

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

NSW GOVERNMENT  
 Planning & Infrastructure  
 - 9 DEC 2016  
 DEVELOPMENT ASSESSMENT AND  
 SYSTEMS PERFORMANCE  
 RECEIVED - JINDABYNE

**PART A Property Details**

Applicants Name: LIBBY PUGH + JUDY LENNE  
 Contact Phone Number; (H): (.....) LIBBY - 0421 884 469 (M): .....  
 Council: NSW DEPT OF PLANNING - ALPINE TEAM Council Reference (if known): .....  
 Lot: 588 DP: 1118588  
 Address to be developed: UNIT 5 - 7 SUMMIT WAY, THREDBO VILLAGE  
 My property is on Bush Fire Prone Land:  Yes

**PART B Type of Proposal**

Type of Proposal:

- New Building
- Dual Occupancy
- Alteration/Additions to an existing building
- Urban
- Rural Residential
- Isolated Rural

Proposal Description: *e.g. two storey house with attached garage* 3 STOREY UNIT WITH  
 PROPOSED ENTRY EXTENSION

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 type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input 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 checked="" type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" 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	4.5 ..... m	0 ..... m	0 ..... m	9.65 ..... m

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

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	0 ..... m	0 ..... m	0 ..... m	0 ..... 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 checked="" type="checkbox"/> upslope/flat	<input type="checkbox"/> upslope/flat	<input checked="" type="checkbox"/> upslope/flat	<input checked="" type="checkbox"/> upslope/flat
	<input type="checkbox"/> >0 to 5	<input checked="" type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5
	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10
	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15	<input type="checkbox"/> >10 to 15
	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18	<input type="checkbox"/> >15 to 18	<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  100  80  50

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

FDI  100 (see Table 4, page 11)  80 (see Table 5, page 12)  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**

- BAL- FZ
- BAL- 40
- BAL- 29
- BAL- 19
- BAL-12.5
- 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 40 M..... (m) to hydrant from house.

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

Yes  No The property has reticulated water and a hydrant nearby hose reel on the building (Apartment #4) and standpipe 40 metre away on Bundaleer.

Development Type	Water Requirement	Planned	Existing
Residential Lots (<1,000m <sup>2</sup> )	5,000 l/lot		
Rural-residential Lots (1,000–10,000m <sup>2</sup> )	10,000 l/lot		
Large Rural/Lifestyle Lots (>10,000m <sup>2</sup> )	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		
		NOT APPLICABLE		

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.





VIEW LOOKING WEST TOWARDS FOREST LAND



VIEW LOOKING WEST TOWARDS FOREST LAND, WITH NEIGHBOURS ON SIDE BOUNDARY



VIEW LOOKING WEST AT EASTERN ELEVATION



VIEW LOOKING SOUTH AT NORTHERN ELEVATION, WITH PROPOSED EXTENSION (RED)

**PROPOSED ENTRY EXTENSION TO UNIT 5 GRANITE PEAKS THREDBO VILLAGE**



VIEW LOOKING EAST AT WESTERN ELEVATION