

NOTE:

- THE BUSHFIRE CONSIDERATIONS AS ASSESSED UNDER DA NO 10626 BY THE RURAL FIRE SERVICE SHOULD NOT CHANGE.
- THE EXISTING BUILDING CANNOT BE FULLY UPGRADED TO MEET CURRENT BUSHFIRE REQUIREMENTS. THE APPLICANT WILL BE GUIDED BY THE DEPARTMENT OF PLANNING AND INTEGRATED DEVELOPMENT REFERRALS TO RURAL FIRE SERVICE AND WITH RESPECT TO HOW THIS IS MANAGED GIVEN THE EXISTING CONDITION AND THE BUILDINGS HISTORIC VALUE.
- ASSET PROTECTION ZONE (APZ) PLAN AND VEGETATION MANAGEMENT TO BE MANAGED IN ACCORDANCE WITH THE TERMS OF THE BUSHFIRE SAFETY AUTHORITY.

TEAR OUT AND ATTACH THIS BUSH FIRE ASSESSMENT REPORT WITH YOUR APPLICATION TO COUNCIL

## SECTION TWO

### BUSH FIRE ASSESSMENT REPORT

#### PART A: Property details

Applicant name: Jon King c/o Design King Company Pty. Ltd. for and on behalf of Perisher Huette Ltd.

Contact phone numbers Home: 02 9261 3062 Mobile: 0413 028 606

Council: Snowy Monaro Regional Council

Council reference (if known): N/A

Lot: 157

DP: 1130401

Address to be developed: 35 Wheatley Road, Perisher Valley NSW 2624

My property is on Bush Fire Prone Land: Yes ☒ No ☐

#### PART B: Type of proposal

Type of Proposal: Alterations and additions to an existing tourist accomodation building.

New Building ☐ Urban ☐ Isolated Rural ☐ Rural Residential ☐

Alteration/Additions to an existing building ☒

Proposal Description: e.g. two storey house with attached  
Modification to DA 10626 for additional remediation works to north west facade

Copy of plans attached: Yes ☒ No ☐

## PART C: Bush fire attack and level of construction

### Step 1

Assess the vegetation hazard in all directions

Category	North	East	South	West
Keith vegetation group	Rainforest	Rainforest	Rainforest	Rainforest
	Forest	Forest	Forest	Forest
	Grassy and Semi-Arid Woodland	Woodland	Woodland	Woodland
	Forested Wetland	Forested Wetland	Forested Wetland	Forested Wetland
	Tall Heath	Tall Heath	Tall Heath	Tall Heath
	Short Heath	Short Heath	Short Heath	Short Heath
	Arid-Shrubland	Arid-Shrubland	Arid-Shrubland	Arid-Shrubland
	Freshwater Wetlands	Freshwater Wetlands	Freshwater Wetlands	Freshwater Wetlands
	Grasslands	Grasslands	Grasslands	Grasslands
	Managed Land	Managed Land	Managed Land	Managed Land

Copy of any relevant photos attached:

Yes



No

☐

### Step 2

Determine the distance from the building to the bush fire vegetation hazard

Aspect	North	East	South	West
Distance	.....9..... m	.....2..... m	.....2..... m	.....2..... m

### 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 ☒

### 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 ☒ BAL- 29 ☐ BAL-12.5 ☐  
BAL- 40 ☐ 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 ☐ N/A

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## Grassland Deeming Provisions Assessment N/A

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	<ul style="list-style-type: none"><li>➤ limited to a maximum of 15 degrees downslope;</li><li>➤ minimum APZ of 20m is provided between the building and unmanaged grass;</li><li>➤ the APZ is wholly within the boundaries of the development site; and</li><li>➤ the APZ is maintained as a mown area with grass heights less than 100mm.</li></ul>
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.

## 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 ☒ No ☐

Distance .....5m..... (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> ) <1 ha	10,000 l/lot		
Large Rural/Lifestyle Lots (>10,000m <sup>2</sup> ) >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.

## PART F: Gas supplies

Do you have reticulated or bottled gas?

Yes ☒ No ☐

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.

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## Part G: Access

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

Yes ☒ No ☐

This document has been designed for owner/builders as well as architects, building designers and draftspersons who wish to submit plans for building or modifying an existing building in a Bush Fire Prone Area. This document has been designed to support you, and provide you with a process to follow that will assist you to meet the current requirements for bush fire protection.

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Locked Mail Bag 17  
Granville NSW 2142

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## **NSW RURAL FIRE SERVICE**

#### **Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### **Street address**

NSW Rural Fire Service  
4 Murray Rose Avenue  
Sydney Olympic Park NSW 2127

**T** (02) 8741 5555

**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

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