



	
Department of Planning and Environment	
NSW RURAL FIRE SERVICE	
Issued under the <i>Environmental Planning and Assessment Act 1979</i>	
Approved Application No DA 22/9145	
Granted on the 17 February 2023	
Sheet No 17	of 17
Your reference: (CNR-42382) DA 22/9145	
Our reference: DA20220714009306-Original-1	

Department of Planning and Environment
PO Box 36
Jindabyne NSW 2627

ATTENTION: Mark Brown

Date: Tuesday 8 November 2022

Dear Sir/Madam,

Integrated Development Application

s100B - SFPP - Other Tourist Accommodation

FJELLHEIM SKI LODGE - 91 BURRAMYS RD PERISHER VALLEY NSW 2624, 1//DP1153938

I refer to your correspondence dated 20/07/2022 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 "Fjellheim Lower Entry" dated 21/01/2022. A second report is supplied in the self assessment format prepared by the lodge President.

Asset Protection Zones

2. 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

3. 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*.

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
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4. 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.

Water and Utility Services

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

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

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.

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

FJELLHEIM SKI LODGE - 91 BURRAMYS RD PERISHER VALLEY NSW 2624, 1//DP1153938

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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*.

Michael Gray

Manager Planning & Environment Services
Built & Natural Environment

Tuesday 8 November 2022