



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Alpine Resorts)
PO Box 36
Jindabyne NSW 2627

Your reference: (CNR-23996) DA 10688
Our reference: DA20210723003048-Original-1

ATTENTION: Mark Brown

Date: Friday 13 August 2021

Dear Sir/Madam,

Integrated Development Application
s100B - SFPP - Other Tourist Accommodation
9 VALLEY CL THREDBO NSW 2625, 619//DP1118588

I refer to your correspondence dated 22/07/2021 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, 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 subject leasehold site must be managed as an inner protection area (IPA) in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019*.

Construction Standards

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.
All new construction must comply with Section 3 (excluding section 3.5) and Section 9 (BAL FZ) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL-FZ 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*.

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Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

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

T (02) 8741 5555
F (02) 8741 5550
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Water and Utility Services

Intent of measures: 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.

3.
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

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.

4.
All landscaping must comply with Table 6.8a of *Planning for Bush Fire Protection 2019*.

Emergency and Evacuation Planning Assessment

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

5.
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.

General Advice - Consent Authority to Note

General terms of approval are issued for the Proposal on the basis that the development replaces an existing building constructed without the benefit of current bush fire requirements, will not alter previously approved occupancy numbers or land use, and will not increase bush fire risk for adjacent development.

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

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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 confirms that, subject to the 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**

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