BUSHFIRE ASSESSMENT REPORT
Fjellheim Lodge -
91 Burramys Rd Perisher Valley

Summary

This report made in February 2022 is to accompany a Development Application for Fjellheim Lodge, located at 91 Burramys Rd in Perisher Valley. It has been prepared following the guidelines in the NSW Rural Fire Service Section 6.6 Alpine Resorts

Vegetation
The surrounding vegetation of Fjellheim Lodge can be described, using the Keith Vegetation Group Table A1.12.7 classification as follows

North & North- West
Short mixed heath / Alpine complex with scattered dead snow gums .

South & South- West
Short mixed heath / Alpine Complex with tall heath in the form of sparsely distributed live snow gums and some scattered dead snow gums

East
Short mixed heath / Alpine complex and some sparsely scattered dead snow gums

West
Short mixed heath / Alpine complex with tall heath in the form of sparsely distributed live snow gums and some scattered dead snow gums

Slope & Bushfire Attack Level

The degree of slope of the land surrounding Fjellheim Lodge was calculated using the “distance and ruler” method with results as shown in the table attached and in the photos below

North	- 5 -10 degrees - Downslope	- Distance 7-<11m	- BAL 19
South	- 0 - 5 degrees - Upslope	- Distance 6 -<8m	- BAL 29
East	- 0 - 5 degrees - Flat	- Distance 12-<100m	- BAL12.5
West / Sth West	- 0 - 5 degrees - Flat	- Distance 6 - <8m	- BAL 29

Reticulated Water Supply

There is a hydrant to the east, adjacent to Burramys Rd approximately 50 meters from the Lodge and a further hydrant to the north also adjacent to Burramys Rd approximately 150 meters from the Lodge and below Huski Lodge

NSW Rural Fire Service Table A1.12.7
Determination of BAL - FFDI 50 - Alpine Areas

Vegetation - Keith Vegetation Group

North & North- West Short mixed heath / Alpine complex with scattered dead snow gums

Photo 1 Vegetation - North

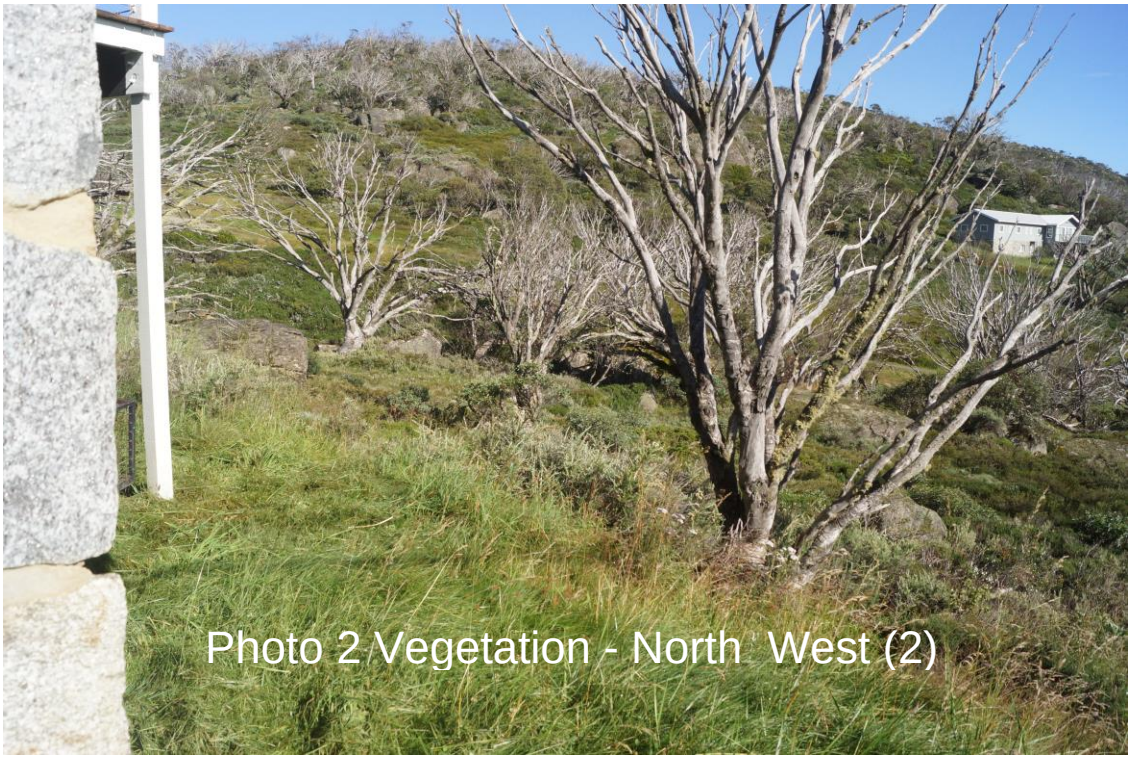

Photo 2 Vegetation - North West (2)

South & South- West

Short mixed heath / Alpine Complex with tall heath in the form of sparsely distributed live snow gums and some scattered dead snow gums

Photo 3 Vegetation - South

East

Short mixed heath / Alpine complex and some sparsely scattered dead snow gums

Photo 4 Vegetation - East

West

Short mixed heath / Alpine complex with tall heath in the form of sparsely distributed live snow gums and some scattered dead snow gums

Photo 5 Vegetation - West

Slope

North effective down slope 5 - 10 degrees - BAL 19

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South effective up slope 0-5 degrees - BAL 29

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East effective slope flat 0-5 degrees - BAL 12.5

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West effective slope flat 0-5 degrees - BAL 29

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Reticulated Water Supply

Photo 10 Primary Hydrant

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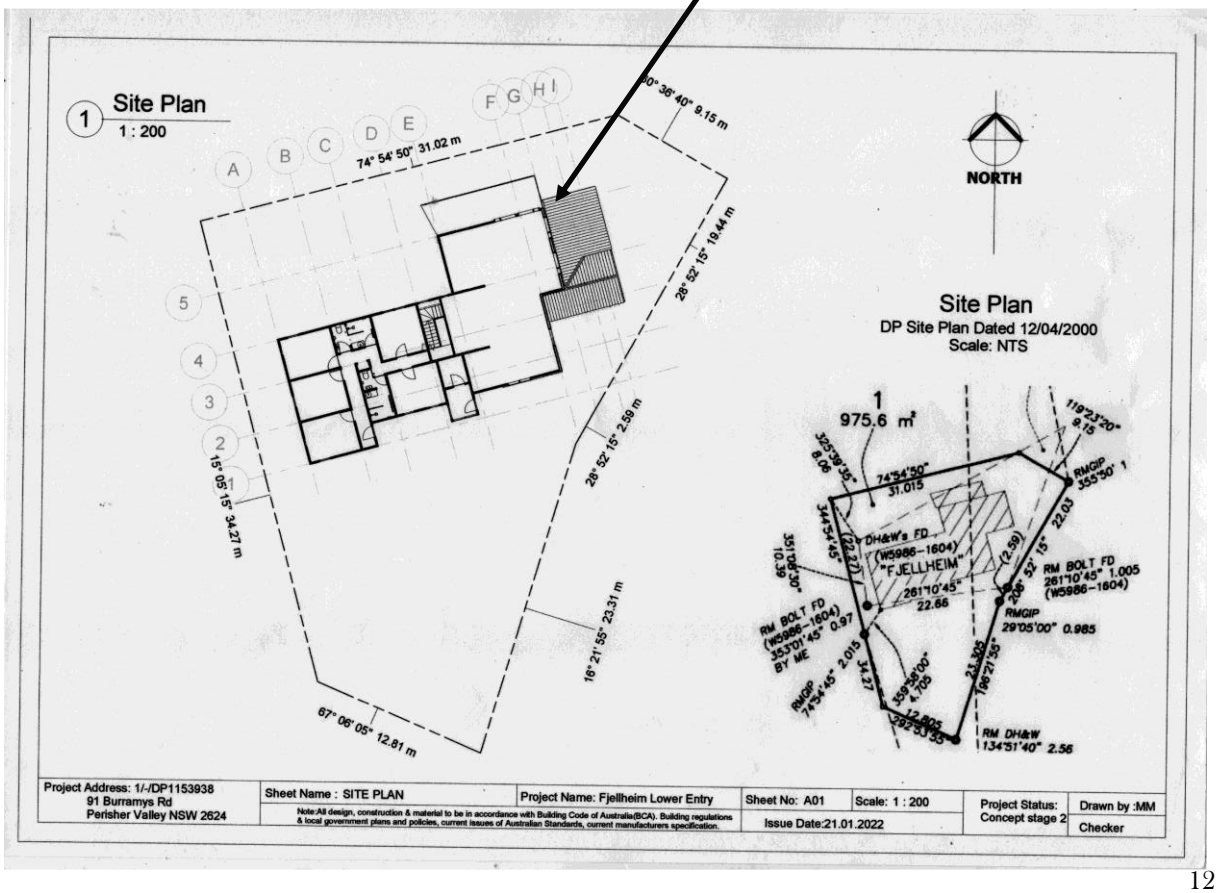
Fjellheim Lodge - 91 Burramys Rd

Photo 11 Secondary Hydrant

Site plan & location of utilities

EXTERNAL LPG 210 LTGAS TANK

ELECTRICITY MAINS BOX



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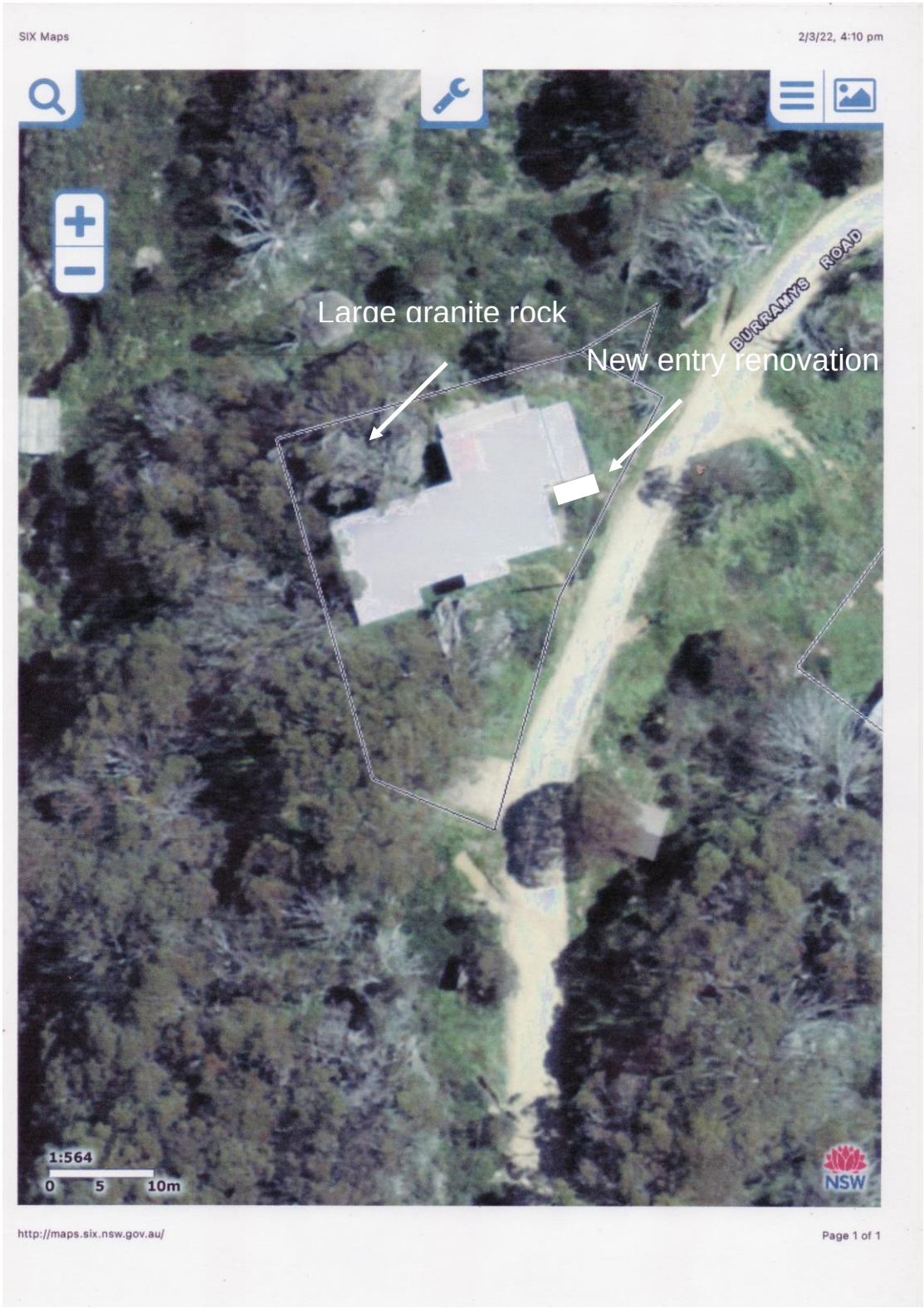
Site plan showing new entry

The new lower entry excavated entry area of

renovation

renovation is located on a previously 8 sqm and directs egress, as required in

case of emergency, directly toward an unimpeded space, clear of vegetation and the open space of the road.



Fjellheim Lodge - 91 Burramys Rd Perisher Valley

DESCRIPTION OF DEVELOPMENT

Situation

The Fjellheim Lodge, located at 91 Burramys Rd in Perisher Valley, is a two level lodge built on a cement slab at the lower level and brick pillars on the upper level. The external walls are on cement block foundations which are clad in granite for the lower level and are cedar clad on the upper level.The development proposed is a minor renovation to the lower entry to meet emergency regulations by enclosing a previously excavated entry and un-vegetated area of approximately 8 sqm and consequently will provide direct egress, as required in case of emergency, directly toward an unimpeded external space which is clear of vegetation and the open space of the road. The renovation of the lower entry also will provide safer and more convenient access and egress for members during winter. No increase in accomodation facilities is involved.
A summary of construction of these renovations follows.

Lower Entry Renovation

The renovation of the lower entry is to be constructed with granite faced cement brick walls on a cement slab and adjoining the existing granite faced cement brick walls of the existing building lower level, on a new cement slab with a clip-lock metal gabled roof to match the existing skillion roof of the existing building upper and lower levels.
A new entry creating an outer recessed vestibule will be cut into the wall of the existing building, leading to a permanently unlocked inner door leading from the new outer recessed entry through that to a lower level entry vestibule in which there is an existing security door entry to the lodge.

The new lower level unlocked inner vestibule will also contain the mains meter electricity box which is to be relocated from its current position to provide safe all season access to it and a new garbage room.

Bathroom Renovation

The renovations of the bathrooms include small metal framed double glazed windows to the northern and southern walls of the upper level of the lodge to provide natural light into the bathrooms. These windows were approved in 1997 at the time of the renovation of the lodge but not installed at that time.

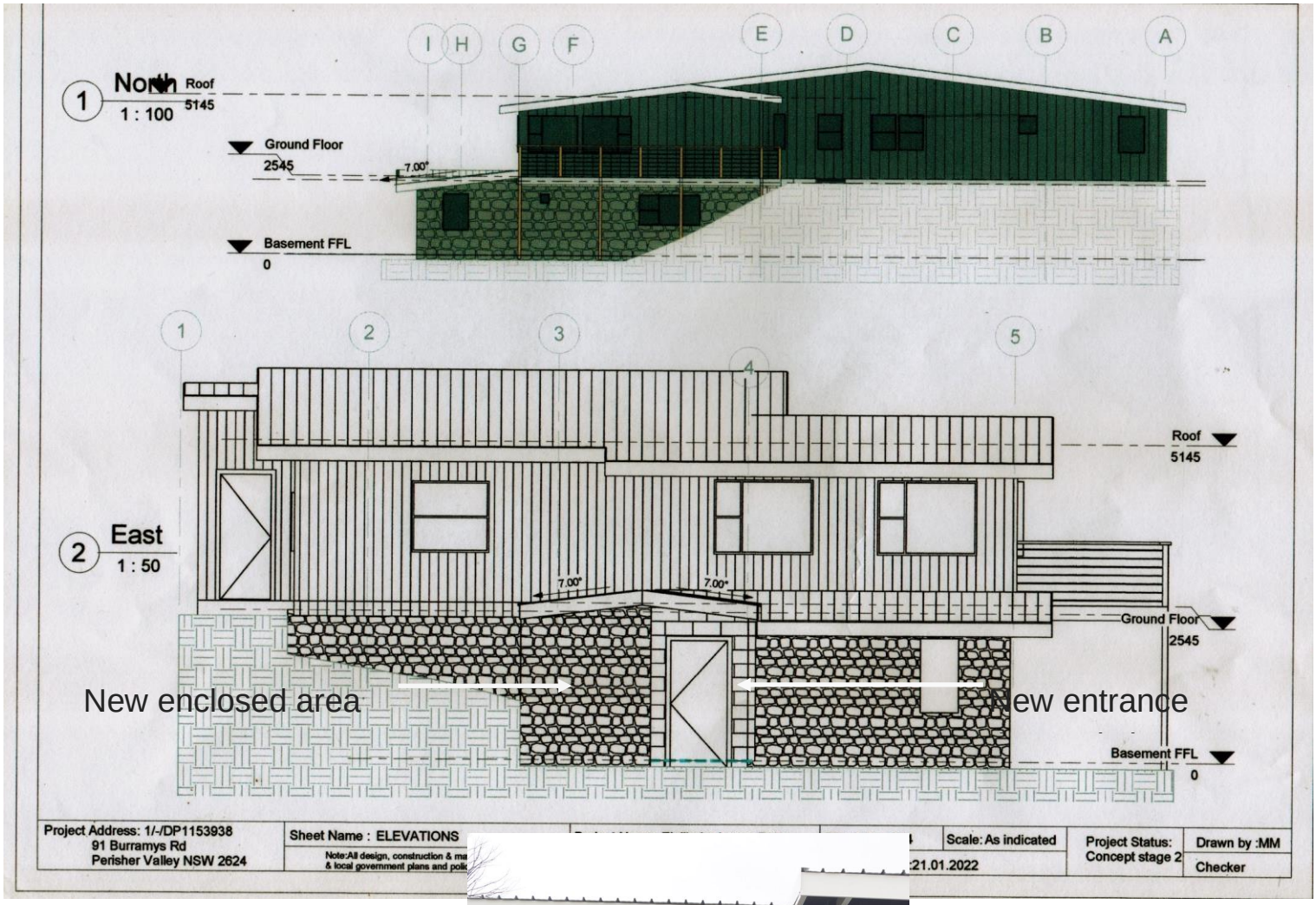
The rest of the bathroom renovations are and update in presentation and entirely internal an do not interfere with existing fire prevention facilities which include an internal fire hose located adjacent to these bathrooms.

Compliance

These renovations will comply with construction regulations AS 3959 as required.

Fjellheim Lodge - 91 Burramys Rd Perisher Valley

Fjellheim Lower Entry Renovation



New enclosed area

New entrance

Area to be enclosed

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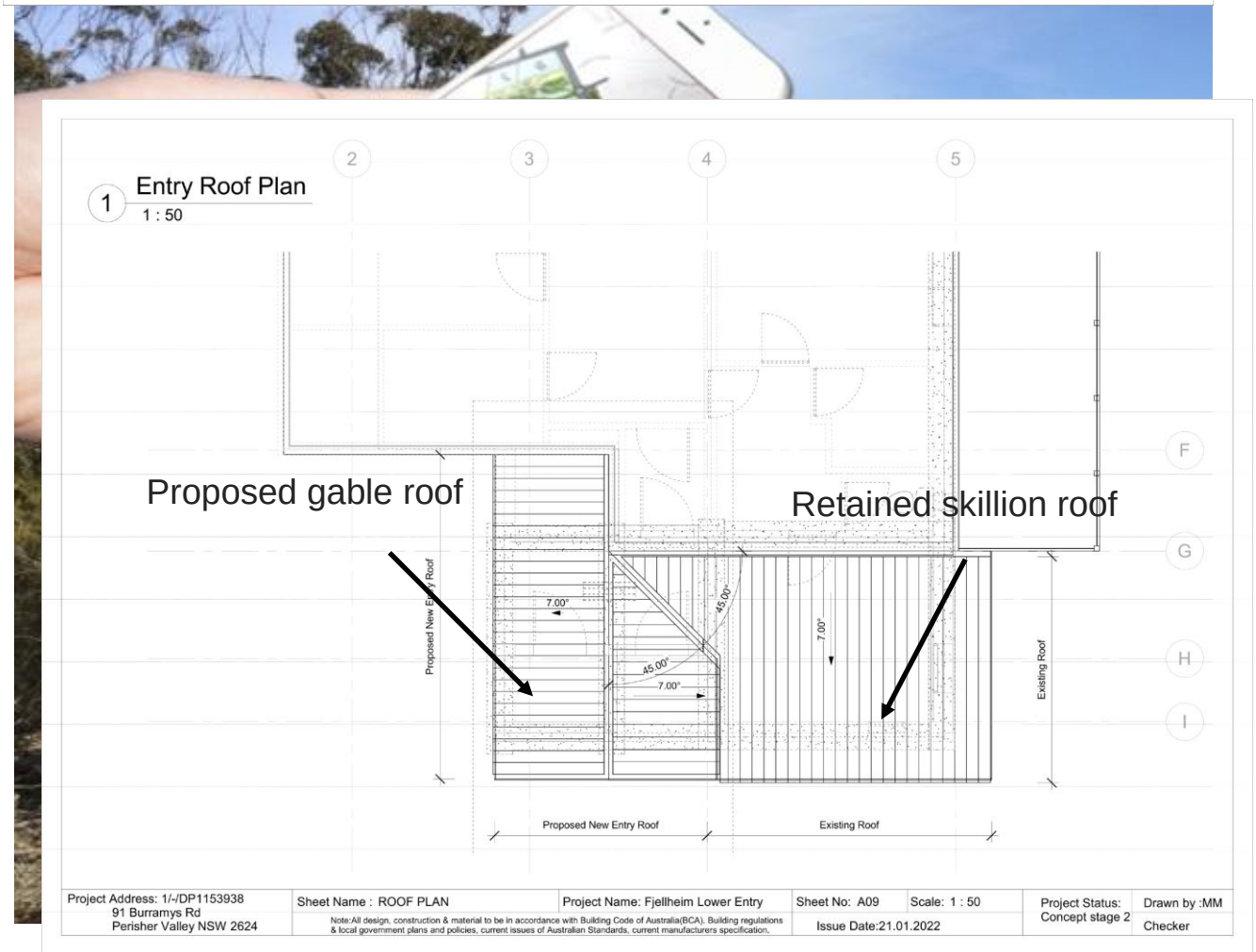

Photo 10 Primary Hydrant

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Step 3

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]	upslope/flat	upslope/flat	upslope/flat	upslope/flat
	>0 to 5	>0 to 5 <	>0 to 5 <	>0 to 5 <
	>5 to 10 <	>5 to 10	>5 to 10	>5 to 10
	>10 to 15	>10 to 15	>10 to 15	>10 to 15
	>15 to 20	>15 to 20	>15 to 20	>15 to 20

Step 4

Determine the FFDI that applies to your local government area. Circle the relevant FFDI below

FFDI: 100 ☐ 80 ☐ 50 Alpine Areas

Step 5

Match the relevant FFDI, vegetation, distance and slope to determine the required BAL.

Identify the BAL 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 AS3959-2018.

Bush Fire Attack Level: BAL- FZ ☐ S & W BAL- 29 ☒ E BAL-12.5 ☒

BAL- 40 ☐ N BAL-19 ☒ No requirement ☐

Step 6

Determining BAL construction requirements

Once the appropriate BAL has been determined in Step 5, AS3959-2018 and or/ the NASH Standard 2014 will be used to determine the construction requirements for the proposed design.

Does your proposal meet the construction requirements for the BALs required as per AS3959-2018 and the NASH Standard (2014):

Yes ☒ No ☐

Fjellheim Lodge - 91 Burramys Rd Perisher Valley

Grassland Deeming Provisions Assessment

This assessment is only required where the deeming provisions are to be used. Where the deeming provisions are not to be used, previous Steps 1 to 6 in Part C must be applied. Tick which box below applies to individual circumstances:

- ☐ An APZ of 50m or more can be provided – this can be considered to meet PBP 2019, no further bush fire protection measures are required
- ☐ An APZ of 20-49m can be provided – comply with Grassland Deeming Provisions requirements in the following Table
- ☐ An APZ of less than 20m is provided or the standard assessment process is proposed - use the assessment process identified in Steps 1 to 6 above

Grassland Deeming Provisions

BUSH FIRE PROTECTION MEASURE	GRASSLAND DEEMING PROVISIONS
APZ	› limited to a maximum of 15 degrees downslope; › minimum APZ of 20m is provided between the building and unmanaged grass; › the APZ is wholly within the boundaries of the development site; and › the APZ is maintained as a mown area with grass heights less than 100mm.
Construction	› construction in accordance with BAL-12.5 of AS3959-2018 and any additional construction requirements in PBP 2019.
Access	› comply with the property access provisions in Part G.
Water supply	› comply with the water supply provisions in Part E.
Landscaping	› comply with the relevant provisions in Appendix 4 of PBP 2019, noting that other vegetation bush fire hazards cannot be present if these provisions are to apply.

NOTE : This section is not applicable to this site

Fjellheim Lodge - 91 Burramys Rd Perisher Valley

Fjellheim Lodge - 91 Burramys Rd Perisher Valley

PART D: Flame zone

Provide details and justification for any additional bush fire protection measures required for a performance based solution.

PART E: Water supplies

Does your property have a reticulated water supply?; If so, please provide details on the distance to the nearest fire hydrant on your site plan.

Reticulated water supply is available: Yes [X] No [ ]

Distance 50 (m) to hydrant from house.

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

Yes [ ] No [X]

Development Type	Water Requirement	Planned	Existing
Residential Lots (<1,000m²)	5,000 l/lot		
Rural-residential Lots (1,000 – 10,000m²) <1 ha	10,000 l/lot		
Large Rural/Lifestyle Lots (>10,000m²) >1 ha	20,000 l/lot		
Townhouse/Unit Style (e.g. Flats including Dual Occupancy)	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 approximate 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.*

Fjellheim Lodge - 91 Burramys Rd Perisher Valley

PART F: Gas supplies

Do you have reticulated or bottled gas? Yes [X] No [ ]

Type of gas:

Reticulated gas: Yes [ ] No [ ]

Bottled gas: Yes [X] No [ ]

NOTE: *When attaching development plans please ensure they clearly show location and details of electricity and gas (where relevant) on your property.*

Part G: Access

Does the development proposal meet the requirements as defined in this document?

Yes [X] No [ ]