

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

PART A

Property Details

Applicants Name: SEAN GARNER C/- BOAH HOLDINGS PTY LTD

Contact Phone Number; W: (02) 99 79 4411 (M): 0414 279 000

Council: Council Reference (if known):

Lot: 867 DP: THREDBO, KOSCIUSKO NATIONAL PARK

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

My property is on Bush Fire Prone Land: ☒ Yes



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No MOD 24/1299 MOD 2 granted on the

In respect to DA 9602 and MOD 23/3688 MOD 1

Signed V Di Bono

Sheet No 16 of 16

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 RELOCATE FOOD STORE AND STAFF ACCOMMODATION (INTERNAL SWAP), ENLARGE ONE WINDOW.

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	☐ Forest	☐ Forest	☐ Forest	☐ Forest
	☒ Woodland	☐ Woodland	☒ Woodland	☐ Woodland
	☐ Shrubland	☐ Shrubland	☐ Shrubland	☐ Shrubland
	☐ Scrub	☐ Scrub	☐ Scrub	☐ Scrub
	☐ Mallee/Mulga	☐ Mallee/Mulga	☐ Mallee/Mulga	☐ Mallee/Mulga
	☐ Rainforest	☐ Rainforest	☐ Rainforest	☐ Rainforest
	☐ Tussock	☐ Tussock	☐ Tussock	☐ Tussock
	☐ Moorland	☐ Moorland	☐ Moorland	☐ Moorland
	☐ Managed Land	☒ Managed Land	☐ Managed Land	☒ Managed Land

Copy of any relevant photos attached ☒ Yes

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]	☒ 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 18	☐ >15 to 18	☐ >15 to 18	☐ >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	☐ 100	☒ 80	☒ 50
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Step 5: 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)
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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

☐ BAL- FZ	☐ BAL- 19
☐ BAL- 40	☒ BAL--12.5
☐ BAL- 29	☐ 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 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 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		
<u>N/A</u>				

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.