And Environment
D-S	Down-Slope
DTS	Deemed to Satisfy
EPA ACT	Environmental Planning And Assessment Act 1979
FDI	Fire Danger Index
FFDI	Forest Fire Danger Index
GFDI	Grassland Fire Danger Index
IPA	Inner Protection Area
LEP	Local Environmental Plan
NASH	National Association of Steel Framed Housing
NCC	National Construction Code
OPA	Outer Protection Area
PBP	Planning for Bush Fire Protection
RF ACT	Rural Fires Act
RF REG	Rural Fires Regulation
NSW RFS	New South Wales Rural Fire Service
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
SFR	Short Fire Run
SSD	State Significant Development
U-S	Up-slope

PART A - BACKGROUND AND BRIEFING NOTES

ASSESSMENT DETAILS

Client		Bellevarde Constructions	
Location		1 Bobuck Lane Thredbo 2625	
Title reference		Lot 716/-/DP1119757	
LGA		Snowy Monaro Regional Council	
Zoning		C1: National Parks and Nature Reserves	
Development Proposal		Alterations and Additions	
PBP (2019) Assessment Type		SFPP Infill (PBP Chapter 6)	
Assessed BAL-rating		BAL-29	
Bushfire Consultancy		Bushfire Planning and Design - Director Matthew Noone - Accreditation number BPAD-25584 (Level 3)	
Report no.	Date of Issue	BR-2026-00362-A	23/04/2026

SCOPE

This report has been prepared to support a Development Application on bush fire prone land and is submitted to the NSW Rural Fire Service for assessment under Section 100B of the Rural Fires Act 1997.

The report provides an assessment of the proposed development against the requirements of Planning for Bush Fire Protection 2019 and identifies where the proposal satisfies the relevant acceptable solutions or, where applicable, varies from these provisions. In such cases, the report outlines the basis for compliance with the underlying performance intent.

The report includes an assessment of the Bushfire Attack Level (BAL) and details the Bushfire Protection Measures (BPMs) to be incorporated into the development to achieve an acceptable level of bush fire protection in accordance with Planning for Bush Fire Protection 2019 and AS 3959:2018 Construction of Buildings in Bushfire Prone Areas.

The recommendations within this report are to be incorporated into the development design and reflected in the Development Application documentation and any subsequent consent conditions.

A.01 DEVELOPMENT PROPOSAL

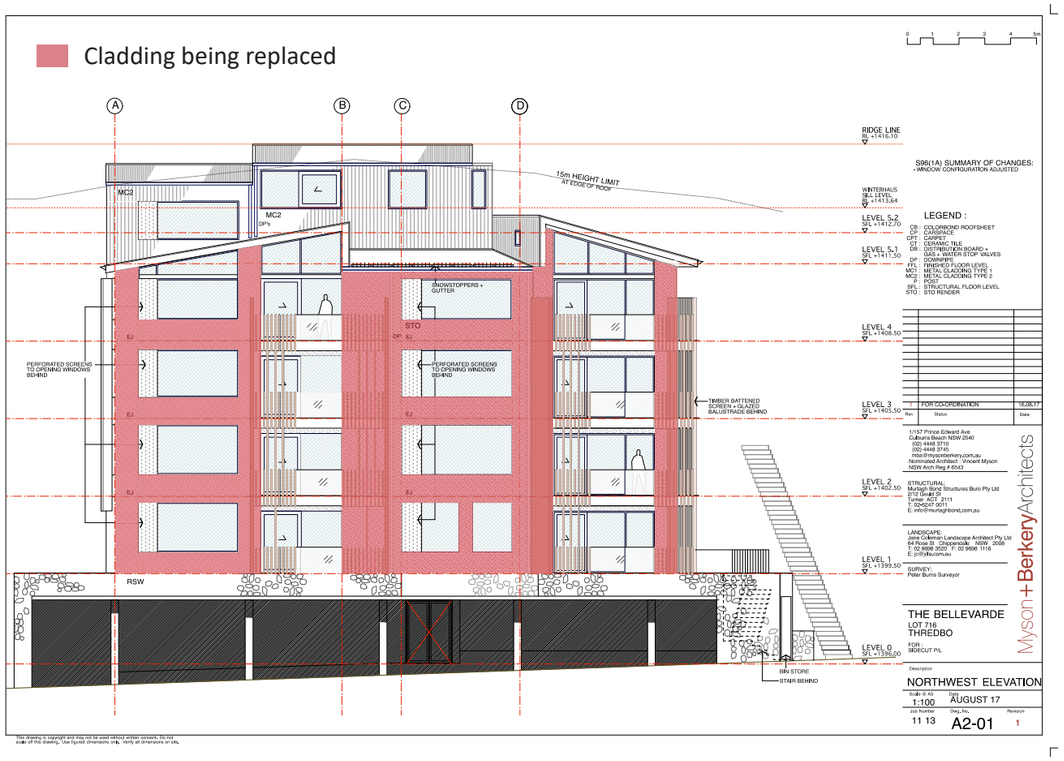
The proposed development comprises minor external alterations to an existing tourist accommodation building, being a Special Fire Protection Purpose (SFPP) development. The works are limited to the replacement of existing external wall cladding to the upper levels of the building.

The scope is confined to like-for-like replacement of non-structural cladding elements, with no increase to the building footprint, height, openings, or overall configuration. The works are predominantly located on the non-hazard facing elevations. The south-western elevation has a moderate level of exposure to a narrow band of vegetation; however, the extent of works does not alter the building's bush fire risk profile.

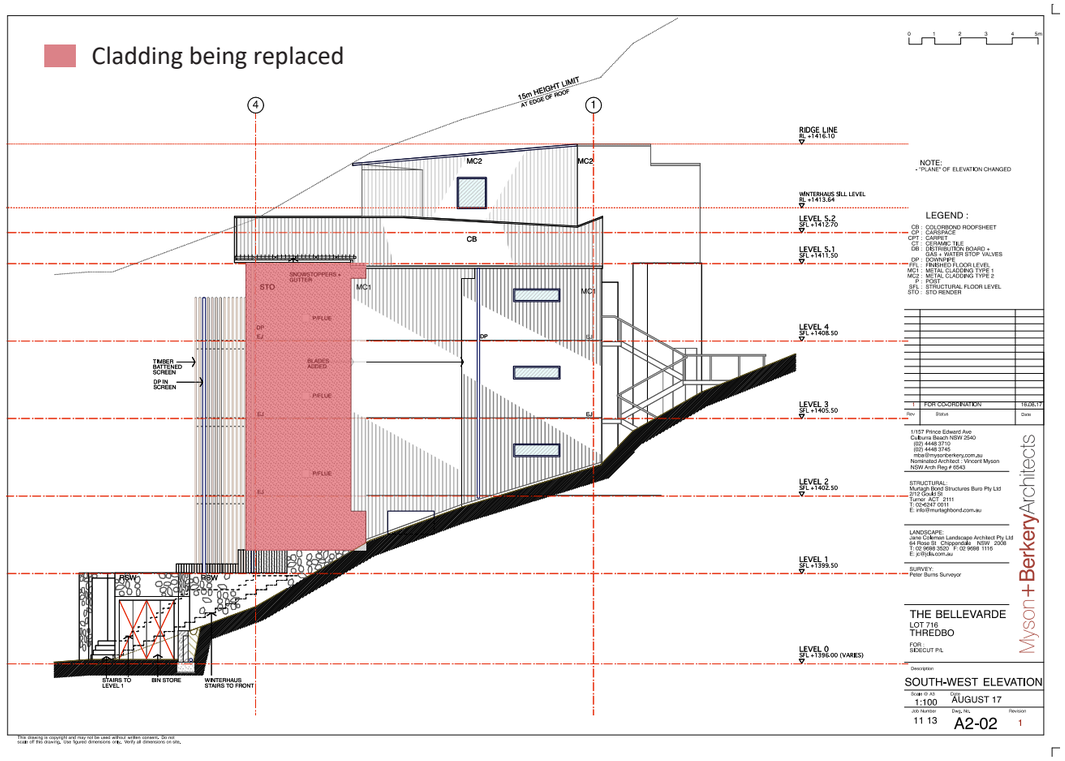
In accordance with Planning for Bush Fire Protection 2019 (Section 6.5), the proposed works constitute minor non-structural external alterations, specifically the repair or replacement of wall cladding. These types of development are identified as having no influence on potential bush fire impacts or the bush fire protection of the building.

Accordingly, a Bush Fire Safety Authority (BFSA) is not required for the proposed development. Notwithstanding, all replacement building elements are to comply with the relevant performance requirements of the NCC, including AS 3959 (as applicable).

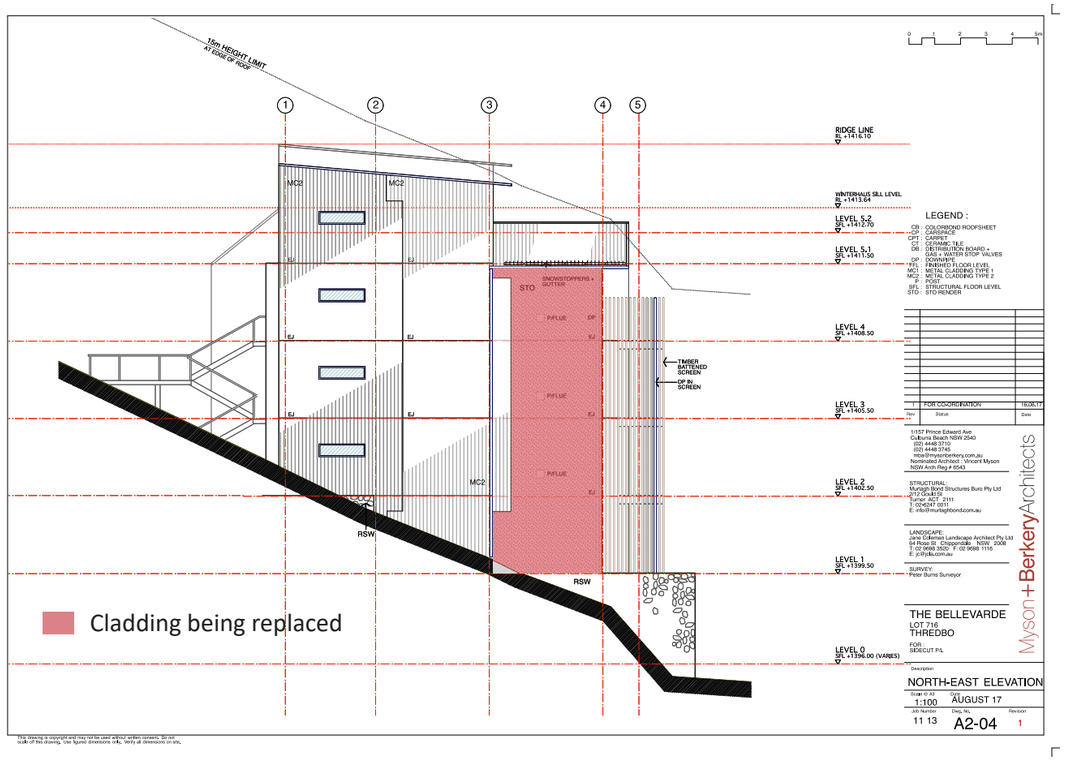
The proposed works are consistent with development types identified in PBP (2019) Section 6.5 that do not typically require a Bush Fire Safety Authority. Any referral to the NSW Rural Fire Service is a matter for the consent authority.



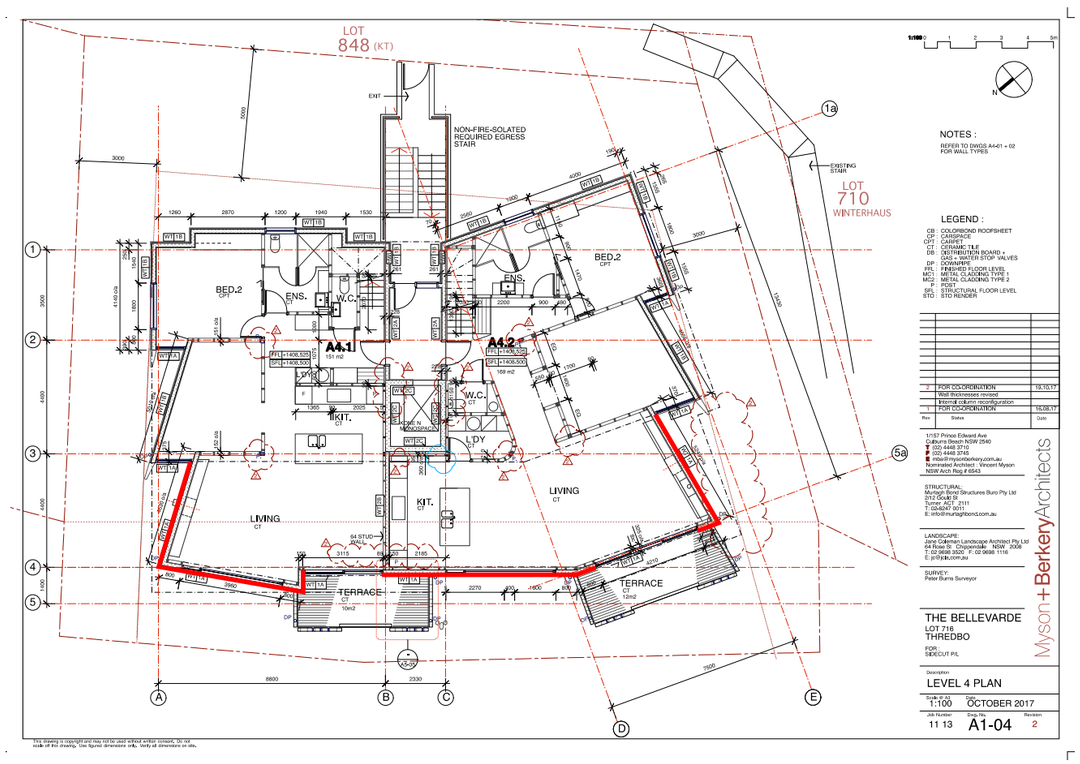
Front Elevation



Side Elevation



Side Elevation



Floor Plan

A.02 SITE LOCATION, DESCRIPTION AND POTENTIAL BUSHFIRE THREATS

The subject site is known as Bellevarde Apartments, located in Thredbo within the Kosciuszko National Park. Access to the site is provided via Bobuck Lane to the north-west. The site forms part of the established Alpine Resort environment and is surrounded by managed residential curtilage.

Vegetation in the locality is characterised by forest fuels typical of the alpine environment. Continuous forest vegetation is located to the south-east beyond Alpine Way, with a smaller remnant parcel of similar vegetation located to the south-west of the site. This remnant vegetation represents the closest potential bush fire hazard to the building.

Land in all other directions is managed and maintained, providing separation of at least 100m from unmanaged vegetation. This limits the potential for extended fire run toward the site and reduces the likelihood of direct flame contact.

Accordingly, the primary bush fire threat to the site is associated with radiant heat and ember attack from vegetation to the south-west. The scale and configuration of surrounding managed land and development reduces the overall bush fire risk profile of the site.

A.03 BUSHFIRE PRONE LAND

The subject site, either wholly or partially, is identified as bushfire-prone land on a certified map prepared under Section 10.3(2) of the Environmental Planning and Assessment Act 1979 (refer to Figure A.03). In accordance with Section 4.14 of the Environmental Planning and Assessment Act 1979, all development on land designated as bushfire-prone must address bushfire risk as part of the Development Application.

A.04 LAND USE, ZONING AND PERMISSIBILITY

The subject site is zoned C1: National Parks and Nature Reserves under the applicable Local Environmental Plan (refer to Figure A.04). The purpose of this zoning is to guide the type, scale, and form of development considered appropriate within the area, having regard to the surrounding land uses and the broader planning framework. Development within this zone is expected to respond to the stated objectives of the zone, ensuring compatibility with adjoining uses, protection of local amenity, and consistency with the intended character of the locality.

Figure	Project			
A.02	1 BOBUCK LANE THREDBO 2625	25m 50m 75m	Imagery Source: Google Maps Date: 02/04/2026 Disclaimer: This diagram is solely for supporting the development application in this report. Any other use or users not intended in the original preparation is prohibited.	BPAD Bushfire Planning & Design Accredited Practitioner Level 3
Location	Ref: 2026-00362	A4 Scale: 1:2000		Bushfire Planning and Design projects@bpad-nsw.com Mob: 0406077222

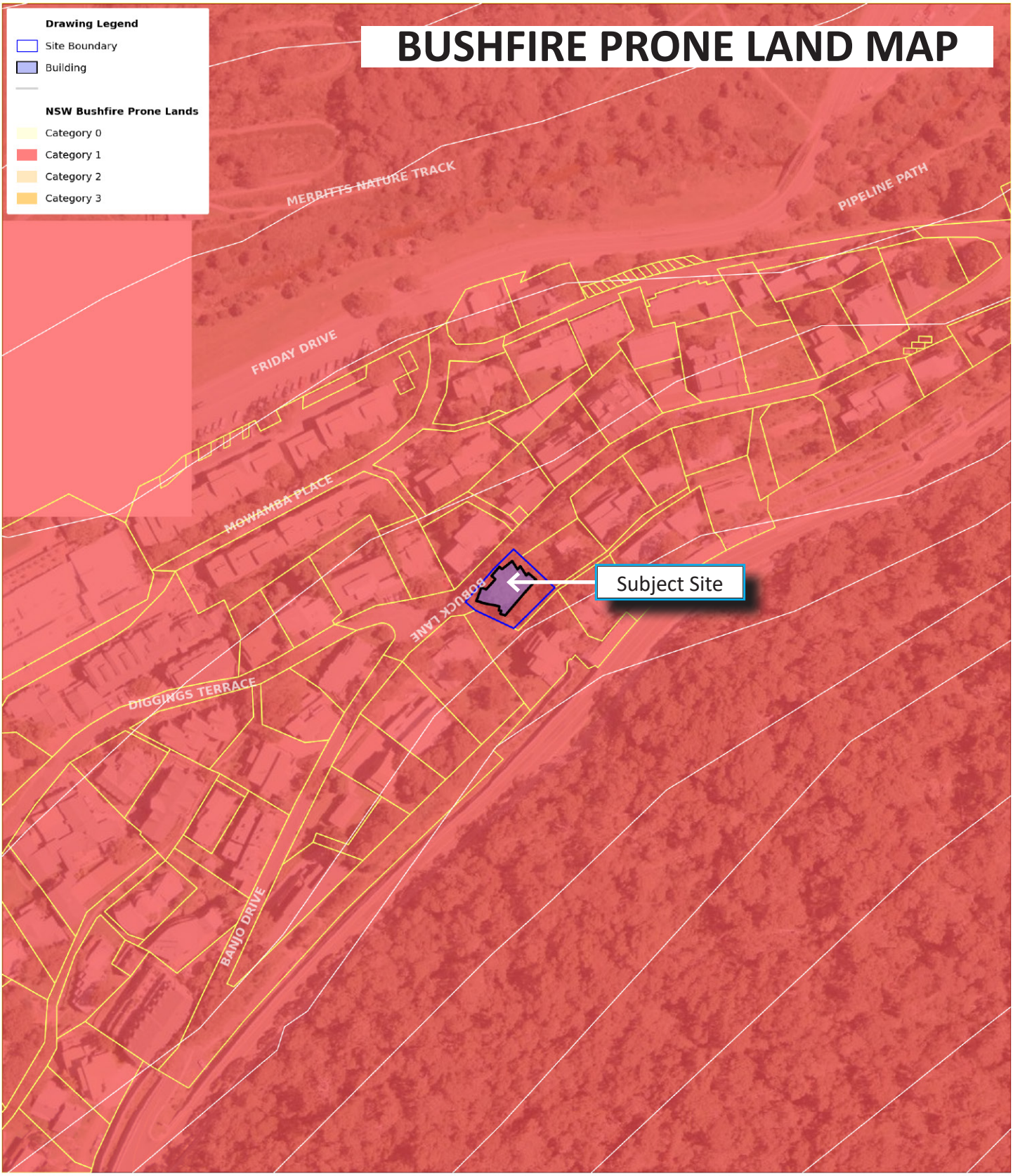


Figure	Project			
A.03 Bushfire Prone Land Map Bushfire Prone Land Map	1 BOBUCK LANE THREDBO 2625 Ref: 2026-00362	50m 100m A4 Scale: 1:2000	Imagery Source: SIX Date: 15/04/2026 Disclaimer: This diagram is solely for supporting the development application in this report. Any other use or users not intended in the original preparation is prohibited.	BPAD Bushfire Planning & Design Accredited Practitioner Level 3 Bushfire Planning and Design projects@bpad-nsw.com Mob: 0406077222

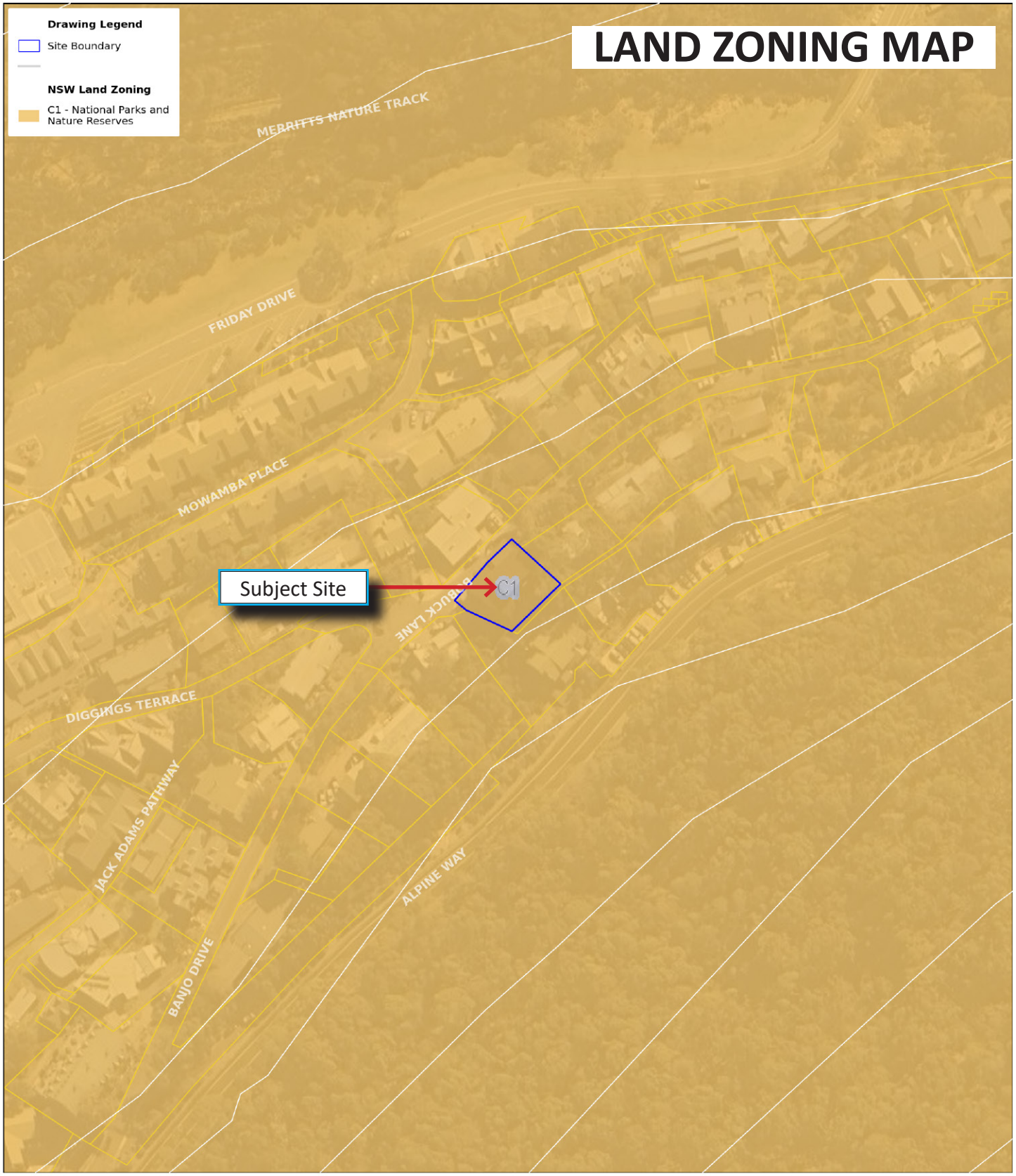


Figure	Project			
A.04	1 BOBUCK LANE THREDBO 2625	25m 50m 75m	Imagery Source: Google Maps Date: 02/04/2026 Disclaimer: This diagram is solely for supporting the development application in this report. Any other use or users not intended in the original preparation is prohibited.	BPAD Bushfire Planning & Design Accredited Practitioner Level 3
Land Use, Zoning and Permissibility	Ref: 2026-00362	A4 Scale: 1:2000		Bushfire Planning and Design projects@bpad-nsw.com Mob: 0406077222

A.05 REGULATORY FRAMEWORK

The subject site is identified, in whole or in part, as bush fire prone land on mapping certified under Section 10.3(2) of the Environmental Planning and Assessment Act 1979.

The site is located within the Alpine Resort environment in Kosciuszko National Park. In accordance with Planning for Bush Fire Protection 2019 (Section 6.6), development within Alpine Resorts is typically associated with short-term tourist accommodation and is classified as Special Fire Protection Purpose (SFPP) development. These areas are recognised as having constraints associated with existing building stock, leasehold arrangements, and competing land management objectives, which can limit the provision of conventional Asset Protection Zones.

The proposed development is categorised as SFPP Infill in accordance with Section 6.6 of Planning for Bush Fire Protection 2019. The works are limited to minor external alterations, being the replacement of existing wall cladding, and fall within the definition of minor development in SFPP facilities as outlined in Section 6.5.

Accordingly, the assessment of the proposal is undertaken against the relevant objectives and provisions for SFPP infill development, having regard to the constraints and intended outcomes described in Planning for Bush Fire Protection 2019.

The following legislative instruments and guidelines are applicable to the assessment.

PRE-DEVELOPMENT CONSENT

- s.100B Rural Fire Act (1997) Bush fire safety authorities.
- s.45 Rural Fire Regulation (2022).
- Planning for Bush Fire Protection (2019).
- Planning for Bushfire Protection (2022) Addendum.

POST-DEVELOPMENT CONSENT

- National Construction Code (2022).
- AS3959 (2018) Construction of Buildings in Bush Fire Prone Areas.

A.06 SIGNIFICANT ENVIRONMENTAL FEATURES

Our BAL-assessment in Part-B of this report has considered the environmental features that are relevant to our assessment. There are no additional significant environmental features within the 140m study area that would influence our opinion of the assessed Bushfire Attack Level.

A.07 DETAILS OF ABORIGINAL HERITAGE

To our knowledge the site is not associated with any items of Aboriginal heritage.

A.08 THREATENED SPECIES, COMMUNITIES AND CRITICAL HABITATS

The subject site is not mapped by the Department of Climate Change, Energy, the Environment and Water (DCCEEW) under Part 7 of the Biodiversity Conservation Regulation 2017 (NSW) as having Biodiversity Values (BV).

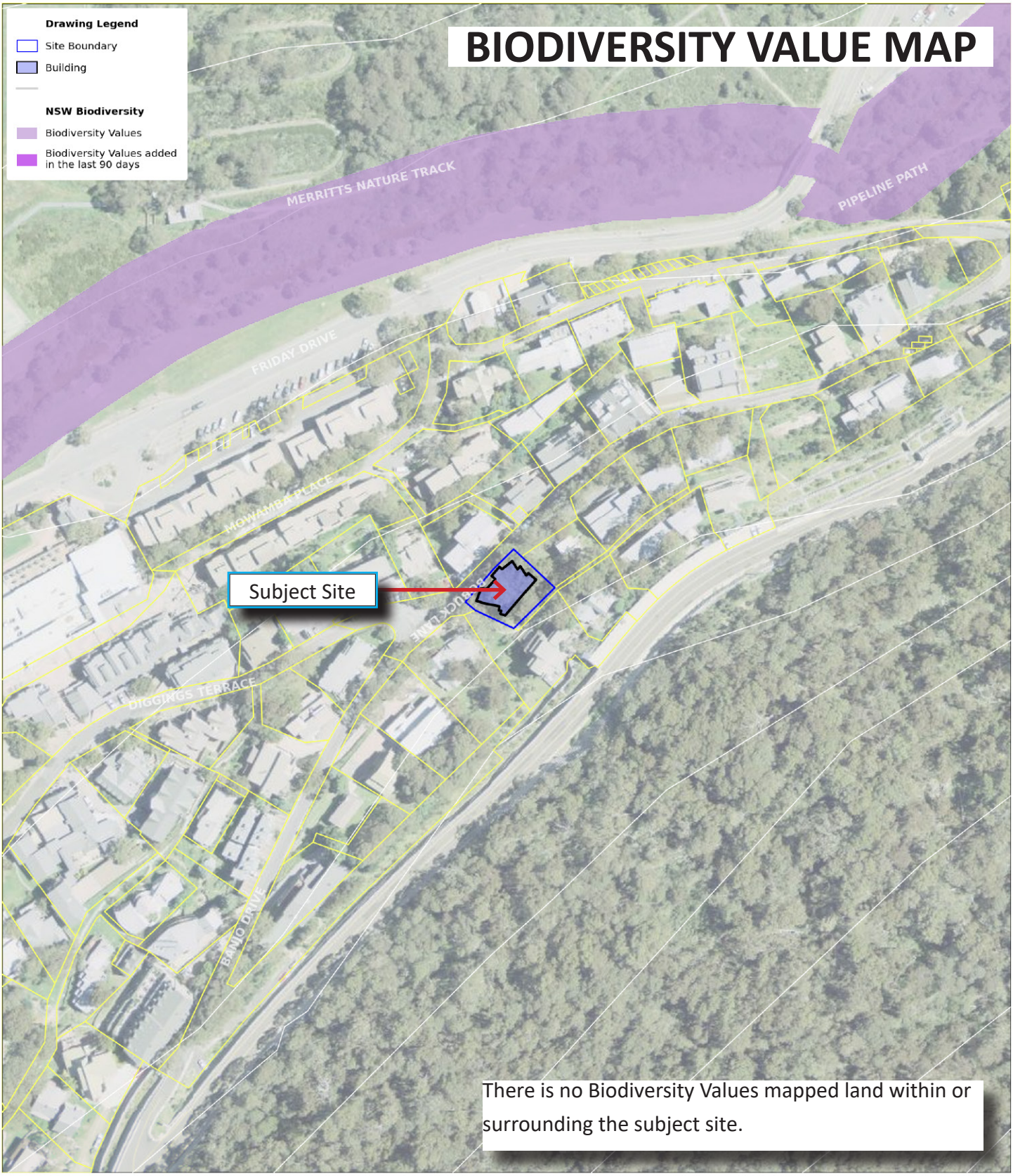


Figure	Project			
A.08	1 BOBUCK LANE THREDBO 2625	50m 100m	Imagery Source: SIX Date: 15/04/2026 Disclaimer: This diagram is solely for supporting the development application in this report. Any other use or users not intended in the original preparation is prohibited.	BPAD Bushfire Planning & Design Accredited Practitioner Level 3
Biodiversity Biodiversity	Ref: 2026-00362	A4 Scale: 1:2000		Bushfire Planning and Design projects@bpad-nsw.com Mob: 0406077222

A.09 REPORT LIMITATIONS

This bushfire assessment is developed based on the current accepted standards. The severity of bushfire attack is reliant on many variables. Due to these variables the bushfire attack on any given day could be higher due to the limitations outline below. The bushfire protection measures contained in this document does not guarantee that loss of life, injury or property damage will not occur during a bush fire event.

Fire Danger Index

It may be possible that days of higher Fire Danger Index (FDI) may be experienced than the FDI levels used for assessment. This may result in fire situations where conditions challenge survivability of buildings and their occupants.

Fuel Load

The fuel loads and vegetation classes used in our assessment are based on the State Vegetation Mapping and Comprehensive Fuel Loads based on The University of Wollongong's (UoW) Fuels Modelling Project. Fuel loads in some areas may be higher than those used in this document. This can influence bush fire behaviour and the potential impact on property. The DTS APZs in PBP (2019) are based on the UoW fuel loads and are therefore suitable for design purposes.

Climate change

Climate change has led to longer, more intense fire seasons and an increase in the average number of elevated fire weather days, as measured by the Forest Fire Danger Index (FFDI). Last year saw the highest annual accumulated FFDI on record. Australia was the first country in the world to report the impact of climate change on bushfires through CSIRO's work to model the increase in high fire danger days.

Legislative Standards

Recommendations relating to development of bushfire prone land are a directive through the legislative standards applicable at the time of writing. Legislative standards change over time. All recommendations made are based on the current standards. We cannot guarantee that the current standards will be suitable in comparison to future standards.

Maintenance

After the issuance of an Occupancy Certificate (OC) it is imperative that the bushfire protection recommendations are carried out for the life of the development. Failure to maintain a property in accordance with the RFS standards for Asset Protection Zones could lead to the failure of the building, property and life. We have no control over the extent of how well a property will be maintained post OC.

PART B - BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

B.01 INTRODUCTION

For the purpose of this bushfire assessment, the vegetation is required to be described to a distance of 140m from the boundary and the slope to 100m from boundary. Vegetation type and slope under vegetation are the factors that will significantly affect bushfire behaviour.

'Research has shown that 85% of houses are lost in the first 100m from bushland and that ember attack is a significant form of attack on properties' (RFS 2006).

B.02 SLOPE DETERMINATION

The effective slope has been assessed for a distance of at least 100m from the proposed development. The slope data has been calculated from a 1m LiDAR Digital Elevation Model (DEM). The source data sets have been captured to standards that are generally consistent with the Australian ICSM LiDAR Acquisition Specifications with require a fundamental vertical accuracy of at least 0.30m (95% confidence) and horizontal accuracy of at least 0.80m (95% confidence). The slope arrows indicated in figure B.05 represent the slope calculated across the length of the arrow direct from the digital elevation model.

B.03 HOW THE VEGETATION COVER IS MEASURED

The distance to vegetation is measured from the extent of vegetation cover interpolated from high resolution aerial imagery. For the areas beyond the line of sight we have defaulted to interpreting the extent of vegetation cover high resolution aerial image.

B.04 PREDOMINANT VEGETATION FORMATIONS

This assessment considers the vegetation within the site and if relevant, vegetation external to the site boundaries. Where mixes of vegetation formations are located together, the vegetation formation providing the greater hazard (highest radiant heat load) shall be used to determine the BAL and APZ. The combination of vegetation and slope that yields the worst case scenario shall be used (A1.2 PBP 2019). The vegetation mapping provides an overview of the types of vegetation proximal to the site. The vegetation mapping shown in Figure B.04 is not intended to be conclusive.

Figure	Project			
B.04	1 BOBUCK LANE THREDBO 2625	50m 100m	Imagery Source: SIX Date: 15/04/2026 Disclaimer: This diagram is solely for supporting the development application in this report. Any other use or users not intended in the original preparation is prohibited.	BPAD Bushfire Planning & Design Accredited Practitioner Level 3
Vegetation Vegetation	Ref: 2026-00362	A4 Scale: 1:2000		Bushfire Planning and Design projects@bpad-nsw.com Mob: 0406077222

PHOTOS

01: Remnant to the south-west.

Photo Location and Direction

PHOTOS

02: Part managed land to the SW - Assessed as Remnant.

Photo Location and Direction

PHOTOS

03: Looking SW -Remnant vegetation.

Photo Location and Direction

PHOTOS

04: Forest steeply up-slope to the SE.

Photo Location and Direction

PHOTOS

05 : Hydrant located at the property entrance.

Photo Location and Direction

B.05 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

The dominant bushfire threat to the site is associated with forest vegetation located steeply up-slope to the east of Alpine Way (Parcel V1), classified as Montane Wet Sclerophyll Forest.

A narrower band of vegetation is located to the south-west (Parcel V2), which represents the closest potential source of radiant heat exposure. This vegetation has been assessed as remnant (rainforest equivalent) in accordance with Planning for Bush Fire Protection 2019 (Section A1.11.1).

The Fire Danger Index for the site is FDI 50, applicable to alpine areas above 1200m AHD.

Based on PBP (2019) Table A1.12.7 and the parameters shown in Table 1 below, the proposed cladding could experience radiant heat loads up to and including 29 kW/m^2 in the event of a bushfire. Therefore, the proposed works (cladding replacement) is assessed as BAL-29.

Table 1

- LGA = Snowy Monaro Regional Council (Alpine Area)
- Forest Fire Danger Index = 50
- To be read in conjunction with Figure B.05 & B.05a and footnotes below.

Aspect [1]	Vegetation formation [2]	Effective slope [3]	Setback to classified vegetation (m) [DTV/EML] [5]	Predicted radiant heat (kW/m^2)	BAL category (AS3959)
South-West	Remnant	U-S	8.5m Ex.Dwelling / 12m Proposed Cladding	29 kW/m^2	BAL-29
South-East	Forest	U-S	55m	12.5 kW/m^2	-

Footnotes:

1	*Cardinal direction from each proposed building facade based on grid north.*
2	*Vegetation Formations are as described in PBP (2019) A1.2.*
3	*Site slope is calculated from 1m LiDAR contours.*
4	*Minimum APZ required stated as Acceptable Solutions within Table A1.12.6 PBP (2019).*
5	*Distance to Vegetation (DTV) Actual dimensional setback from the face of the building to the assessed vegetation. Achieved Asset Protection Zone (APZ) or extent of managed land (EML).*
6	*Where the direct line of sight between the proposed building and assessed vegetation is obstructed (by a wall or building) the assessed rating can be lowered by one BAL-rating (PBP 2019, s. A1.8).*
7	*Remnant bushland and narrow vegetation corridors (NVC) as stated in PBP (2019) s.A1.11 can be assessed as rainforest as a simplified approach or be assessed as Short Fire Run using method 2 (AS3959).*

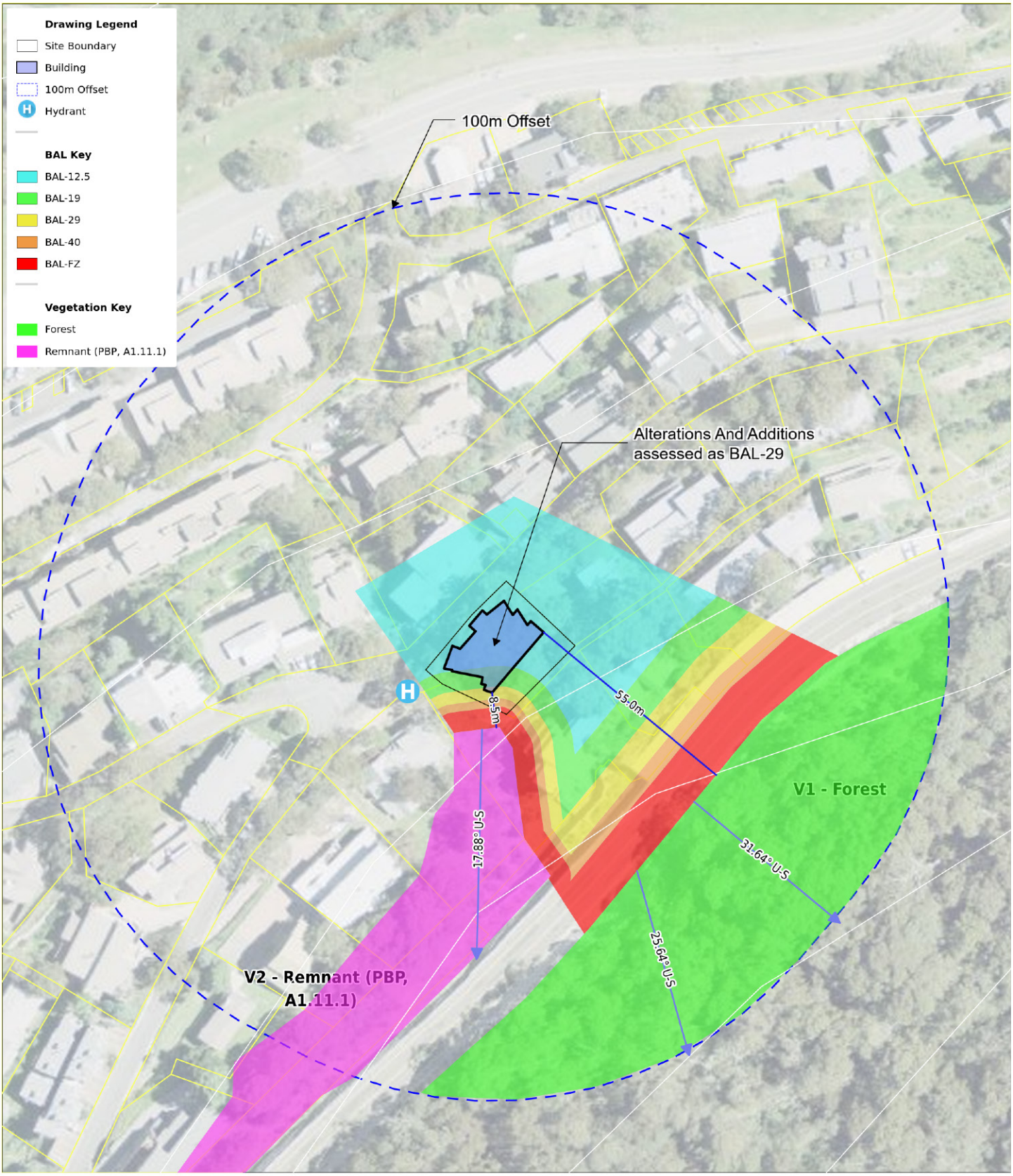
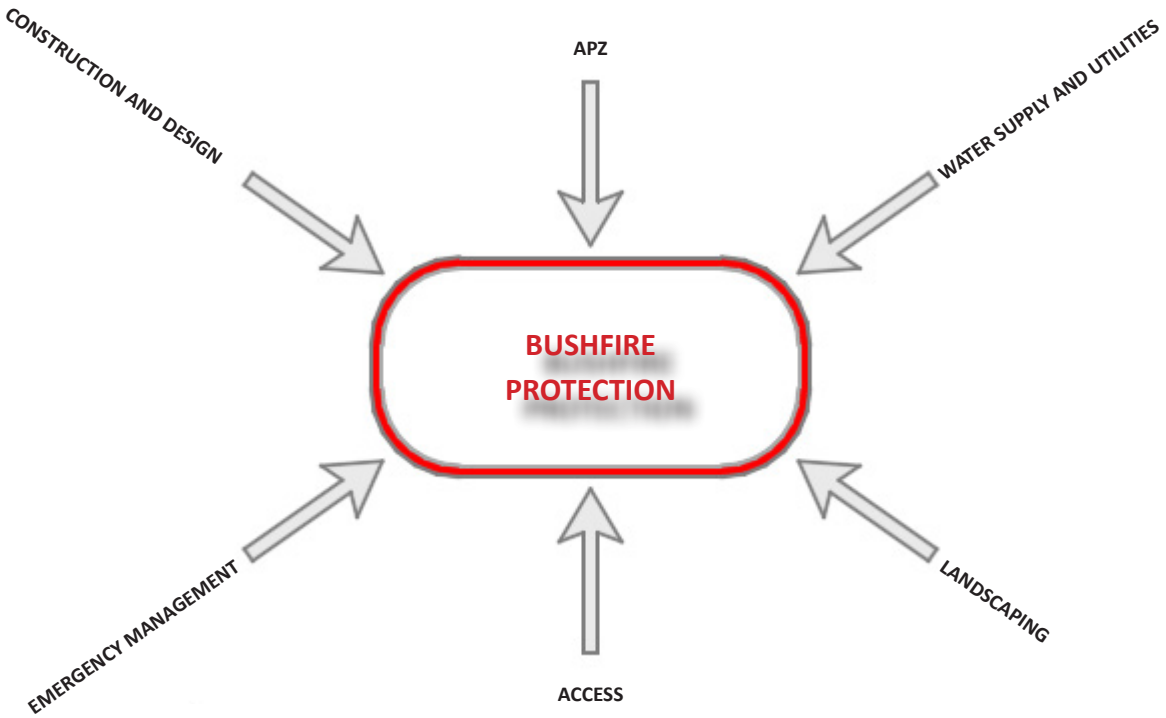


Figure	Project			
B.05	1 BOBUCK LANE THREDBO 2625 Ref: 2026-00362	25m 50m A4 Scale: 1:1000	Imagery Source: SIX Date: 15/04/2026 Disclaimer: This diagram is solely for supporting the development application in this report. Any other use or users not intended in the original preparation is prohibited.	BPAD Bushfire Planning & Design Accredited Practitioner Level 3 Bushfire Planning and Design projects@bpad-nsw.com Mob: 0406077222

Figure	Project			
B.05a	1 BOBUCK LANE THREDBO 2625 Ref: 2026-00362	5m 10m A4 Scale: 1:200	Imagery Source: SIX Date: 15/04/2026 Disclaimer: This diagram is solely for supporting the development application in this report. Any other use or users not intended in the original preparation is prohibited.	BPAD Bushfire Planning & Design Accredited Practitioner Level 3 Bushfire Planning and Design projects@bpad-nsw.com Mob: 0406077222

PART C BUSHFIRE PROTECTION MEASURES / RECOMMENDATIONS

BPMs can mitigate the impact of bush fire attack on people and assets. The types of protection measures include APZs, access, landscaping, water supply, building design and construction and emergency management arrangements. These measures assist building survival during a bush fire. They also contribute to the safety of firefighters and members of the community occupying buildings during the passage of a bush fire front. There are a range of different BPMs which should be applied in combination based upon the development type and the level of bush fire risk. All requirements for BPMs that relate to the development must be provided, as required by this document.



C.01 ASSET PROTECTION ZONES (APZs)

The subject site is located within an established Alpine Resort environment and is surrounded by managed residential curtilage.

The proposed development does not involve any change to the building footprint, siting, or separation to surrounding vegetation. The existing level of management within the site provides adequate defendable space to achieve the nominated Bushfire Attack Level (BAL) and does not rely on the establishment of a formal Asset Protection Zone.

In this context, the site is effectively maintained as an Inner APZ consistent with the intent of Planning for Bush Fire Protection 2019. No additional vegetation clearing or tree removal is required to achieve compliance.

No reliance is placed on vegetation management outside the subject site.

C.02 CONSTRUCTION

The existing building is subject to a maximum radiant heat exposure of up to 29kW/m². The proposed works are limited to the replacement of external wall cladding.

Subject to concurrence from the NSW Rural Fire Service, the replacement cladding is to be upgraded to achieve compliance with BAL-29 in accordance with AS 3959:2018 Construction of Buildings in Bushfire Prone Areas and Section 7.5 of Planning for Bush Fire Protection 2019.

No other construction works are proposed.

C.02A BETTER BUSH FIRE PROTECTION OUTCOME – CLADDING REPLACEMENT

The proposed development is limited to the replacement of external wall cladding to an existing building within the Alpine Resort environment. The building was originally approved and constructed in accordance with the bush fire protection requirements applicable at the time of development.

External wall cladding represents a primary interface between the building and potential bush fire exposure, including radiant heat, ember attack, and flame contact. The replacement of this cladding provides a targeted opportunity to improve the performance of the building by upgrading these elements to the current standard consistent with AS 3959:2018.

The proposed cladding will be selected and installed to achieve a level of bush fire resistance commensurate with BAL-29. In doing so, the works may exceed the minimum requirements for the assessed Bushfire Attack Level, further enhancing the resilience of the building to bush fire attack.

Importantly, the upgrade is confined to the elements subject to works and does not rely on a reassessment of the building's overall Bushfire Attack Level or separation distances to vegetation. The works do not alter the siting, footprint, or surrounding conditions of the building, and do not introduce any additional reliance on Asset Protection Zones or vegetation management beyond the site.

Accordingly, the proposed works represent a targeted improvement to the building fabric and achieve a better bush fire protection outcome for the existing structure.

C.03 WATER, ELECTRICITY AND GAS

The proposed development is limited to the replacement of external wall cladding and does not involve any new or modified water, electrical, or gas infrastructure.

Reticulated water and hydrants are available within the surrounding road network. No additional water supply is required for firefighting purposes as a result of the proposed works.

All existing services are to remain unchanged.

C.04 ACCESS

Access to the site is provided via Bobuck Lane to the north-west, which is a sealed public road suitable for emergency service vehicles.

The site is located within an established Alpine Resort environment where access is provided via the existing public road network. An unobstructed path of travel is available between the building and the public road, consistent with the intent of Planning for Bush Fire Protection 2019 for infill development.

Accordingly, access for firefighting and emergency egress is considered adequate. No additional property access provisions are required, and dedicated vehicular access to the building is not necessary.

C.05 EMERGENCY MANAGEMENT

It is recommended that a Bush Fire Emergency Management and Evacuation Plan is prepared consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. This should be reviewed each year prior to bushfire season (October to March) and is to be made available to all visitors and guests such that informed decisions can be made during a bushfire event.

EMERGENCY MANAGEMENT - SPECIFIC REQUIREMENT

The NSW RFS document: "***A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan***" https://www.rfs.nsw.gov.au/__data/assets/pdf_file/0003/29271/DPP1079-Emergency-management-and-evacuation-plan-FORM.pdf

Australian Standard ***AS 3745:2010 Planning for emergencies in facilitie***s.

https://store.standards.org.au/product/as-3745-2010

PART D - PBP (2019) OBJECTIVES FOR ALPINE RESORTS / SFPP INFILL

The subject site is located within the Thredbo Alpine Resort, situated in the environmentally sensitive setting of Kosciuszko National Park. Development within the resort is predominantly characterised by short-term tourist accommodation and is classified as Special Fire Protection Purpose (SFPP) infill in accordance with Planning for Bush Fire Protection 2019.

The following sections address the relevant objectives (A–H) for existing buildings within Alpine Resorts, as outlined in Planning for Bush Fire Protection 2019.

A PROVIDE FOR DEFENDABLE SPACE

The subject site is located within an established Alpine Resort environment and is surrounded by managed land. Defendable space is provided around the existing building as a result of the maintained site conditions and surrounding development. The proposed works do not alter the extent of separation to vegetation or the level of protection afforded to the building. Accordingly, the objective to provide defendable space is satisfied.

B PROVIDE A BETTER BUSH FIRE PROTECTION OUTCOME FOR EXISTING STRUCTURES

The existing building was approved and constructed in accordance with the bush fire protection requirements applicable at the time of development.

The proposed works are limited to the replacement of external wall cladding and do not involve a broader upgrade of the building. Accordingly, the assessment of a better bush fire protection outcome is focused on the elements subject to modification.

The replacement cladding will improve the performance of the building by upgrading external wall elements to a standard consistent with BAL-29, thereby increasing resistance to bush fire attack.

Accordingly, the proposed works achieve an improved bush fire protection outcome for the existing structure.

C NEW BUILDING WORK TO COMPLY WITH AS3959

The proposed building works are limited to the replacement of external wall cladding.

Subject to concurrence from the NSW Rural Fire Service, the replacement cladding is to be upgraded to comply with BAL-29 in accordance with AS 3959:2018 Construction of Buildings in Bushfire Prone Areas.

D TO ENSURE ONGOING MANAGEMENT AND MAINTENANCE RESPONSIBILITIES ARE IN PLACE WHERE APZS ARE PROPOSED OUTSIDE OF THE SUB LEASE OR LEASEHOLD AREA

No Asset Protection Zones are proposed outside the subject site boundary. The building is located within close proximity to the site boundaries and does not rely on vegetation management beyond the sub-lease area to achieve the required level of bush fire protection.

Accordingly, no ongoing management or maintenance obligations are required on land outside the subject site.

E WRITTEN CONSENT FROM THE LAND MANAGERS IS PROVIDED FOR ALL PROPOSED WORKS OUTSIDE OF THE SUB LEASE OR LEASEHOLD AREA

No works are proposed outside the subject site boundary. Accordingly, written consent from adjoining land owners is not required.

F 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

No Asset Protection Zones are proposed outside the subject site boundary. Accordingly, no legal mechanism is required to secure APZ management on land beyond the sub-lease area.

G ENSURE BUILDING DESIGN AND CONSTRUCTION STANDARDS ENHANCE THE CHANCES OF OCCUPANT AND BUILDING SURVIVAL

The proposed works are limited to the replacement of external wall cladding. Subject to concurrence from the NSW Rural Fire Service, the replacement cladding will be upgraded to achieve compliance with BAL-29 in accordance with AS 3959:2018 Construction of Buildings in Bushfire Prone Areas. This upgrade will improve the building's resistance to bush fire attack and enhance the likelihood of building integrity and occupant safety during a bush fire event.

H PROVIDE SAFE EMERGENCY EVACUATION PROCEDURES.

We recommend that an emergency management and evacuation plan be prepared consistent with the "The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan" or "Australian Standard AS 3745:2010 Planning for emergencies in facilities".

PART D SUMMARY

The proposed development comprises minor external alterations to an existing tourist accommodation building (Bellevarde Apartments) within the Alpine Resort at Thredbo. The works are limited to the replacement of external wall cladding and do not alter the building footprint, siting, or separation to surrounding vegetation.

The site is identified as bush fire prone land and has been assessed in accordance with Planning for Bush Fire Protection 2019. The development is categorised as SFPP infill development within an established resort setting.

The bush fire risk to the site is primarily associated with vegetation located to the south-west. Based on the adopted assessment methodology, the building is subject to a maximum radiant heat exposure of up to 29 kW/m².

The proposed works are limited to cladding replacement and, subject to concurrence from the NSW Rural Fire Service, will be upgraded to achieve a level of bush fire resistance commensurate with BAL-29 in accordance with AS 3959:2018.

The development does not rely on the provision of Asset Protection Zones beyond the subject site and does not require additional water, access, or service infrastructure. The existing road network and site conditions are suitable for emergency response.

Importantly, the proposed works represent a targeted improvement to the building fabric. The replacement of external wall cladding will reduce the vulnerability of the structure to bush fire attack and improve resistance to radiant heat and ember exposure, without altering the existing risk profile or requiring broader upgrades to the building.

Accordingly, the proposed development satisfies the relevant objectives of Planning for Bush Fire Protection 2019 for SFPP infill development and achieves an improved bush fire protection outcome for the existing structure.

Should you have any questions in relation to this report please get in contact.

Report prepared by:	**Bushfire Planning and Design** Author: Tatsuya Ishii	Reviewed: Matthew Noone
	T. Ishii Bushfire Consultant BSc (Environmental Science)	BPAD Bushfire Planning & Design Accredited Practitioner Level 3

D.01 REFERENCES

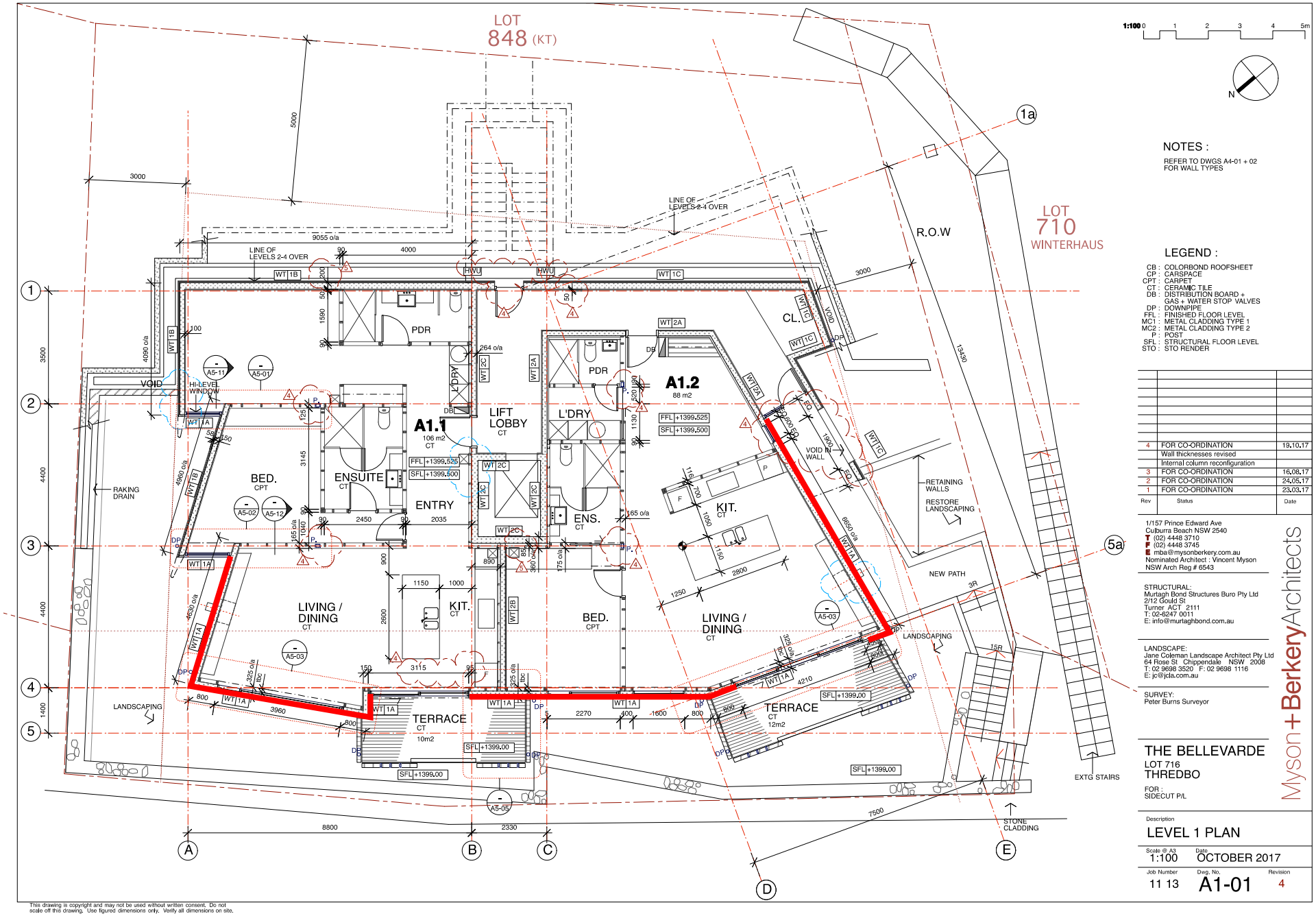
AS3959 (2018)	Australian Standard, Construction of buildings in bushfire-prone areas, AS 3959, Third edition 2018 Standards Australia International Ltd, Sydney.
EPA Act (1979)	Environmental Planning and Assessment Act 1979, NSW Government, NSW, legislation found at www.legislation.nsw.gov.au
Keith (2004)	Keith, D.A. (2004), Ocean shores to desert dunes: The Native Vegetation of New South Wales and the ACT. NSW Department of Environment and Conservation (2004).
NCC (2022)	National Construction Code 2022, Building Code of Australia Volumes One & Two, Australian Building Codes Board, Canberra 2022.
PBP (2019)	Planning for Bushfire Protection, a Guide for Councils,Planners, Fire Authorities, Developers and Home Owners. Rural Fire Service 2019, Australian Government Publishing Service, Canberra.
RFS (2015)	Rural Fire Service, Guide For Bush Fire Prone Land Mapping, Version 5b.

D.02 APPENDICES

Appendix A - Client Supplied Drawings.

APPENDIX A -

CLIENT SUPPLIED DRAWINGS



NOTES :

REFER TO DWGS A4-01 + 02 FOR WALL TYPES

LEGEND :

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CP : CARSPACE
CPT : CARPET
CT : CERAMIC TILE
DB : DISTRIBUTION BOARD + GAS + WATER STOP VALVES
DP : DOWNPIPE
FFL : FINISHED FLOOR LEVEL
MC1 : METAL CLADDING TYPE 1
MC2 : METAL CLADDING TYPE 2
P : POST
SFL : STRUCTURAL FLOOR LEVEL
STO : STO RENDER

Rev	Status	Date
4	FOR CO-ORDINATION	19.10.17
	Wall thicknesses revised	
	Internal column reconfiguration	
3	FOR CO-ORDINATION	16.08.17
2	FOR CO-ORDINATION	24.05.17
1	FOR CO-ORDINATION	23.03.17

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SURVEY:
Peter Burns Surveyor

Myson+BerkeryArchitects

THE BELLEVARDE
LOT 716
THREDBO

FOR :
SIDECUT P/L

Description
LEVEL 1 PLAN

Scale @ A3: 1:100
Date: OCTOBER 2017
Job Number: 11 13
Dwg. No.: A1-01
Revision: 4

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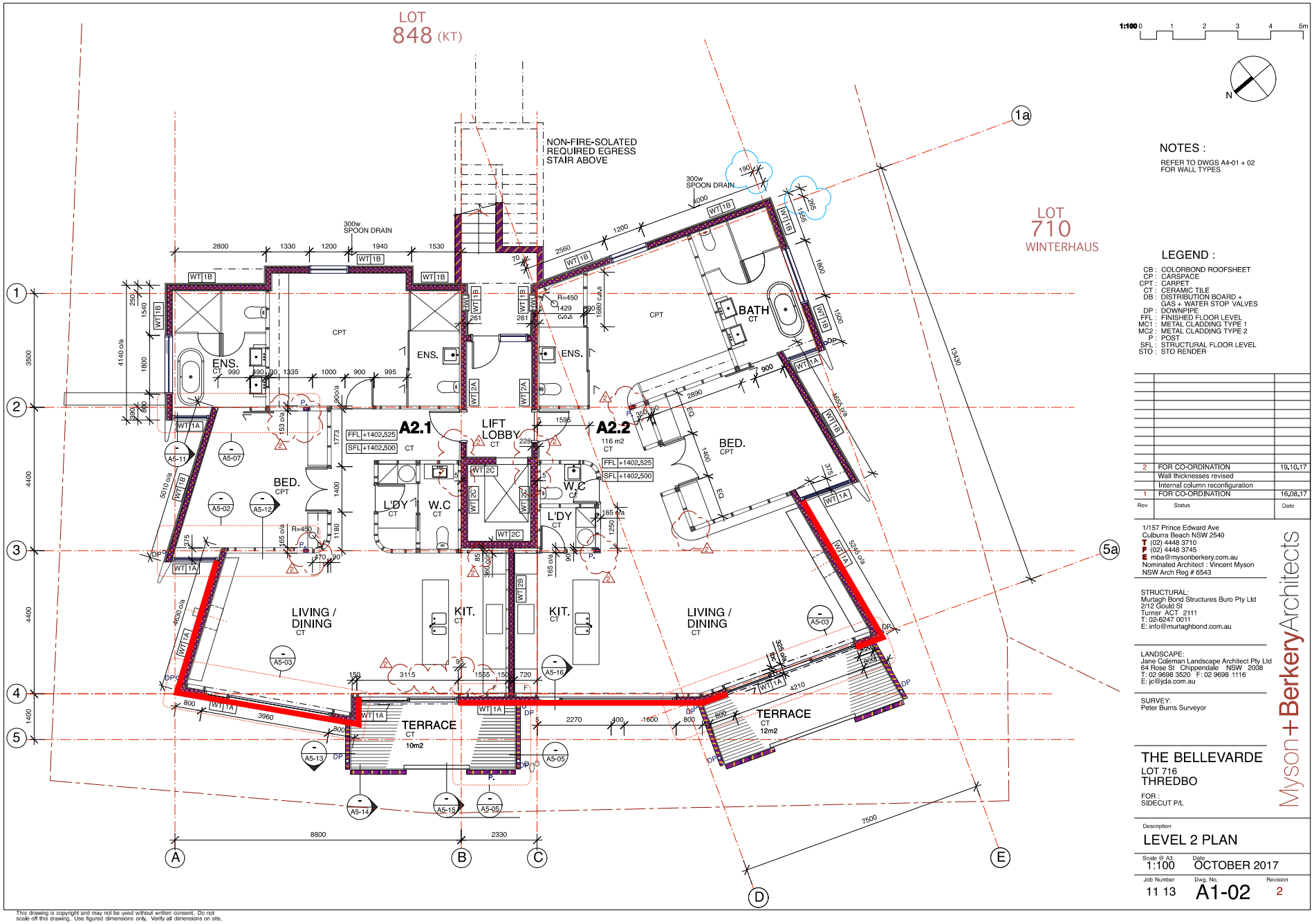
LOT
848 (KT)
LOT
710
WINTERHAUS
NON-FIRE-SOLATED
REQUIRED EGRESS
STAIR ABOVE
300w
SPOON DRAIN
A2.1
A2.2
116 m2
LIFT
LOBBY
ENS.
BED.
BATH
L'DY
W.C
KIT.
LIVING /
DINING
TERRACE
10m2
12m2
CPT
CT
FFL +1402.525
SFL +1402.500
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NOTES :
REFER TO DWGS A4-01 + 02
FOR WALL TYPES
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CB : COLORBOND ROOFSHEET
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SFL : STRUCTURAL FLOOR LEVEL
STO : STO RENDER
2 FOR CO-ORDINATION 19.10.17
Wall thicknesses revised
Internal column reconfiguration
1 FOR CO-ORDINATION 16.08.17
Rev Status Date
1/157 Prince Edward Ave
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SURVEY:
Peter Burns Surveyor
THE BELLEVARDE
LOT 716
THREDBO
FOR :
SIDECUT P/L
Myson+BerkeryArchitects
Description
LEVEL 2 PLAN
Scale @ A3 1:100
Date OCTOBER 2017
Job Number 11 13
Dwg. No. A1-02
Revision 2
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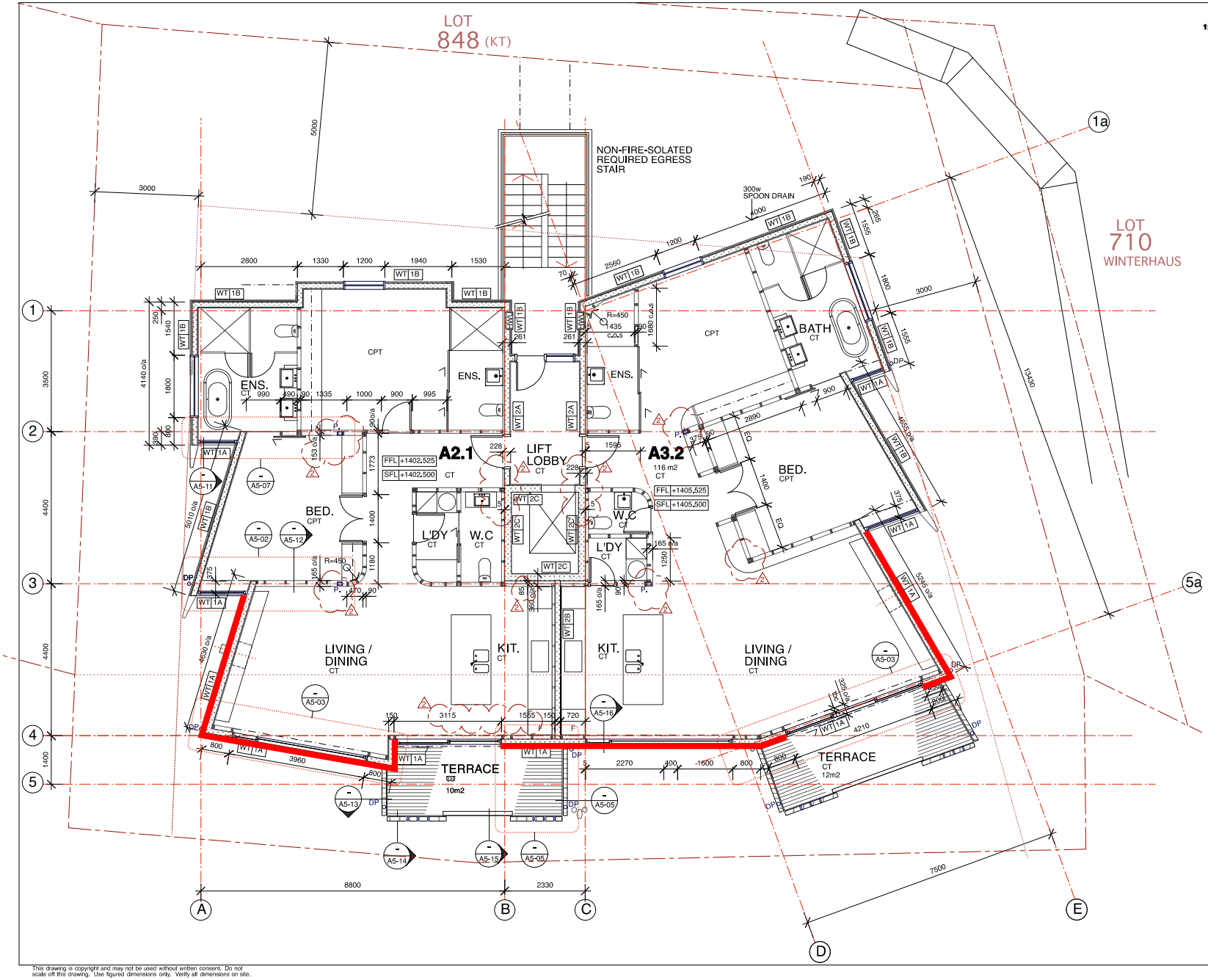

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REFER TO DWGS A4-01 + 02
FOR WALL TYPES

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FFL : FINISHED FLOOR LEVEL
MC1 : METAL CLADDING TYPE 1
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SFL : STRUCTURAL FLOOR LEVEL
STO : STO RENDER

Rev	Status	Date
2	FOR CO-ORDINATION	19.10.17
	Wall thicknesses revised	
	Internal column reconfiguration	
1	FOR CO-ORDINATION	16.08.17

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SURVEY:
Peter Burns Surveyor

Myson+BerkeryArchitects

THE BELLEVARDE
LOT 716
THREDBO

FOR :
SIDECUT P/L

Description
LEVEL 3 PLAN

Scale @ A3 1:100
Date OCTOBER 2017
Job Number 11 13
Dwg. No. A1-03
Revision 2

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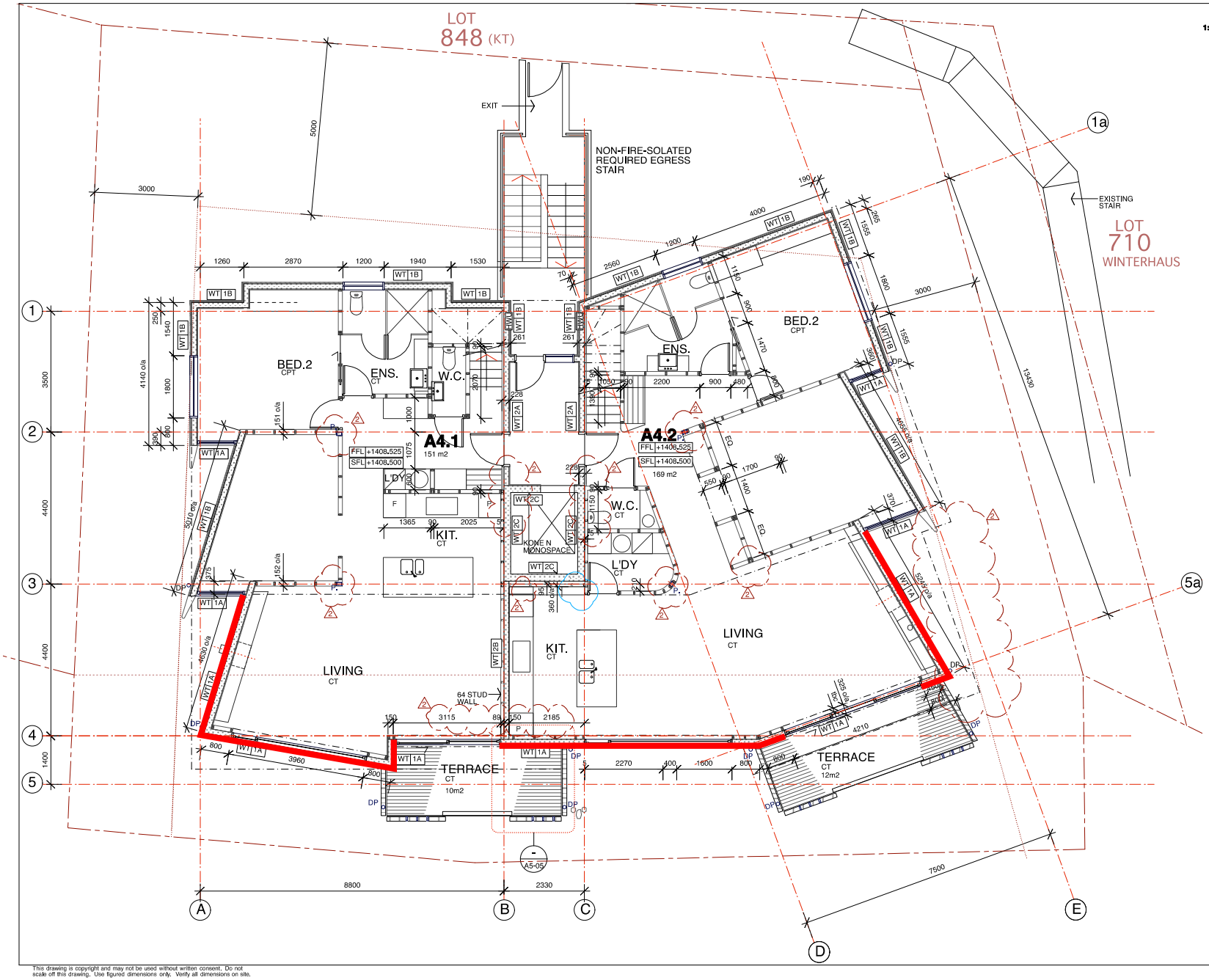

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NOTES :

REFER TO DWGS A4-01 + 02
FOR WALL TYPES

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CPT : CARPET
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DP : DOWNPIPE
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SFL : STRUCTURAL FLOOR LEVEL
STO : STO RENDER

Rev	Status	Date
2	FOR CO-ORDINATION	19.10.17
	Wall thicknesses revised	
	Internal column reconfiguration	
1	FOR CO-ORDINATION	16.08.17

1/157 Prince Edward Ave
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LOT 716
THREDBO

FOR :
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Description
LEVEL 4 PLAN

Scale @ A3: 1:100
Date: OCTOBER 2017
Job Number: 11 13
Dwg. No.: A1-04
Revision: 2

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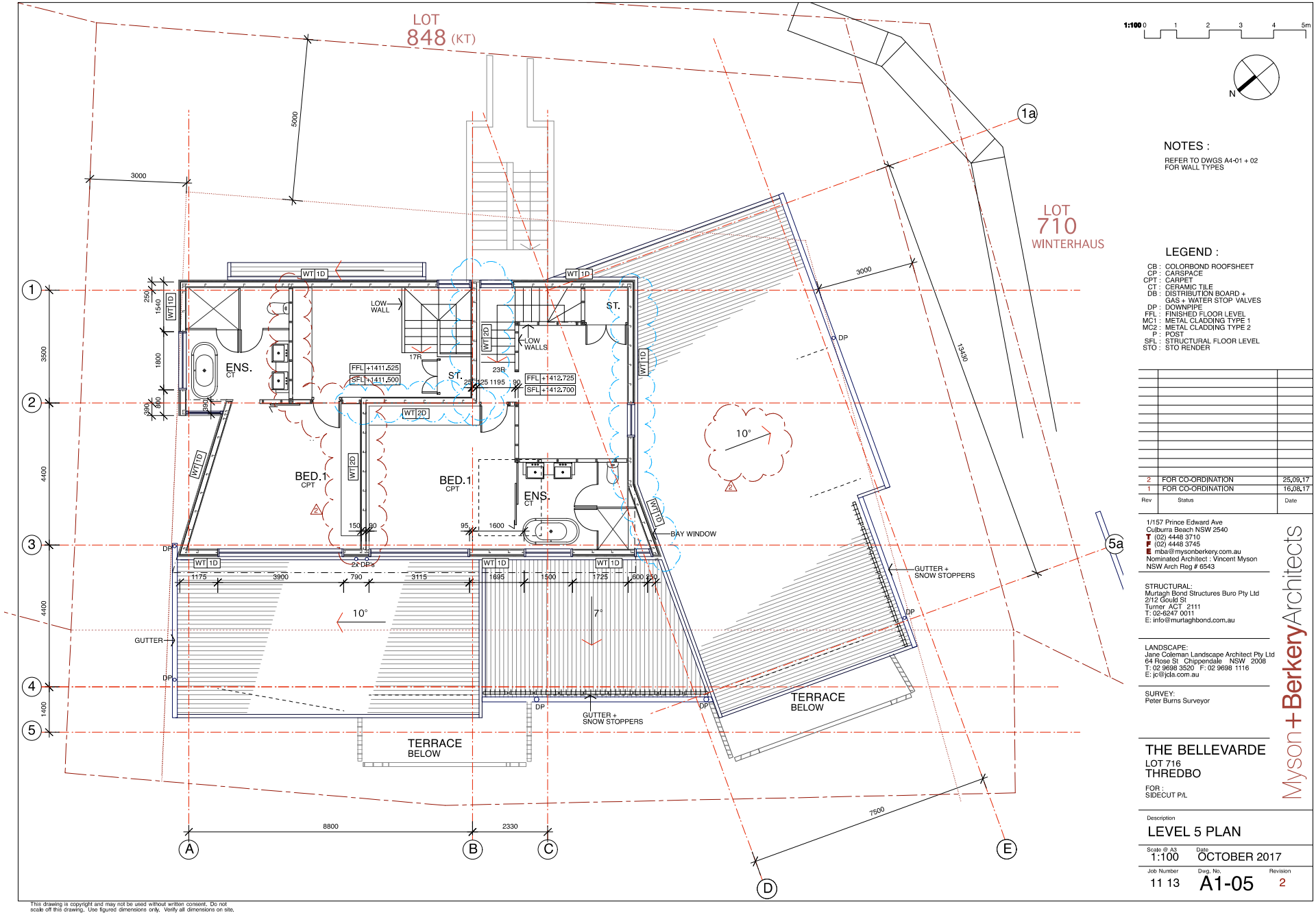

NOTES :

REFER TO DWGS A4-01 + 02
FOR WALL TYPES

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STO : STO RENDER

Rev	Status	Date
2	FOR CO-ORDINATION	25.09.17
1	FOR CO-ORDINATION	16.08.17

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Peter Burns Surveyor

Myson + Berkery Architects

THE BELLEVARDE

LOT 716
THREDBO

FOR :
SIDECUT P/L

Description
LEVEL 5 PLAN

Scale @ A3: 1:100
Date: OCTOBER 2017
Job Number: 11 13
Dwg. No.: A1-05
Revision: 2

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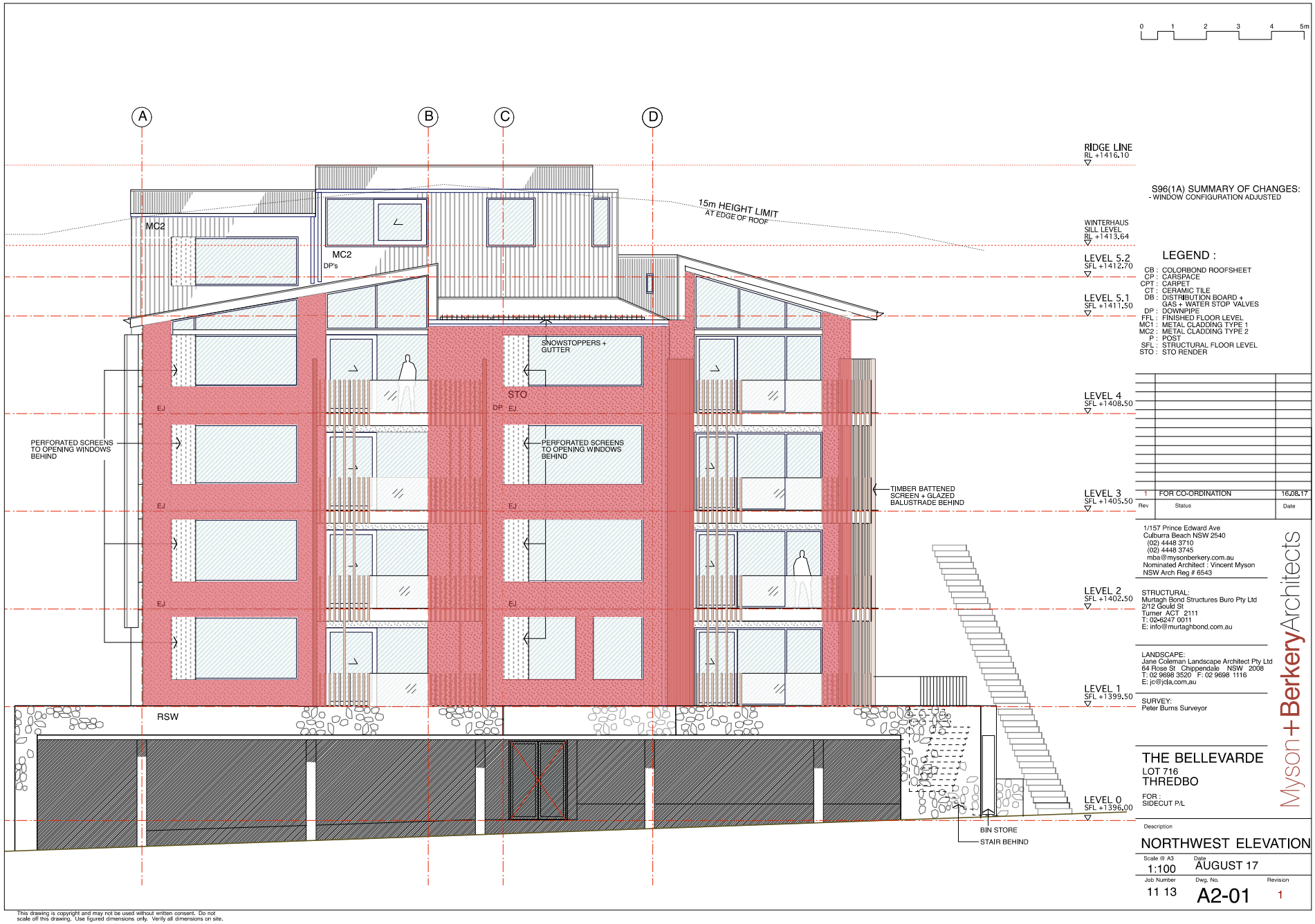

S96(1A) SUMMARY OF CHANGES:
- WINDOW CONFIGURATION ADJUSTED

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STO : STO RENDER

Rev	Status	Date
1	FOR CO-ORDINATION	16.08.17

1/157 Prince Edward Ave
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SURVEY:
Peter Burns Surveyor

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THE BELLEVARDE
LOT 716
THREDBO

FOR :
SIDECUT P/L

Description
NORTHWEST ELEVATION

Scale @ A3	Date	
1:100	AUGUST 17	
Job Number	Dwg. No.	Revision
11 13	A2-01	1

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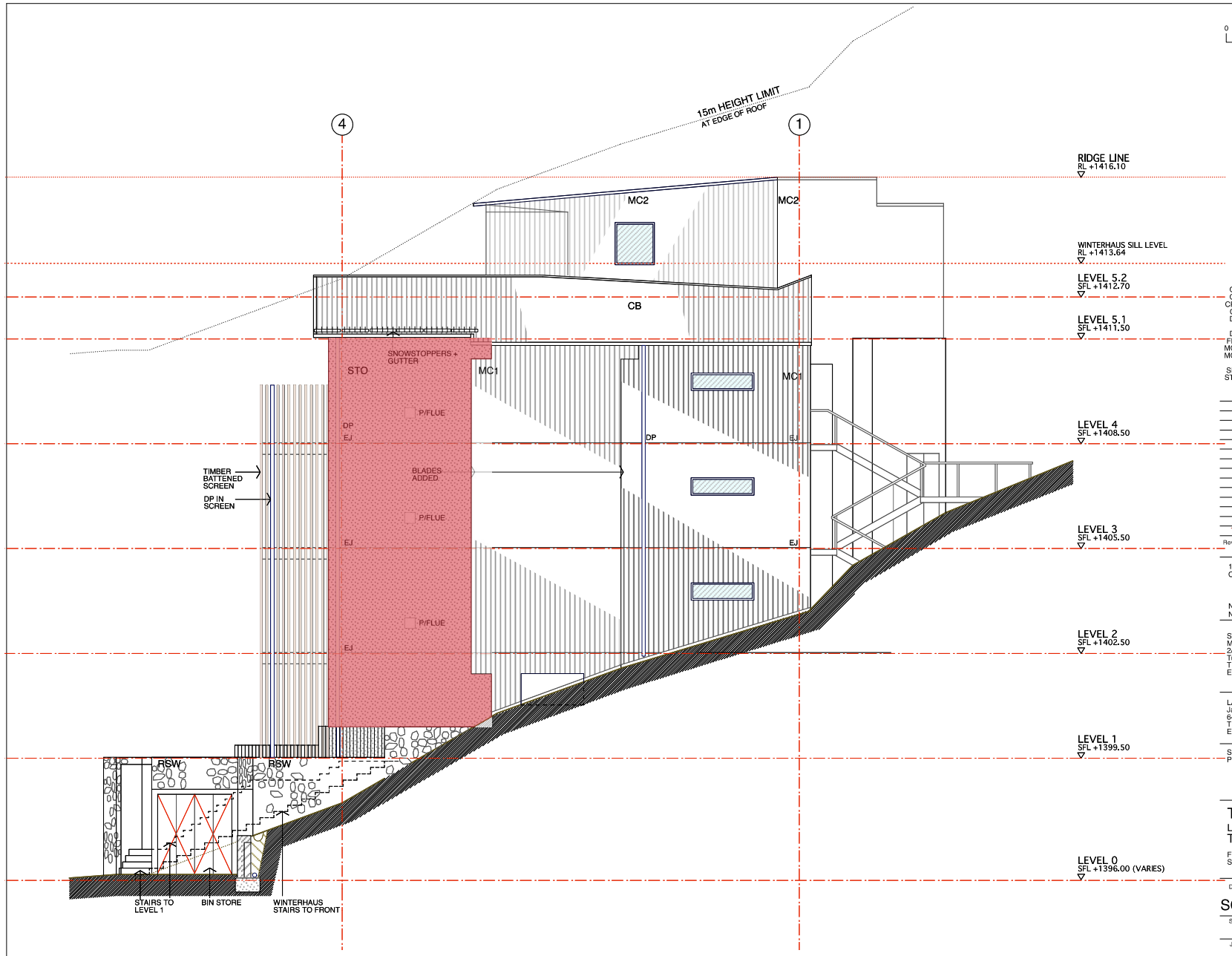

0 1 2 3 4 5m

NOTE:
- "PLANE" OF ELEVATION CHANGED

LEGEND :

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CPT : CARPET
CT : CERAMIC TILE
DB : DISTRIBUTION BOARD + GAS + WATER STOP VALVES
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SFL : STRUCTURAL FLOOR LEVEL
STO : STO RENDER

Rev	Status	Date
1	FOR CO-ORDINATION	16.08.17

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SURVEY:
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Myson+BerkeryArchitects

THE BELLEVARDE
LOT 716
THREDBO

FOR :
SIDECUT P/L

Description
SOUTH-WEST ELEVATION

Scale @ A3	Date	
1:100	AUGUST 17	
Job Number	Dwg. No.	Revision
11 13	A2-02	1

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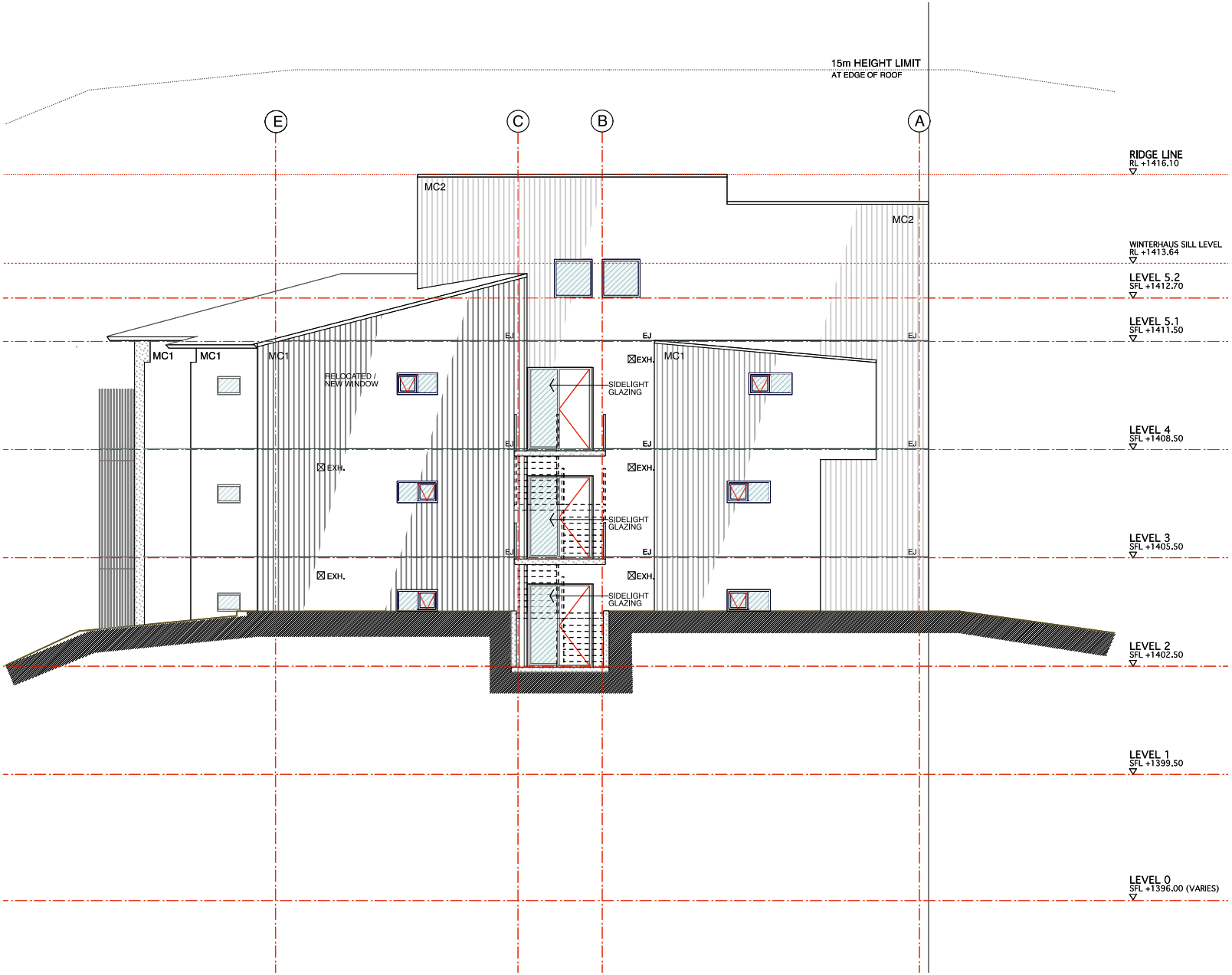

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MC2 :	METAL CLADDING TYPE 2
P :	POST
SFL :	STRUCTURAL FLOOR LEVEL
STO :	STO RENDER

Rev	Status	Date
1	FOR CO-ORDINATION	16.08.17

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SURVEY:
Peter Burns Surveyor

Myson+BerkeryArchitects

THE BELLEVARDE

LOT 716
THREDBO

FOR :
SIDECUT P/L

Description

NORTH-WEST ELEVATION

Scale @ A3	Date	
1:100	AUGUST 17	
Job Number	Dwg. No.	Revision
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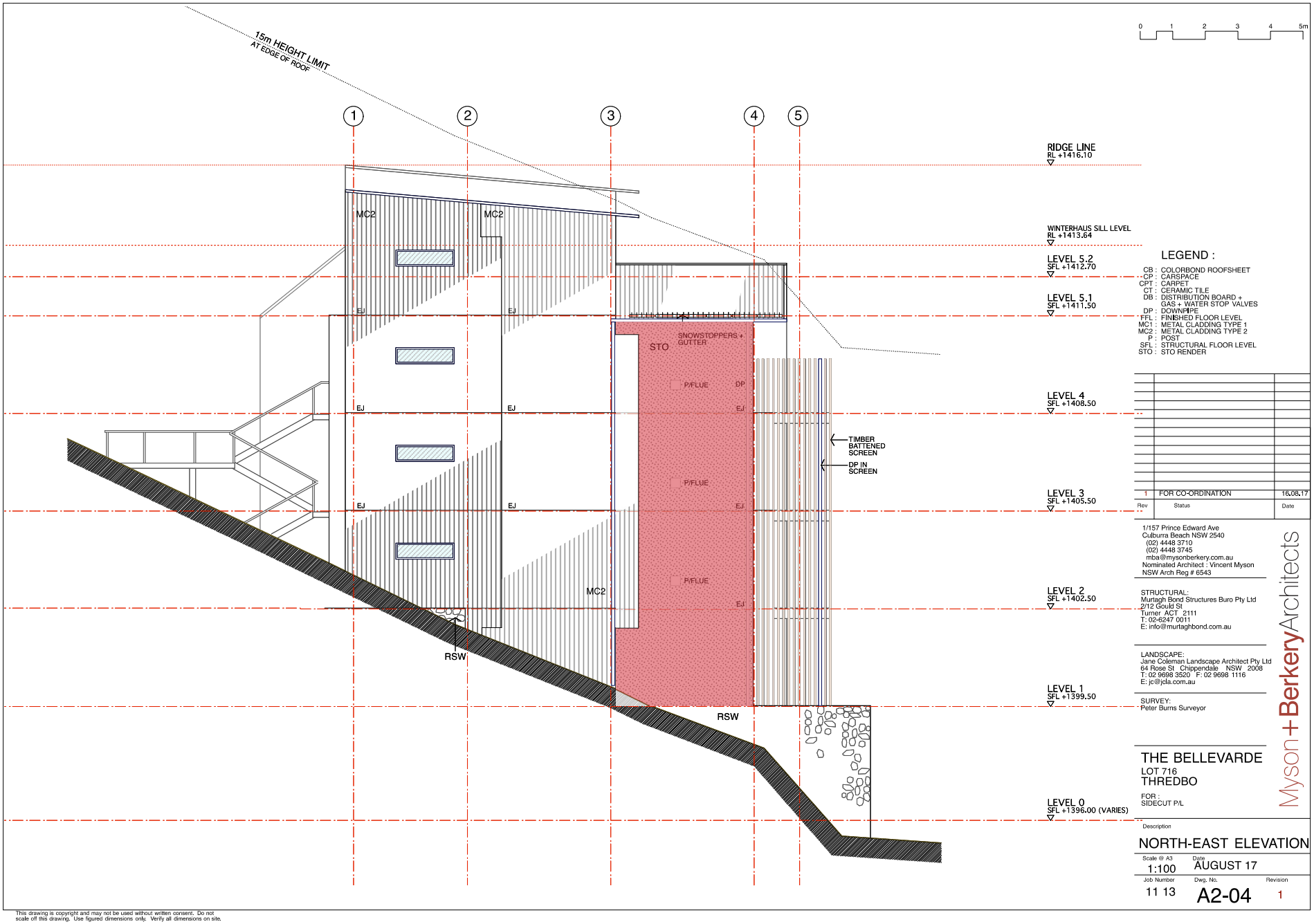

LEGEND :

CB : COLORBOND ROOFSHEET
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CPT : CARPET
CT : CERAMIC TILE
DB : DISTRIBUTION BOARD + GAS + WATER STOP VALVES
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SFL : STRUCTURAL FLOOR LEVEL
STO : STO RENDER

Rev	Status	Date
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SURVEY:
Peter Burns Surveyor

Myson+BerkeryArchitects

THE BELLEVARDE

LOT 716
THREDBO

FOR :
SIDECUT P/L

Description
NORTH-EAST ELEVATION

Scale @ A3	Date	
1:100	AUGUST 17	
Job Number	Dwg. No.	Revision
11 13	A2-04	1

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