



NSW RURAL FIRE SERVICE



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 22/4975

Granted on the 3 June 2022

Signed Sandria Butler

Sheet No 9 of 9

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

Your reference: (CNR-37471) DA 22/4975
Our reference: DA20220331006678-Original-1

ATTENTION: Sandria Butler

Date: Wednesday 25 May 2022

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Other Tourist Accommodation
8B CHIMNEYS WAY THREDBO NSW 2625, 555//DP1118421

I refer to your correspondence dated 01/04/2022 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

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

2. New construction must comply with Section 3 (excluding section 3.5) and Section 9 (BAL FZ) of Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* or the relevant 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*.

Emergency and Evacuation Planning Assessment

3. 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.

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

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

Yours sincerely,

Martha Dotter

Supervisor Development Assessment & Plan
Built & Natural Environment



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation

8B CHIMNEYS WAY THREDBO NSW 2625, 555//DP1118421

RFS Reference: DA20220331006678-Original-1

Your Reference: (CNR-37471) DA 22/4975

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*.

Martha Dotter

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

Wednesday 25 May 2022