

SECTION TWO - BUSH FIRE ASSESSMENT REPORT (Attach to DA)

PART A

Property Details

Applicants Name: Patrick Gilling

Contact Phone Number; (H): (.....) (M): 0407 489 544

NSW Department of Planning & Environment
Council:..... Council Reference (if known):

Lot: 83 DP: 756697

Address to be developed: 9 Telemark Place, Perisher Valley, NSW

My property is on Bush Fire Prone Land: ☒ Yes

PART B

Type of Proposal

Type of Proposal:

- | | |
|--|--|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Urban |
| <input type="checkbox"/> Dual Occupancy | <input type="checkbox"/> Rural Residential |
| <input checked="" type="checkbox"/> Alteration/Additions to an existing building | <input type="checkbox"/> Isolated Rural |

Proposal Description: *e.g. two storey house with attached garage* Minor external and internal alterations

Copy of plans attached ☒ Yes

PART C

Bush Fire Attack and Level of Construction

Step 1: Assess the vegetation about the proposed building in all directions and convert from Keith to AUSLIG (1990) using Table1

CATEGORY	NORTH	EAST	SOUTH	WEST
Converted vegetation	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input type="checkbox"/> Forest
	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland
	<input type="checkbox"/> Shrubland	<input type="checkbox"/> Shrubland	<input type="checkbox"/> Shrubland	<input type="checkbox"/> Shrubland
	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub	<input type="checkbox"/> Scrub
	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga	<input type="checkbox"/> Mallee/Mulga
	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest	<input type="checkbox"/> Rainforest
	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock	<input type="checkbox"/> Tussock
	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland	<input type="checkbox"/> Moorland
	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land

Copy of any relevant photos attached ☒ Yes

Step 2: Determine the distance from asset to boundary line

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	1.75 m	6.2 m	4.3 m	7.25 m

Step 3: Determine the distance from the building line to the vegetation in each direction as above

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	23 m	23 m	15 m	7.5 m

Step 4: Determine the effective slope that will influence bush fire behaviour in each direction

CATEGORY	NORTH	EAST	SOUTH	WEST
Slope under the hazard (over 100m) [in degrees]	<input type="checkbox"/> upslope/flat <input type="checkbox"/> >0 to 5 <input checked="" type="checkbox"/> >5 to 10 <input type="checkbox"/> >10 to 15 <input type="checkbox"/> >15 to 18	<input type="checkbox"/> upslope/flat <input type="checkbox"/> >0 to 5 <input checked="" type="checkbox"/> >5 to 10 <input type="checkbox"/> >10 to 15 <input type="checkbox"/> >15 to 18	<input checked="" type="checkbox"/> upslope/flat <input type="checkbox"/> >0 to 5 <input type="checkbox"/> >5 to 10 <input type="checkbox"/> >10 to 15 <input type="checkbox"/> >15 to 18	<input checked="" type="checkbox"/> upslope/flat <input type="checkbox"/> >0 to 5 <input type="checkbox"/> >5 to 10 <input type="checkbox"/> >10 to 15 <input type="checkbox"/> >15 to 18

Step 5: Determine the Fire Danger Index (FDI) that applies to your local government area (see page 9). Circle the relevant FDI below

FDI	<input type="checkbox"/> 100	<input type="checkbox"/> 80	<input checked="" type="checkbox"/> 50
-----	------------------------------	-----------------------------	--

Step 6: Match the relevant FDI, vegetation, distance and slope to determine the required APZ and Construction level

FDI	<input type="checkbox"/> 100 (see Table 4, page 11)	<input type="checkbox"/> 80 (see Table 5, page 12)	<input checked="" type="checkbox"/> 50 (see Table 6, page 13)
-----	---	--	---

Identify the bush fire attack level for each direction, select the highest level for the entire building and record below. Note BAL-12.5 is the lowest construction level within the scope of AS3959.

Bush Fire Attack Level

- | | |
|---|---|
| <input type="checkbox"/> BAL- FZ | <input type="checkbox"/> BAL- 19 |
| <input checked="" type="checkbox"/> BAL- 40 | <input type="checkbox"/> BAL-12.5 |
| <input type="checkbox"/> BAL- 29 | <input type="checkbox"/> No requirement |

Does your proposal meet the required construction level ☒ YES ☐ NO

PART D**Flame Zone**

Provide details and evidence of an alternative solution.

If you determine your house is located in the flame zone you may wish to seek the advice of a specialist bush fire consultant.

PART E**Water Supplies**

Does your property have a reticulated (piped) water supply?; If so, please provide details on the distance to the nearest fire hydrant on your site plan.

Reticulated (piped) water supply is available

☒ Yes ☐ No Distance ^{unknown} (m) to hydrant from house.

Do you have or do you plan to have a dedicated water supply for firefighting purposes?

☐ Yes ☒ No

Development Type	Water Requirement	Planned	Existing
Residential Lots (<1,000m ²)	5,000 l/lot		
Rural-residential Lots (1,000–10,000m ²)	10,000 l/lot		
Large Rural/Lifestyle Lots (>10,000m ²)	20,000 l/lot		
Dual Occupancy	2,500 l/unit		
Townhouse/Unit Style (e.g. Flats)	5,000 l/unit up to 20,000l maximum		

Do you have or do you plan to have a static water supply (e.g. pool, tank or dam). Include approx. size in litres and also include tank material if using a tank:

Water supply type	Capacity	Construction material	Planned	Existing
e.g. pool	50,000l	Above ground rolled steel with plastic liner		

NOTE: Check with your local council concerning their Local Environmental Plan (LEP) or their Development Control Plan (DCP) as this may dictate the type and size of tank.

PART F**Gas Supplies****GAS**

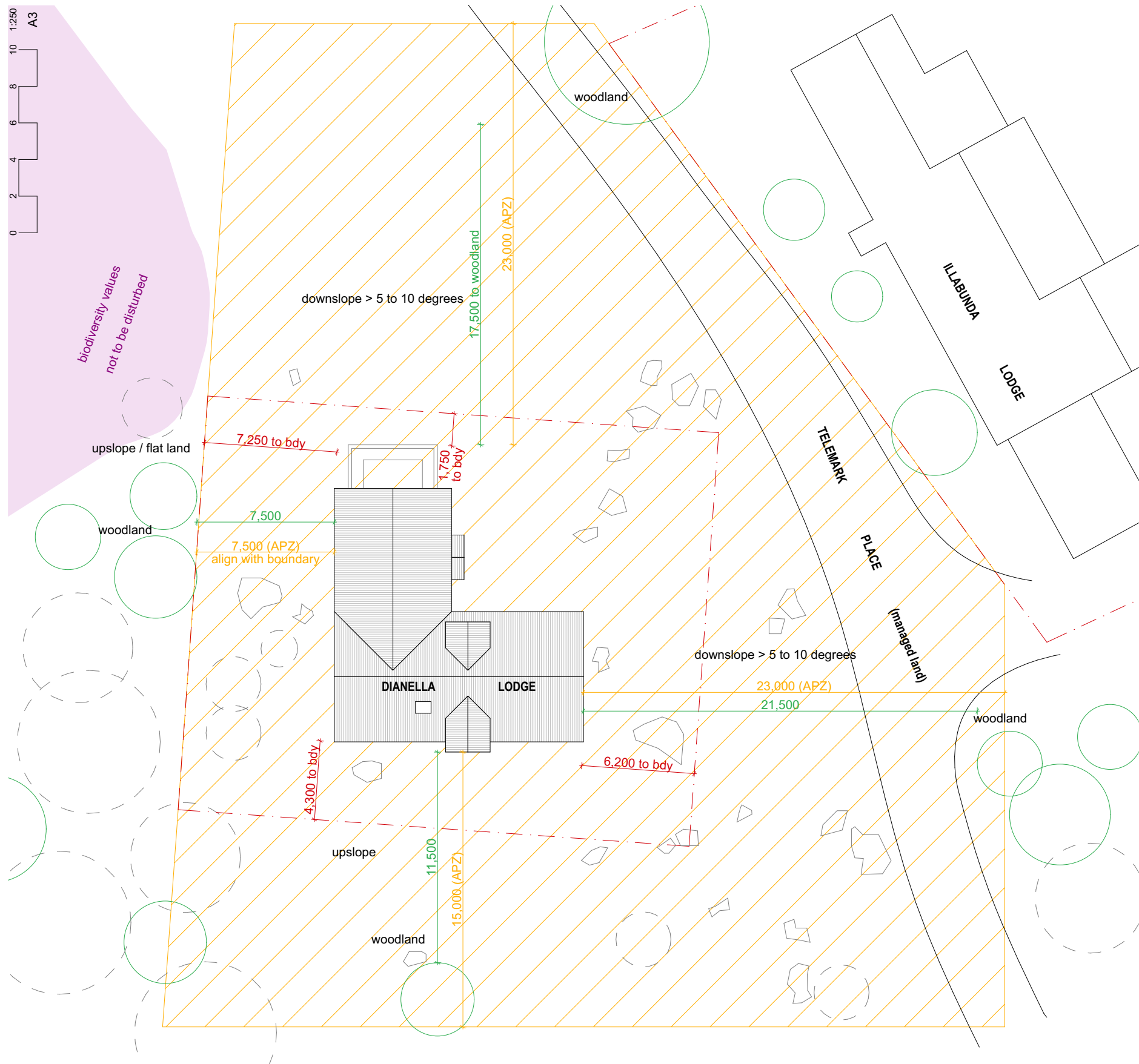
Do you have reticulated (piped) or bottled gas?

TYPE OF GAS

Reticulated gas ☐ Yes ☒ No
 Bottled gas ☐ Yes ☒ No



NOTE: When attaching development plans please ensure they clearly show location and details of electricity and gas (where relevant) on your property.



1 site plan
1:250

rev	date	notes
A	27.10.19	for information
B	04.11.19	proposed APZ added
C	28.01.20	amended for APZ application
D	05.03.20	amended APZ dimensions
E	26.05.20	for client approval
F	24.06.20	for DA submission

for approval only not for construction do not scale off drawings © patrick gilling

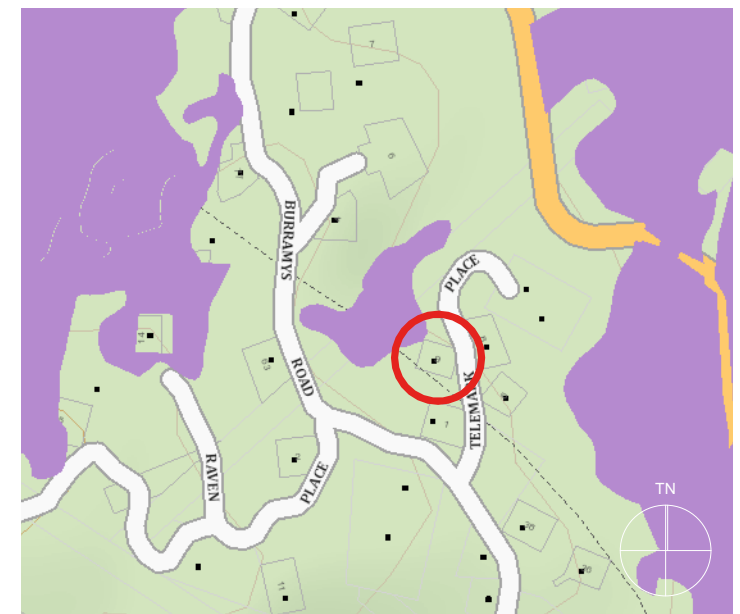
areas
site area 633.01 m²
GFA 184.40 m²

legend

- dead trees
- trees
- boulders
- APZ approved by NPWS



location plan
source: <https://maps.six.nsw.gov.au/> accessed 27.10.2019



biodiversity values map
source: <https://www.lmhc.nsw.gov.au/> accessed 27.10.2019

dianella alterations
for Dianella Ski Club
9 Telemark Place Perisher Valley Kosciuszko NP NSW
lot 83 DP756697

dwg no. DA-100-01
Site Plans
site plan

FOR DA
rev
[F]

woodland 17.5m
to North



Illabunda Lodge

downslope > 5 to 10 deg area to North of Dianella (photo taken from deck)

woodland 21.5m
to East



Dianella Lodge

across slope area to East of Dianella with downslope > 5 to 10 deg beyond

woodland 11.5m
to South



Dianella Lodge

upslope area to South of Dianella

Dianella Lodge



woodland 7.5m
to West

flat land area to West of Dianella with upslope beyond



21 harris st paddington nsw 2021
pat.gilling@gmail.com
m 0407 489 544

building design patrick gilling

rev	date	notes
A	27.10.19	for information
B	28.01.20	amended for APZ application
C	27.05.20	for client approval
D	24.06.20	for DA submission with APZ approval

for approval only not for construction do not scale off drawings © patrick gilling

dianella alterations

for Dianella Ski Club
9 Telemark Place Perisher Valley Kosciuszko NP NSW
lot 83 DP756697

dwg no.

site photos

FOR DA

rev

[D]