



NSW RURAL FIRE SERVICE



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 10630

Granted on the 13 September 2022

Signed M Brown

Sheet No 10 of 10

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

Your reference: (CNR-12922) DA 10630
Our reference: DA20200930003574-CL55-1

ATTENTION: Jennifer Stevenson

Date: Friday 13 May 2022

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Other Tourist Accommodation
20 MOUNTAIN DR THREDBO NSW 2625, 612//DP1118588

I refer to your correspondence dated 04/05/2022 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.

Asset Protection Zones

1.
At the commencement of building works, and in perpetuity, all land within the subject leasehold site shall be managed as an inner protection area (IPA) in accordance with Appendix 4 of 'Planning for Bush Fire Protection 2019'.

Construction Standards

2.
All proposed works shall comply with at minimum, the standards in Sections 3 and 6 (BAL 19) Australian Standard AS3959-2018 'Construction of buildings in bush fire prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and Section 7.5 of 'Planning for Bush Fire Protection 2019'.
NOTE - The Bush Fire Assessment report prepared by Complete Bushfire Solutions, report number 20121, dated November 2020 identified a BAL 29 construction standard. There is no objection to the proposal being constructed in accordance with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2018 'Construction of buildings in bush fire prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and Section 7.5 of 'Planning for Bush Fire Protection 2019'.

Postal address

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Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

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3.

The existing building is required to be upgraded to improve ember protection (if not already constructed to the relevant Bushfire Attack Level under Australian Standard AS3959). Improved ember protection can be achieved by undertaking some, or all of the following; enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders. Details of proposed upgrades to improve ember protection shall be submitted with the application for the Construction Certificate.

Water and Utility Services

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

5.

Landscaping of the site should comply with Table 7.4a of 'Planning for Bush Fire Protection 2019'.

Emergency and Evacuation Planning Assessment

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 04/02/2021.

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
20 MOUNTAIN DR THREDBO NSW 2625, 612//DP1118588
RFS Reference: DA20200930003574-CL55-1
Your Reference: (CNR-12922) DA 10630

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 DA20200930003574-Original-1 issued on 04/02/2021 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

Friday 13 May 2022