



NSW RURAL FIRE SERVICE



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 21/15709

Granted on the 12 October 2023

Signed S Butler

Sheet No 16 of 17

Your reference: (CNR-30955) DA21/15709

Our reference: DA20211219005532-Original 1

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

ATTENTION: Mark Brown

Date: Monday 17 January 2022

Dear Sir/Madam,

Integrated Development Application

s100B - SFPP - Other Tourist Accommodation

20 CANDLE HEATH RD PERISHER VALLEY NSW 2624, 603//DP1158020

I refer to your correspondence dated 23/11/2021 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

The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

1.
At the commencement of building works, and for the life of the development, all land within the subject leasehold site and land identified on the 'APZ - Implementation/Management Plan' dated 03/03/2021, provided with correspondence dated 10/02/2021, from the Southern Ranges Branch of National Parks and Wildlife Services, referenced EF20/31338-07 and Doc21/177850, shall be managed as an inner protection area (IPA) in accordance with Appendix 4 of Planning for Bush Fire Protection 2019.

Construction Standards

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

2.
New construction must comply with Section 3 (excluding section 3.5) and Section 8 (BAL 40) of 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

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

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). 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.

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 CANDLE HEATH RD PERISHER VALLEY NSW 2624, 603//DP1158020

RFS Reference: DA20211219005532-Original-1

Your Reference: (CNR-30955) DA21/15709

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**

Monday 17 January 2022