



## NSW RURAL FIRE SERVICE



Planning,  
Industry &  
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 10686

Granted on the 11 October 2021

Signed M Brown

Sheet No 8 of 8

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

Your reference: (CNR-23765) DA 10686  
Our reference: DA20210624002614-Original-1

**ATTENTION:** Mark Brown

Date: Tuesday 27 July 2021

Dear Sir/Madam,

### Integrated Development Application

s100B – SFPP – Other Tourist Accommodation

COOMA SKI CLUB 69 BURRAMYS RD PERISHER VALLEY NSW 2624, 617//DP1158018

I refer to your correspondence dated 23/06/2021 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 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.***

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 proposed minor external alterations to the existing building identified as repair and replacement works must:

#### 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  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- Not comprise the making of, or an alteration to the size of, any opening in a wall or roof, such as a doorway, window or skylight;
- Be adequately sealed or protected to prevent the entry of embers; and
- Use equivalent or improved fire-resistant materials that do not affect any existing fire resisting components of the building.

3.

All proposed new additions to the existing building not identified as repair and replacement works must comply with Sections 3 (excluding section 3.5) and 9 (BAL FZ) 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*.

4.

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**

***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.***

5.

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**

***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.***

6.

All landscaping within the site 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.***

7.

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**

The NSW RFS recognises that the site is constrained, and without additional APZs that extend beyond the subject leasehold boundaries, the proposed development falls within the Bushfire Attack Level (BAL) Flame Zone. BAL Flame Zone development is high-risk development; consequently, in situations such as this, the NSW RFS seeks to improve the overall fire safety of the existing development. Improved fire safety requires greater emphasis on construction standards, landscaping, siting, and vegetation management practices to ensure improved levels of protection are afforded to the development, its occupants and fire fighters. The NSW RFS has undertaken a

merit-based assessment of the proposal and provides General Terms of Approval in accordance with *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Bradley Bourke 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

COOMA SKI CLUB 69 BURRAMYS RD PERISHER VALLEY NSW 2624, 617//DP1158018

RFS Reference: DA20210624002614-Original-1

Your Reference: (CNR-23765) DA 10686

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*.

**Anna Jones**

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

Tuesday 27 July 2021