



NSW RURAL FIRE SERVICE

Dept. Of Planning - Alpine
PO Box 36
Jindabyne NSW 2627

Your reference: (CNR-16177) DA 10657
Our reference: DA20201230004926-CL55-1

ATTENTION: Jennifer Stevenson

Date: Monday 13 December 2021

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – Other Tourist Accommodation

CLANCY ALPINE LODGE 21 PLUM PINE RD SMIGGIN HOLES NSW 2624, 180//DP756697

I refer to your correspondence dated 30/11/2021 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the submitted amended information. General Terms of Approval are now re-issued, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions.

General Conditions

1.

The proposal is to generally comply with the plans contained within the Bush Fire Hazard Assessment Report titled 'Project: Alterations & Addition to Existing Lodge 21 Plum Pine Road, Smiggin Holes NSW Lot 180 DP 756697' prepared by Accent Town Planning, Report No. 20112 Revision 02, dated March 2021.

Asset Protection Zones

Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.

2.

In accordance with the Asset Protection Zone Plan endorsed by the National Parks and Wildlife Service via letter dated 12/7/2021 (referenced DOC21/487461 & EF20/31338-07) at the commencement of building works and in perpetuity the property around the building and extending outside of the leasehold lot shall be managed and maintained as an inner protection area (IPA), in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019 as follows:

- North for a distance of 11 metres as an asset protection zone;
- East for a distance of 21 metres as an asset protection zone;

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- South for a distance of 26 metres as an asset protection zone; and
- West for a distance of 21 metres as an asset protection zone (APZ).

When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

Construction Standards

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

3.
In accordance with the recommendations of the Bush Fire Hazard Assessment Report titled 'Project: Alterations & Addition to Existing Lodge 21 Plum Pine Road, Smiggin Holes NSW Lot 180 DP 756697' prepared by Accent Town Planning, Report No. 20112 Revision 02, dated March 2021, all proposed works (excluding internal work) shall comply with Sections 3 and 8 (BAL 40) Australian Standard "AS3959-2009 Construction of buildings in bush fire-prone areas" or the relevant BAL 40 requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). Work must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019.

Water and Utility Services

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

4.
The provision of all new and the modification of any existing water, electricity, and gas services shall comply with Table 7.4a of 'Planning for Bush Fire Protection 2019'.

Landscaping Assessment

The intent of measures is for landscaping. To achieve this, the following conditions shall apply:

5.
Any landscaping within the leasehold lot shall comply with Appendix 4 of 'Planning for Bush Fire Protection 2019'. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area, suitable for pedestrian traffic, shall be provided around the immediate curtilage of the buildings;
- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;

- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

Emergency and Evacuation Planning Assessment

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

6.

A Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with the NSW RFS document 'A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan'. The Plan should include planning for the early relocation of occupants. Detailed plans of all Emergency Assembly Areas including "on-site" and "off-site" arrangements as stated in Australian Standard AS 3745:2010 'Planning for Emergencies in Facilities' must be displayed, and an annual (as a minimum) trial emergency evacuation is conducted. A copy of the Plan should be provided to the Local Emergency Management Committee for its information.

This letter is in response to an assessment of the application based on the submitted further information and supersedes our previous general terms of approval dated 07/07/2021.

For any queries regarding this correspondence, please contact Martha Dotter on 1300 NSW RFS.

Yours sincerely,

Anna Jones

**Supervisor Development Assessment & Plan
Built & Natural Environment**



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation

CLANCY ALPINE LODGE 21 PLUM PINE RD SMIGGIN HOLES NSW 2624, 180//DP756697

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Your Reference: (CNR-16177) DA 10657

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority supersedes the previous Bush Fire Safety Authority DA20201230004926-Original-1 issued on 07/07/2021 and confirms that, subject to the attached reissued General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

Anna Jones

**Supervisor Development Assessment & Plan
Built & Natural Environment**

Monday 13 December 2021