

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

### PART A

#### Property Details

Applicants Name: SEAN GARTNER C/- BOALI HOLDINGS PTY LTD

Contact Phone Number; (H): (02) 9979 4411 (M): 0414 279 000

Council:..... Council Reference (if known): .....

Lot: 867 DP: THREDBO, KOSCIUSKO NATIONAL PARK

Address to be developed: BOALI LODGE, MOWAMBA PLACE, THREDBO

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 INTERNAL BATHROOM RENOVATION  
AND BALUSTRADE REPLACEMENT

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 checked="" 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 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 checked="" type="checkbox"/> Managed Land	<input type="checkbox"/> Managed Land	<input checked="" type="checkbox"/> Managed Land

Copy of any relevant photos attached ☒ Yes STATEMENT REFER STATEMENT OF EFFECT

Step 2: Determine the distance from the building line to the vegetation in each direction as above

ASPECT	NORTH	EAST	SOUTH	WEST
Distance	<u>75</u> m	<u>N/A</u> m	<u>150</u> m	<u>N/A</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]	<input checked="" 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 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 4: Determine the Fire Danger Index (FDI) that applies to your local government area (see page 9). Circle the relevant FDI below - MONARO ALPINE

FDI	<input type="checkbox"/> 100	<input checked="" type="checkbox"/> 80	<input type="checkbox"/> 50
-----	------------------------------	--	-----------------------------

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 checked="" type="checkbox"/> 80 (see Table 5, page 12)	<input type="checkbox"/> 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

<input type="checkbox"/> BAL- FZ	<input type="checkbox"/> BAL- 19
<input type="checkbox"/> BAL- 40	<input checked="" 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 (pipd) water supply?; If so, please provide details on the distance to the nearest fire hydrant on your site plan.

Reticulated (pipd) water supply is available

☒ Yes ☐ No Distance .....50..... (m) to hydrant from house.

HYDRANTS IN MOWAMBA PLACE  
AND DIGGINGS TERRACE

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		
N/A				

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 (pipd) 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.