



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 11 of 13



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RFS reference: DA20201127004490-Original-1  
DoPI&E reference: (CNR-14539) DA 10640

Attention: Martha Dotter

Monday, 29 March 2021

**Request for further information - bush fire report**

**Dianella Ski Club 9 Telemark PI Perisher Valley NSW 2624 Lot 83 DP756697**

Dear Martha Dotter,

I refer to your letter dated 14/01/2021 requesting further information to the bush fire report for Dianella Ski Club's Development Application. In particular parts 6.4 and 6.6 of PBP 2019.

The existing building, although not built to current building codes regarding current construction in bush fire prone areas, is in overall very good condition and is maintained diligently to a high standard. The building is concrete block and stone clad on the lower level. The upper level is timber clad with metal colorbond roof with fibre cement eaves lining. The roof does not have any guttering and all of the soffit, wall and cladding junctions are well sealed from ember attack. Given the nature of the lease size, siting of the building and minor nature of the proposal it is not practical or feasible to provide a designated safe refuge building.

The development proposal fits directly with the description of minor development in PBP 2019 part 6.5 Minor development in SFPP facilities. The only external alteration is non-structural and involves the removal and infill of the existing WC window and placement of a new WC window of the same size in a new location on the same West elevation.

The proposed development does increase the occupation of the lodge from 10 to 12 adult occupants and complies with the BPMs in PBP 2019 part 6.8 where practically achievable.

In response to PBP 2019 part 6.4 existing SFPP and part 6.6 alpine resorts development objectives;

- The proposed development of Dianella achieves an appropriate defendable space, separation from fire hazard and a better bush fire outcome through the implementation of an APZ that has been approved by NPWS and included in the DA submission.
- The footprint of the building has not been extended toward any bush fire threat.
- There is no increase in management or maintenance responsibility on adjoining land owners without their written consent. NPWS has provided consent for the APZ which includes land outside of Dianella's lease boundary. I understand that as part of the DA assessment process, Mark Brown (Senior Planner) at DoPI&E Alpine Resorts is working with NPWS to ensure that a suitable legal

mechanism to ensure the APZ is managed under a binding legal agreement for the life of the development is provided.

- It is proposed that new construction will comply with 'AS3959-2018 Construction of buildings in bushfire prone areas Section 7 Construction Requirements for BAL29' as shown in the architectural drawings and described in detail on pages eight and nine of the Statement of Environmental Effects (SEE) included in the DA submission. These construction requirements are commensurate with the very minimal scope of the proposed building works, proposed additional capacity of the lodge and the cost of the proposed upgrade to the building.
- Safe emergency evacuation is provided for through four egress points from the lodge to open ground as shown on the architectural drawings submitted with the DA - one from the lower floor, two from the ground floor and one from the upper level. As described on page six of the SEE, the lodge far exceeds the standards of the current NCC construction requirements for its class of building. These measures include automated fire alarm system, emergency lighting and signage, internal fire rated separation between floors, smoke doors and fire fighting equipment.
- Dianella has an existing emergency evacuation procedure which is included with this RFI response.
- The Dianella board has prepared a Bushfire Survival Plan which is also included with this RFI response.

Due to the points above, Dianella will achieve a better bushfire outcome.

Please contact me if any clarification or further information is required.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Gilling', with a stylized flourish extending to the right.

Patrick Gilling  
patrick gilling building design

**Dianella Ski Lodge**  
**Telemark T Bar South, Perisher Valley**  
**Phone 6457 5301**

## **Bush Fire Survival Plan**

### **Dianella Ski Lodge Bush Fire Survival Plan**

The Bush Fire Survival Plan for Dianella Ski Lodge is to LEAVE EARLY.

It is the responsibility of any occupant of the Lodge during the fire season to monitor bush fire conditions and to ensure that the Lodge is evacuated at the first indication of any danger. Specifically, the Lodge must be evacuated when the RFS Bush Fire Alert Level for the area is at "WATCH AND ACT", or if advice of danger is received from NSW National Parks and Wildlife Service, Perisher Valley Resort, or any other local authority.

### **What to do if Bush Fire threatens the Lodge**

Occupants of the Lodge should leave at the earliest indication of bush fire threat, using the route recommended by the authorities. Once all occupants are safely evacuated from the threatened area, please advise other Dianella Ski Club board / members of the situation via phone or email.

If there is time available before leaving the Lodge:

- Move any loose objects, furniture, or equipment away from the exterior of the Lodge or place them indoors (out of the route of firefighters).
- Clear the area below balcony of unused fire wood etc.
- Remove flammable rubbish from external storage bins.
- Ensure all windows and doors are closed.
- Clear leaf litter, branches, or other debris from the area immediately around the Lodge.

In the event that it is impossible to leave the threatened area safely, occupants of Dianella Ski Lodge should identify the most appropriate Neighbourhood "Safer Place" and go to that location. The closest "Safer Place" to the Lodge is the PERISHER CAR PARK; fire conditions may mean that another location is more appropriate, however.

### **Information during Bush Fires**

Sources of relevant information:

- RFS - [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au), Fires Near Me app, 1800 679 737 (1800 NSW RFS)
- Weather and warnings - [www.bom.gov.au](http://www.bom.gov.au)
- National Park closures - [www.nationalparks.nsw.gov.au](http://www.nationalparks.nsw.gov.au), 02 6450 5600
- Road closures and access - [www.livetraffic.com](http://www.livetraffic.com)
- Neighbourhood Safer Places - <https://www.rfs.nsw.gov.au/plan-and-prepare/neighbourhood-safer-places/snowy-monaro-lga>

**Dianella Ski Lodge  
Telemark T Bar South, Perisher Valley  
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## **Emergency Evacuation Procedure**

In a fire emergency:

- 1. Identify location of fire** – visually or from the Fire Indicator Panel in the store room
- 2. Alert and evacuate all occupants** – assemble everyone in the clear space on the Telemark T Bar side of lodge; Complete headcount and do not allow anyone to return to the Lodge
- 3. Telephone fire brigade on 000** – provide location: Dianella Lodge, Telemark T Bar South, Perisher Valley; manual call can also be made using the Fire Indicator Panel in the store room

If the fire is small and someone is comfortable with the use of fire fighting equipment, they may decide to attempt to extinguish it. Fire fighting equipment consists of:

- 1. Fire extinguisher at main entrance**, next to front door in boot room
- 2. Fire extinguisher in main living room**, near entry to store room
- 3. Fire extinguisher in lounge room**, in alcove next to fireplace
- 4. Fire extinguisher upstairs**, in the foyer

If the fire is large, close doors to contain it. Do not place anyone (including yourself) at risk in trying to fight it.

When the fire brigade arrive, report location of fire and whether all occupants have been evacuated.

Dianella Ski Lodge  
March 2019.