



## NSW RURAL FIRE SERVICE



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 21/15634

Granted on the 31 October 2022

Signed S Butler

Sheet No 9 of 9

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

Your reference: (CNR-30396) DA 21/15634  
Our reference: DA20211104004788-Original-1

**ATTENTION:** Mark Brown

Date: Monday 6 December 2021

Dear Sir/Madam,

### Integrated Development Application

s100B – SFPP – Other Tourist Accommodation

**RIVERSIDE CABINS 1 DIGGINGS TCE THREDBO NSW 2625, 772//DP1119757**

I refer to your correspondence dated 01/11/2021 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:

### General Conditions

1.

The proposed development shall generally comply with the plans prepared by DJRD Architects, titled 'Alterations to Cabin 56 Diggins Terrace Thredbo Village' Project No. 20411, Issue C, dated 29/9/2021.

### Asset Protection Zones

2.

The Asset Protection Zone (APZ) Plan referenced in Appendix 2 of the Bushfire Hazard Assessment Report prepared by Accent Town Planning Pty Ltd, report No. 21134, dated October 2021 shall be created and maintained prior to commencement of works, for the life of the development.

### 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:***

3.

#### 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)

New external construction (including the new window on the southern elevation and the alcove to house the replacement hot water unit) shall comply with Sections 3 and 9 (BAL FZ) of *Australian Standard "AS3959-2009 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. Except for windows, flaming of the specimen is not permitted and there shall be no exposed timber.

4.

Any proposed minor external alternations to the existing building identified as repair and replacement works shall:

- 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.

5.

The existing building (cabin 56) shall be upgraded to improve ember protection where practical (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**

6.

The provision of all new and the modification of any existing water, electricity, and gas services must comply with Table 7.4a of 'Planning for Bush Fire Protection 2019'.

#### **Landscaping Assessment**

7.

Any new landscaping within the site must comply with Table 7.4a of 'Planning for Bush Fire Protection 2019'.

#### **Emergency and Evacuation Planning Assessment**

8.

A Bush Fire Emergency Management and Evacuation Plan must be prepared and be 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**

##### **NOTE**

The NSW RFS recognises that the site is constrained and that the proposed development falls within the Flame Zone. 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. This 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 the above advice in accordance with 'Planning for Bush Fire Protection 2019'.

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

RIVERSIDE CABINS 1 DIGGINGS TCE THREDBO NSW 2625, 772//DP1119757

RFS Reference: DA20211104004788-Original-1

Your Reference: (CNR-30396) DA 21/15634

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 6 December 2021