

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



NSW GOVERNMENT
Planning & Infrastructure

- 5 NOV 2018

PART A Property Details

Applicants Name: Lachlan Maclean
 Contact Phone Number; (H): (...02...) 6457 2251 (M): 0401 367 838
 Council: Jindabyne Council Reference (if known):
 Lot: 24 DP: 756705
 Address to be developed: Stillwell Hotel Charlotte Pass Snow Resort
 My property is on Bush Fire Prone Land: Yes

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED - JINDABYNE

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 | 1:- level 1 addition of new airlocks and minor room reconfigurations within the restaurant |
| <input checked="" type="checkbox"/> Alteration/Additions to an existing building | <input type="checkbox"/> Isolated Rural | 2:- Level 5 demo to make new two bedroom suite |
- Proposal Description: *e.g. two storey house with attached garage*

Copy of plans attached Yes - refer to architectural plans & National Parks APZ inspection email

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 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	...0..... m	...0.6..... m	...2..... m	...0..... m

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

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	...50 apr..... m	...15 apr..... m	...30 apr..... m	...50 apr..... 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"/> upslope/flat	<input checked="" type="checkbox"/> upslope/flat	<input type="checkbox"/> upslope/flat
	<input type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5	<input type="checkbox"/> >0 to 5	<input checked="" type="checkbox"/> >0 to 5
	<input type="checkbox"/> >5 to 10	<input checked="" type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10	<input type="checkbox"/> >5 to 10
	<input checked="" 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	<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 type="checkbox"/> BAL- 40 | <input type="checkbox"/> BAL-12.5 |
| <input checked="" 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 Distance5..... (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.

Subject: APZ inspection - Stillwell Lodge
Date: Tuesday, 30 October 2018 at 4:48:11 PM Australian Eastern Daylight Time
From: Tim Scanlon
To: Lachlan Maclean
Attachments: image001.jpg, image002.png

Hello Lachlan,

OEH inspected the vegetation surrounding Stillwell lodge today at Charlotte Pass in respect to a request from Charlottes Pass to manage the vegetation within the Stillwell lease area as an Asset Protection Zone. OEH provide the following comments:

- The lease area contains one standalone snowgum tree which requires pruning due to proximity to a telephone line (separate approval will be given for this vegetation management). This one tree does not form a continuous canopy with other trees.
- The lease area contains approximately 3 mature low growing (< 1m) heath plants.
- The remainder of the lease area is short native and exotic grasses (lawn).
- OEH recommends the removal of the dead timber pile near the tree (fine fuels).
- The one tree onsite does not overhang the building.
- The native heath (shrubs) are not continuous and are already considered to be in clumps.
- Native trees and shrubs do not take up more than 20% of landscaped area, tree canopy is less than 15%, vegetation do not provide a continuous canopy to the building and do not abut the building.
- The lease area is not considered to contain significant threatened species habitat.

Please accept this email as consent under Clause 18(2)(a) of the National Parks and Wildlife Regulation 2009 to maintain the vegetation within the Stillwell Lodge lease area as an Asset Protection Zone in accordance with the Rural Fire Service "Standards for Asset Protection Zones".

Regards,

Tim

Tim Scanlon
Environmental Liaison Officer
Resorts Environmental Services
Southern Ranges Branch
NSW National Parks and Wildlife
Service

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