

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



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 10640

Granted on the 13 September 2022

Signed M Brown

Sheet No 2 of 13

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 Table 1

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
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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)
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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?

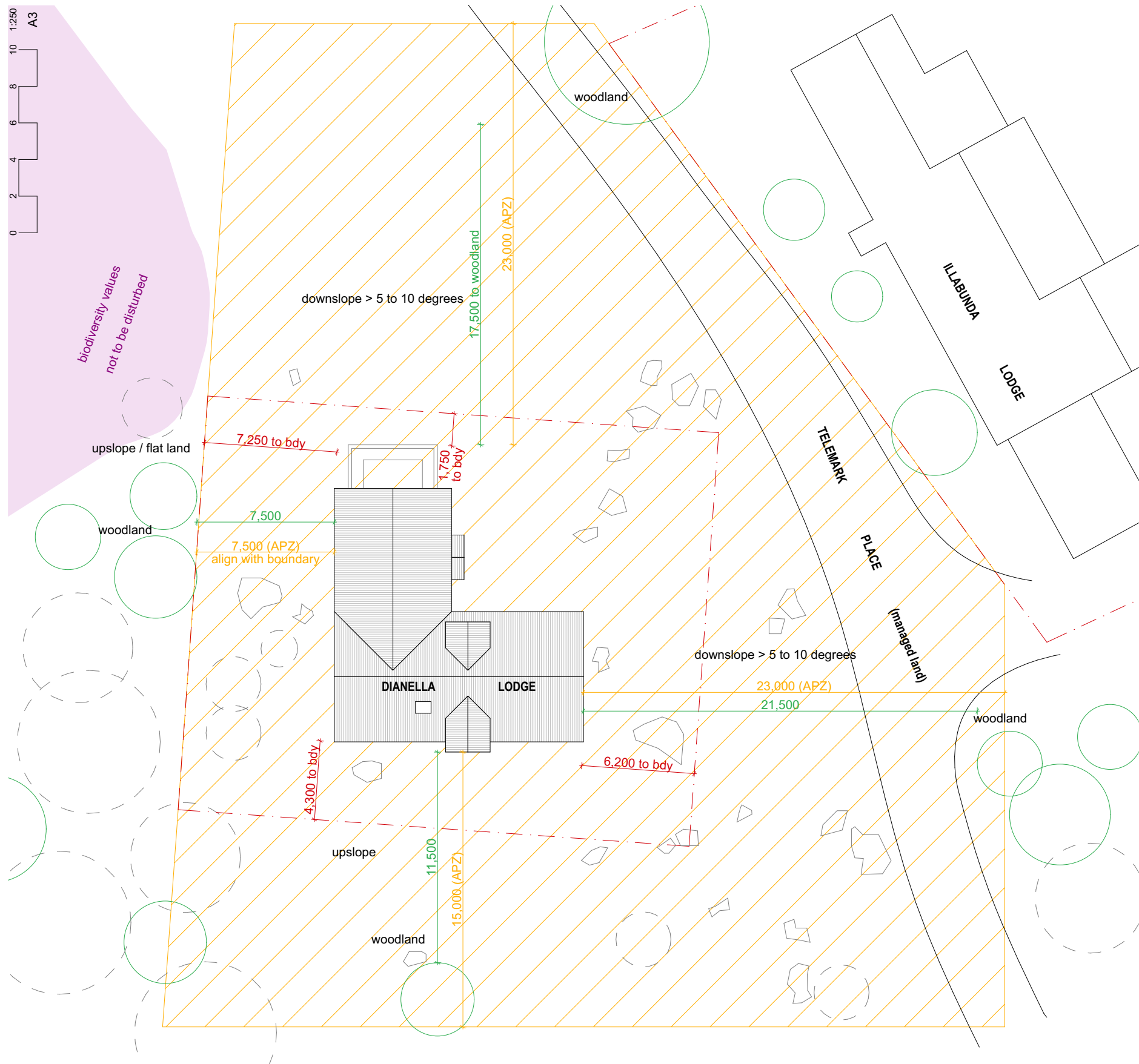
TYPE OF GAS

Reticulated gas ☐ Yes ☒ No

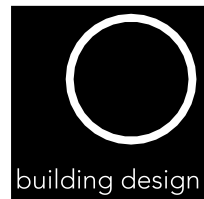
Bottled gas ☐ Yes ☒ No



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



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

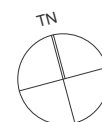
patrick gilling

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

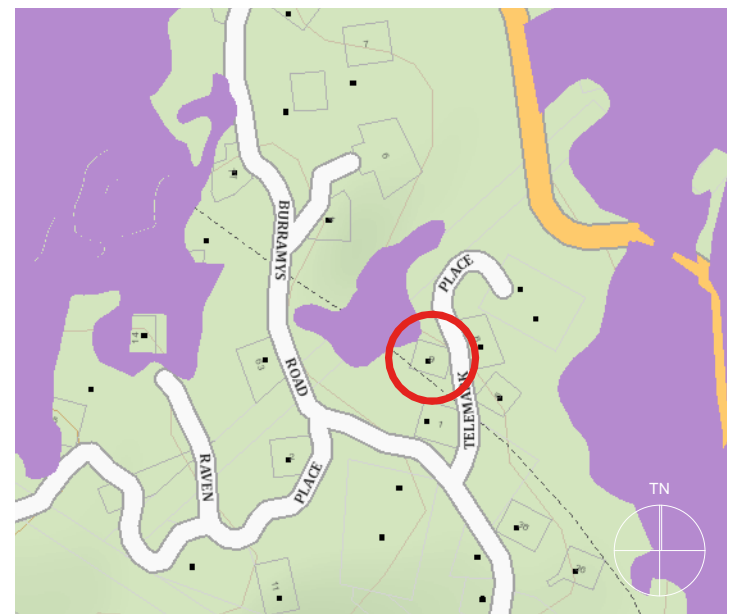
for approval only not for construction do not scale off drawings © patrick gilling

areas	
site area	633.01 m ²
GFA	184.40 m ²

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.lmbc.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



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

woodland 21.5m
to East

Illabunda Lodge



Dianella Lodge

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

woodland 11.5m
to South



upslope area to South of Dianella

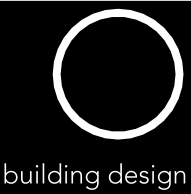
Dianella Lodge

Dianella Lodge



woodland 7.5m
to West

flat land area to West of Dianella with upslope beyond



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dianella alterations

for Dianella Ski Club
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lot 83 DP756697

dwg no.

site photos

FOR DA

rev

[D]