



NSW GOVERNMENT
Planning & Infrastructure

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

- 1 OCT 2013

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED - JINDABYNE

PART A Property Details

Applicants Name: HUS-SKI LODGE LIMITED (W. HARGREAVES - DIRECTOR)

Contact Phone Number; (H): (02) 9544 4275 (M): 0418 497769

Council: SNOWY RIVER SHIRE Council Reference (if known):

Lot: DP:

Address to be developed: 101 BURRAMYS RD, 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 HUS-SKI LODGE IS A SPLIT-LEVEL TIMBER FRAMED, CEDAR CLAD BUILDING.

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 type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input checked="" type="checkbox"/> Woodland	<input 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 checked="" type="checkbox"/> Tussock	<input checked="" type="checkbox"/> Tussock	<input type="checkbox"/> Tussock	<input checked="" 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 the building line to the vegetation in each direction as above

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	<u>50</u> m	<u>20</u> m	<u>5</u> m	<u>15</u> m

Step 3: Determine the effective slope that will influence bushfire behaviour in each direction

CATEGORY	NORTH	EAST	SOUTH	WEST
Slope under the hazard (over 100m) [in degrees] <i>(ESTIMATED)</i>	<input type="checkbox"/> upslope/flat <input checked="" type="checkbox"/> >0 to 5 <input 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 4: 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 5: 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 checked="" type="checkbox"/> BAL-FZ	<i>E, N & W</i>	<input checked="" type="checkbox"/> BAL-19
<input 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 30 (m) to hydrant from house.

(FIRE HYDRANTS SEE MAP)

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

Yes No

N/A

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:

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N/A

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.