



## NSW RURAL FIRE SERVICE



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 10640

Granted on the 13 September 2022

Signed M Brown

Sheet No 13 of 13

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

Your reference: (CNR-14539) DA 10640  
Our reference: DA20201127004490-CL55-1

**ATTENTION:** Jennifer Stevenson

Date: Friday 17 September 2021

Dear Sir/Madam,

### Integrated Development Application

s100B – SFPP – Other Tourist Accommodation

DIANELLA SKI CLUB 9 TELEMAR PL PERISHER VALLEY NSW 2624, 83//DP756697

I refer to your correspondence dated 23/08/2021 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.

### Asset Protection Zones

**Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.**

#### 1.

At the commencement of building works, and for the life of the development, all land within the identified APZ as shown on the APZ Management Plan prepared by Patrick Gilling dated 01.08.2021 (rev A), must be managed as an inner protection area (IPA) in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019*.

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;

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- shrubs should not form more than 10% ground cover;
- 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**

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

2.  
New construction must comply with Sections 3 and 8 (BAL 40) Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL 40 requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*. New construction must also comply with the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

3.  
The existing building must be upgraded to improve ember protection (if not already constructed to the relevant Bushfire Attack Level under Australian Standard AS3959). The existing building can improved ember protection 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. The proponent must submit details of the proposed upgrades to improve ember protection with the application for the Construction Certificate.

## **Access - Internal Roads**

## **Water and Utility Services**

***Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

4.  
The provision of all new and the modification of any existing water, electricity, and gas services must comply with Table 6.8c of *Planning for Bush Fire Protection 2019*.

## **Landscaping Assessment**

5.  
Landscaping within the required asset protection zone must 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 (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;
- Planting is limited near 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 no 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 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**

***Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.***

**6.**

The proponent must prepare a Bush Fire Emergency Management and Evacuation Plan 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. The lodge must display detailed plans illustrating all Emergency Assembly Areas per Australian Standard AS 3745:2010 *Planning for Emergencies in Facilities*, and an annual (as a minimum) trial emergency evacuation must be conducted.

### **General Advice - Consent Authority to Note**

DPIE advised 14 May 2021; the proposed development remains consistent with the land use and permissible occupancy detailed in the NPWS lease agreement for the subject site. General terms of approval are provided pursuant to the specific objectives for SFPP infill development outlined in PBP 2019.

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 14/05/2021.

For any queries regarding this correspondence, please contact Bradley Bourke on 1300 NSW RFS.

Yours sincerely,

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



NSW RURAL FIRE SERVICE

# BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation

DIANELLA SKI CLUB 9 TELEMAR PL PERISHER VALLEY NSW 2624, 83//DP756697

RFS Reference: DA20201127004490-CL55-1

Your Reference: (CNR-14539) DA 10640

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 DA20201127004490-Original-1 issued on 14/05/2021 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*.

**Martha Dotter**

Supervisor Development Assessment & Plan  
Built & Natural Environment

Friday 17 September 2021