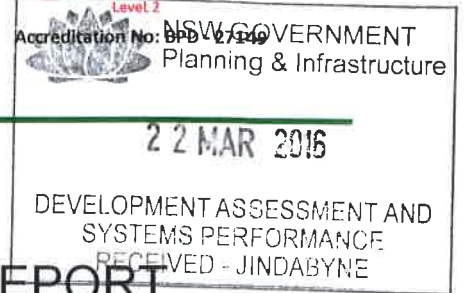


- Preparation of Bushfire Reports for Development in Bushfire Prone Areas
- Bushfire Attack Level (BAL) Certificates
- Bushfire Evacuation Plans
- Construction Solutions & Advice for Bushfire Prone Areas



BUSHFIRE HAZARD ASSESSMENT REPORT

FOR PROPOSED NEW DECK PLATFORM TO EXISTING DECK STRUCTURE.



Lot 555 Aspen Creek Apartment 4

FEB 2016

REPORT No: 070216

Executive Summary

This bushfire assessment is for the proposed addition of a deck to the existing deck at lot 555 Aspen Creek - Apartment 4 Thredbo Ski Resort.

The land is zoned tourist accommodation and has been identified as being in bushfire prone land, and hence as outlined in *Planning for Bushfire Protection – PBP 2006* (NSW RFS 2006) is considered Special Fire Protection Purpose (SFPP) and is required to obtain a BFSA from the RFS under section 100B of the RF Act.

- ***The proposed development on Lot 555 Aspen Creek - Apartment 4 will be required to comply with BAL 12.5 construction.***

Pending compliance with the recommendations outlined in this report. The performance criteria and deemed to satisfy provisions outlined in Section 4.2 of PBP 2006 are found to be satisfied.

DISCLAIMER

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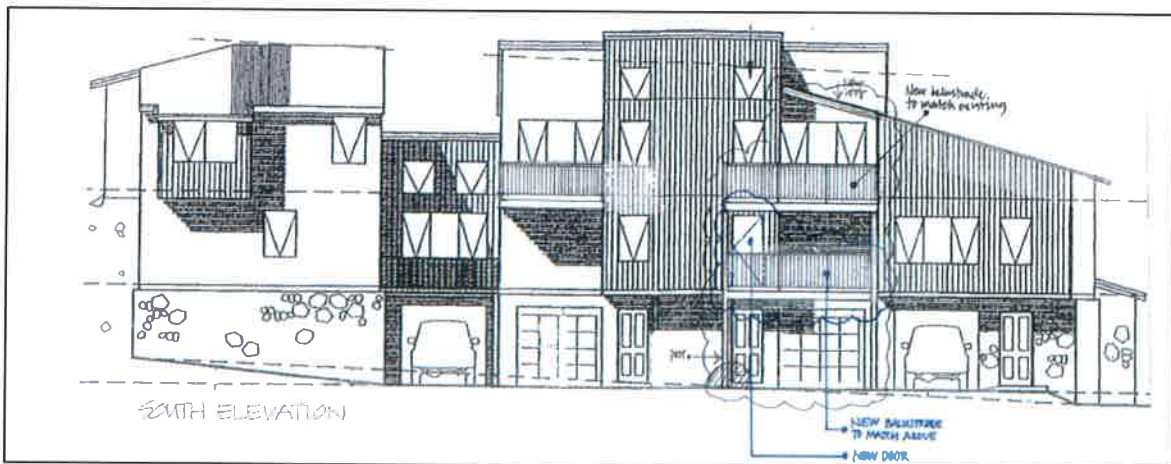
2. Introduction

This Bush Fire Assessment Report has been compiled for submission to the Department of Planning for the purpose of assessment under Section 100B of the RF Act and is also considered "integrated development" under Section 91 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 2006), and identifies the proposal can meet the appropriate objectives and performance criteria of Section 4.2 & 4.3 *Planning for Bush Fire Protection* (NSW RFS 2006).

2.1 Description

As outlined in clause 4.2.5 SFPP as infill; the development will comply with the intent and performance criteria of each measure outlined section 4.3.5 of the PBP 2006



Proposed Deck Addition



Aerial Photo of subject land

3. Bushfire Hazard and Risk Assessment

3.1 Proposal

The proposal is for construction of a deck addition to the existing deck structure as infill development.

As such in regards to bushfire it will comply with the performance criteria and acceptable solutions as outlined in *Planning for Bushfire Protection (PBP 2006)* Chapter 4, Section 4.3 (NSW RFS 2006).

3.2. Vegetation and slope assessment.

The subject allotment is within the grounds of a managed ski resort.

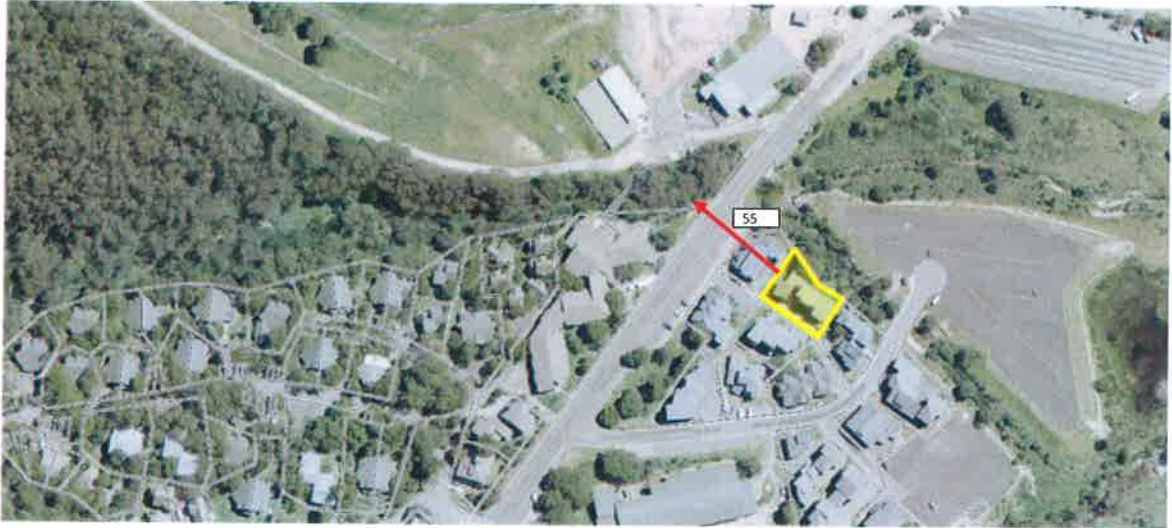
Table 1 Slope and direction

NORTH	SOUTH	EAST	WEST
Level	Level	Level	Level
Small parcel of remnant vegetation.	-Managed land	-Managed land	-Managed land

The slope influencing bushfire behavior is on the west side of the development and falls into the PBP (2006) category of "level/ upslope".

Ember attack would be possible from the vegetation present adjoining the subject land.

Topographic map of site and surrounding land



3.3 Hazard Assessment

3.3.1 Fire and Ember Attack

**TABLE 2.4.4
DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL)—FDI 50 (1090 K)**

Vegetation classification	Bushfire Attack Levels (BALs)				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
A. Forest	<12	12–<16	16–<23	23–<32	32–<100
B. Woodland	<7	7–<10	10–<15	15–<22	22–<100
C. Shrubland	<7	7–<9	9–<13	13–<19	19–<100
D. Scrub	<10	10–<13	13–<19	19–<27	27–<100
E. Mallee/Mulga	<6	6–<8	8–<12	12–<17	17–<100
F. Rainforest	<5	5–<6	6–<9	9–<14	14–<100
G(i). Grassland	<5	5–<6	6–<10	10–<14	14–<50
G(ii). Tussock Moorland	<7	7–<9	9–<14	14–<20	20–<100

3.4 Environmental Considerations

Maintenance of the existing APZ is the main proposed bushfire protection measure, and hence should not have any environmental impact greater than previously expected on the lot.

3.5 Bushfire Protection measures for Infill Development

Performance Criteria	Complies	Acceptable solutions
The intent may be achieved where:		
in relation to Asset Protection Zones: <ul style="list-style-type: none"> a defensible space is provided onsite. an asset protection zone is provided and maintained for the life of the development. 	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> A defensible space is provided by using the entire allotment as an inner protection area.
in relation to siting and design: <ul style="list-style-type: none"> buildings are sited and designed to minimise the risk of bush fire attack. 	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Satisfactory
in relation to construction standards: <ul style="list-style-type: none"> it is demonstrated that the proposed building can withstand bush fire attack in the form of wind, smoke, embers, radiant heat and flame contact . 	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Construction determined as: <ul style="list-style-type: none"> BAL 12.5
in relation to access requirements: <ul style="list-style-type: none"> safe, operational access is provided (and maintained) for emergency services personnel in suppressing a bush fire while residents are seeking to relocate, in advance of a bush fire, (satisfying the intent and performance criteria for access roads in sections 4.1.3 and 4.2.7). 	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> satisfies the requirements of section 4.1.3 of PBP 2006
in relation to water and utility services: <ul style="list-style-type: none"> adequate water and electricity services are provided for firefighting operations gas and electricity services are located so as not to contribute to the risk of fire to a building. 	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Above ground street hydrants are available and in addition to SWS All above ground water and gas service pipes external to the building to be metal, including and up to any taps If gas present – metal pipes used; must be installed and maintained in accordance with AS 1596.
in relation to landscaping: <ul style="list-style-type: none"> it is designed and managed to minimise flame contact and radiant heat to buildings, and the potential for wind driven embers to cause ignitions. 	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> The landscaped areas of the allotment shall be maintained as an inner protection area

4. 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.

- Having considered the proposed development on land identified as bushfire prone a bushfire risk and assessment has been undertaken and this report finds that the proposed infill development has **Bushfire Attack Level of BAL 12.5**
- This report does not find that the proposal should be rejected due to bushfire considerations provided the recommendations are undertaken as proposed



FPAAC BPAD
Accredited Bushfire Practitioner
No 27149

RECOMMENDATIONS

ASSET PROTECTION ZONES

The landscaped areas of the allotments shall be maintained as an inner protection area.

CONSTRUCTION

To BAL 12.5 as per AS3959-2009, with the exception that the construction requirements shall be varied to comply with the requirements of Section A3.7 of the NSW Rural Fire Service Addendum to Appendix 3 of *Planning for Bushfire Protection 2006*.