

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

**PART A**

Property Details

Applicants Name: Matterhorn Lodge - Tim Darley.  
 Contact Phone Number; (H): [.....] (M): 0434 675 692  
 Council: ..... Council Reference (if known): .....  
 Lot: 1 DP: 1016857  
 Address to be developed: 11 Wheatley Rd, Peppers Valley  
 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* Exterior Coloumband Cladding and minor internal renovations.

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 checked="" type="checkbox"/> Forest	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest	<input checked="" type="checkbox"/> Forest
	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland	<input type="checkbox"/> Woodland
	<input type="checkbox"/> Shrubland	<input checked="" 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 type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land	<input checked="" 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	10-15 m	3 m	6 m	10 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	3 m	4-6 m	60+ 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 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 type="checkbox"/> >5 to 10 <input type="checkbox"/> >10 to 15 <input checked="" 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  100  80  50 *Perisher*

**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 7m & 53m (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 <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		

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.

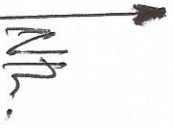


Google Maps



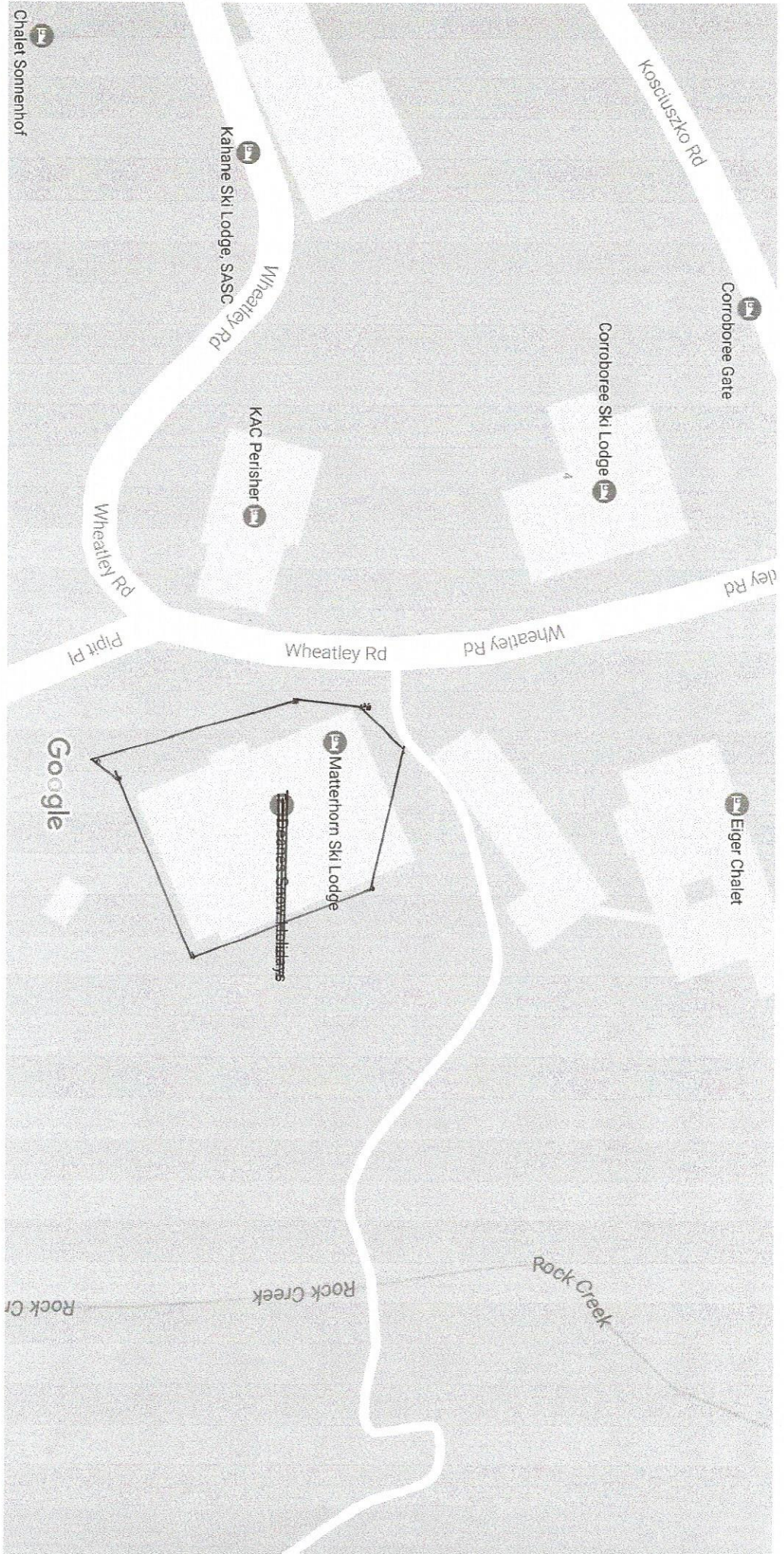
Property Boundary.

Imagery ©2017 CNES / Astrium, Map data ©2017 20 m

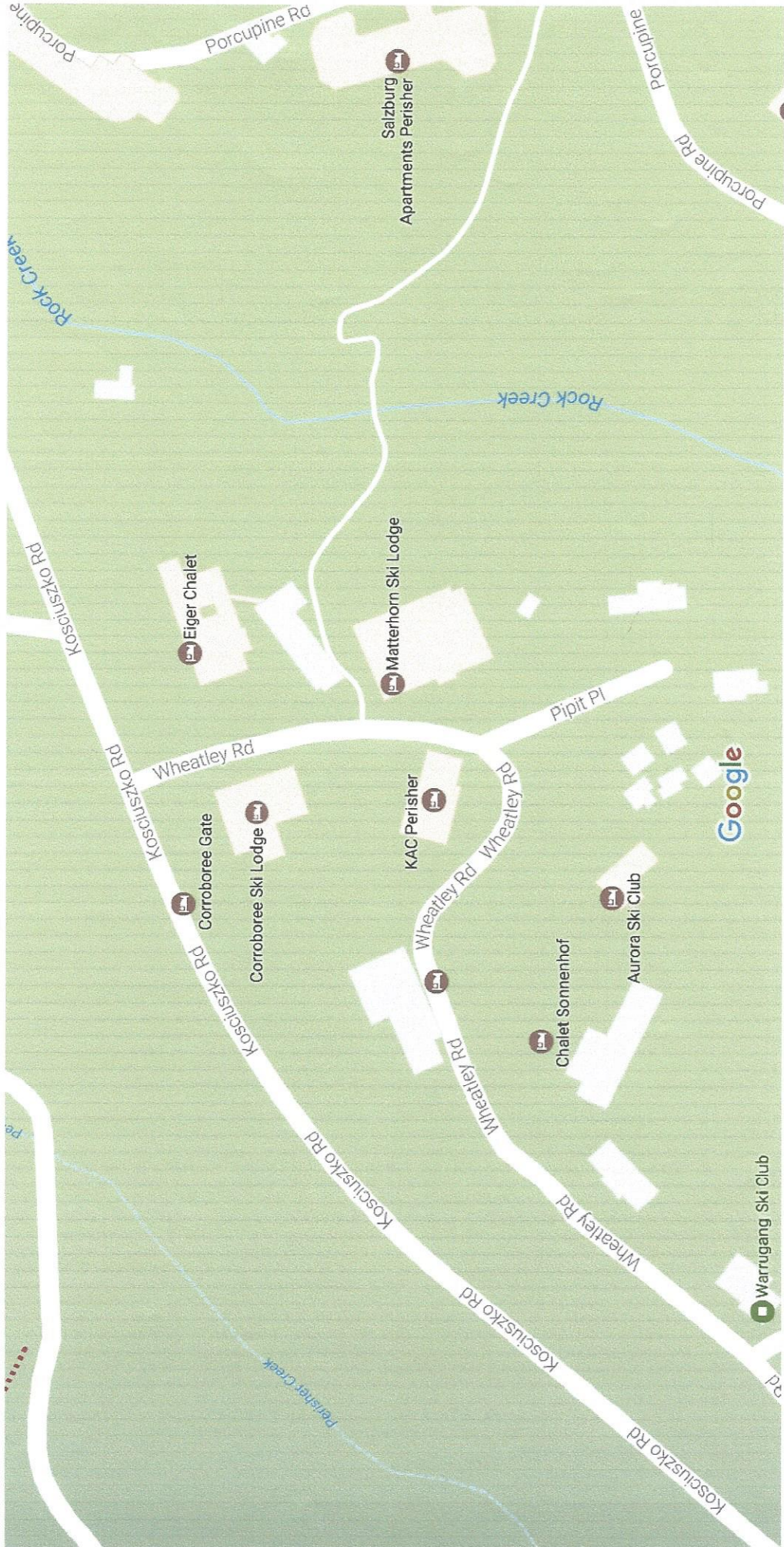




# Google Maps





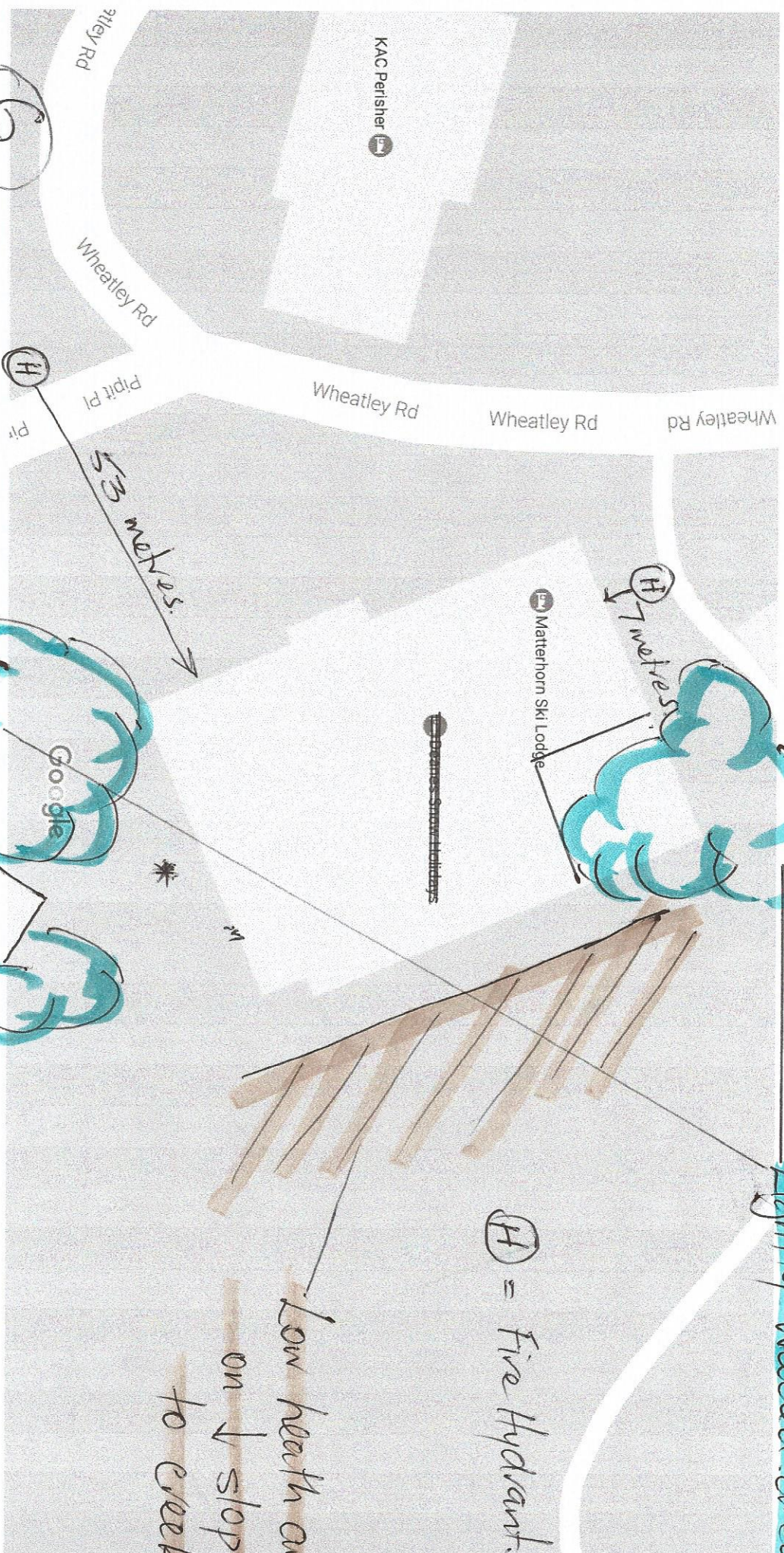


Map data ©2017 Google

50 m



# Google Maps



\* = Electricity  
 M = Gas meter.  
 Approx location of electrical substation & Elgas Storage facility.

(H) = Fire Hydrant.

low heath on slope on creek to creek

Tambharora Lodge.

Map data ©2017 Google 10 m





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## ANNUAL FIRE SAFETY STATEMENT

I, Alex Machin acting as a representative for Alpine Fire Safety act as an agent for:

### Matterhorn Lodge

11 Wheatley Road, Perisher Valley NSW 2624

**I Certify that:**

Each essential safety measure specified in this statement has been assessed by a properly qualified person and was found, when it was assessed to be capable of performing:

- (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or
- (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented
- (iii) The building when inspected was found to be in a condition that did not disclose any grounds of prosecution under Division 7
- (iv) The information contained in this certificate is, to the best of my knowledge and belief, true and accurate

FIRE SAFETY MEASURE	STANDARD of PERFORMANCE AS or BCA
SMOKE DETECTION & ALARM System	AS1670.4 & BCA spec E2.2a clause 6
BUILDING occupant warning system	AS1670.1 & BCA Spec E2.2a Clause 6
WARNING & OPERATIONAL SIGNS	BCA G4.3 & G4.8
EMERGENCY LIGHTING & External Emergency	AS2293.1 & BCA clause E4.4 BCA G4.4
EXIT Signs	AS2293.1 & BCA clauses E4.5, E4.6 & E4.8
PORTABLE FIRE EXTINGUISHERS	AS2444 _2001, AS1851:1 & BCA clause E1.6
FIRE BLANKETS	AS2444,1851:1 & AS3504
FIRE HOSE REELS	AS2441,1851:2 & BCA clause E1.4
FIRE RESISTING STRUCTURES & EXITS	BCA section C & D, BCA Spec C1.1
SELF-CLOSING SOLID CORE DOORS	BCA C3.11, D2.19, D2.20, D2.21, G4.3
SIGNS ON DOORS OPENING INWARDS	BCA G4.3
FIRE DAMPERS	BCA Clause C3.15 & AS1682.2-1991 & AS 1668.1-1998
LIGHT WEIGHT CONSTRUCTION	BCA Clause & Spec C1.8 & AS 1530
FIRE ORDERS	BCA Clause G4.9
FIRE DOORS & SMOKE DOORS	Specification C3.4 & AS 1905.1
PENETRATIONS IN FIRE RATED CONSTRUCTION INCLUDING FIRE COLLARS AND ACCESS PANELS	BCA PART C3 AS 1630.4 & AS 4072.1

Agent: 

Print: Alex Machin

Assessment Date: 26<sup>th</sup> May 2016



Matterhorn ski lodge

Lot 1 DP 1016857



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\* = Electricity M = Gas meter.

Approx location of Electrical Substation & Elgas Gas Reticulation Storage facility