



## NSW RURAL FIRE SERVICE



Department of Planning  
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 22/7811

Granted on the 16 January 2023

Signed S Butler

Sheet No 20 of 20

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

Your reference: (CNR-41083) DA 22/7811  
Our reference: DA20220619008610-Original-1

**ATTENTION:** Sandria Butler

Date: Thursday 15 December 2022

Dear Sir/Madam,

### Integrated Development Application

**s100B – SFPP – Other Tourist Accommodation**

**THE LODGE 13 PLUM PINE RD SMIGGIN HOLES NSW 2624, 1/DP1195135**

I refer to your correspondence dated 20/06/2022 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:

### General Conditions

1. The development shall be generally consistent with;
  - the submitted plans with project name "The Lodge - Proposed Works 2021 - 2022". Issued 16/07/2021.
  - the Bush Fire Assessment Report titled 'Establish APZ Plan for Existing Tourist Accommodation Lodge and Alterations and Additions, 13 Plum Pine Road, Smiggin Holes' Revision 3, dated August 2021.

### Asset Protection Zones

***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. At the commencement of building works, and for the life of the development, all land within the identified APZ as shown on the APZ Management Plan authorised by Kelsey Boreham (NPWS) dated 6 September 2021, must be managed as an inner protection area (IPA) in accordance with Appendix 4 of Planning for Bush Fire Protection 2019, except as varied by the APZ Management Plan requirements authorised by NPWS.
3. Due to the environmental constraints placed on the APZ it is imperative that the manageable areas are monitored and maintained regularly to ensure compliance. A maintenance schedule to ensure compliance with the APZ Plan is to be developed and followed. When establishing and maintaining an inner protection area, except as varied by the APZ Management Plan requirements authorised by NPWS, the following requirements apply:

#### 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)

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

### **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.***

4. 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
  - Use equivalent or improved fire-resistant materials that do not affect any existing fire resisting components of the building.
5. 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.
6. 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.***

7. The provision of water, electricity and gas must comply with the following in accordance 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.***

8. 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 of SFPP developments.***

9. 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.

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

Yours sincerely,

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



**NSW RURAL FIRE SERVICE**

# **BUSH FIRE SAFETY AUTHORITY**

SFPP – Other Tourist Accommodation

THE LODGE 13 PLUM PINE RD SMIGGIN HOLES NSW 2624, 1//DP1195135

RFS Reference: DA20220619008610-Original-1

Your Reference: (CNR-41083) DA 22/7811

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 FireService requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Michael Gray**

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

Thursday 15 December 2022