



NSW RURAL FIRE SERVICE



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 21/10830

Granted on the 24 February 2022

Signed Mark Brown

Sheet No 18 of 18

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

Jindabyne NSW 2627

Your reference: (CNR-25943) DA21/10830

Our reference: DA20210803003194-CL55-1

Date: Monday 14 February 2022

ATTENTION: Mark Brown

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – Other Tourist Accommodation

25 PORCUPINE RD PERISHER VALLEY NSW 2624, 605//DP1158020

I refer to your correspondence dated 13/12/2021 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 subject leasehold site and that land identified as an APZ on the "APZ Plan" dated 20/10/2021, attached to the letter from Southern Ranges Branch National Parks and Wildlife Service (dated 16/11/2021) referenced, 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.

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
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2.

New construction must comply with Section 3 and Section 6 (BAL 19) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant BAL 19 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 shall 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 must 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.

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*.

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 '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.

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 13/09/2021 and 17/1/2022.

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

Michael Gray


**A/Manager Planning and Environment Services South
Built & Natural Environment**