



## NSW RURAL FIRE SERVICE



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/5422

Granted on the 25 May 2023

Signed M Brown

Sheet No 26 of 26

Your reference: (CNR-38082) DA 22/5422

Our reference: DA20220413007082-CL55-2

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

**ATTENTION:** Mark Brown

Date: Friday 16 December 2022

Dear Sir/Madam,

### Integrated Development Application

s100B – SFPP – Other Tourist Accommodation

AUSTRALIAN SKI CLUB 62 MOUNT TATE RD GUTHEGA NSW 2624, 233//DP704184

I refer to your correspondence dated 23/11/2022 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

***The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.***

1. At the commencement of building works, and in perpetuity, all land within the subject leasehold site 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 measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

2. All proposed 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

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- Use equivalent or improved fire-resistant materials that do not affect any existing fire resisting components of the building.

3. The existing buildings are required to be upgraded where practical 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.

4. Any new construction that does not generally meet the criteria of Condition 3 must comply with Sections 3 and 9 (BAL FZ) 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.

### **Water and Utility Services**

***The intent of measure is 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**

***The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.***

6. Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019.

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

***The intent of measure is to provide suitable emergency and evacuation arrangements for occupants.***

7. A Bush Fire Emergency Management and Evacuation Plan must be prepared in accordance with Table 6.8d of Planning for Bush Fire Protection 2019 and be consistent with the following:

- The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;
- include planning for the early relocation of occupants and;
- detailed plans of all emergency assembly areas, including on-site and off-site arrangements as stated in AS 3745 'Planning for emergencies in facilities', are clearly 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 24/10/2022.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Michael Gray





**NSW RURAL FIRE SERVICE**

# **BUSH FIRE SAFETY AUTHORITY**

SFPP – Other Tourist Accommodation

AUSTRALIAN SKI CLUB 62 MOUNT TATE RD GUTHEGA NSW 2624, 233//DP704184

RFS Reference: DA20220413007082-CL55-2

Your Reference: (CNR-38082) DA 22/5422

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 supersedes the previous Bush Fire Safety Authority DA20220413007082-CL55-1 issued on 24/10/2022 and confirms that, subject to the attached reissued 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*.

**Michael Gray**

**Manager Planning & Environment Services  
Built & Natural Environment**

Friday 16 December 2022