



RFS



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No DA 24/3319

Granted on the 10 July 2024

Signed E Murphy

Sheet No 13 of 13



Department of Planning, Housing & Infrastructure (Alpine
Resorts)

PO Box 36
Jindabyne NSW 2627

Your reference: (CNR-67242) DA 24/3319

Our reference: DA20240330001280-Original-1

ATTENTION: Erin Murphy

Date: Wednesday 17 April 2024

Dear Sir/Madam,

Integrated Development Application
s100B - SFPP - Other Tourist Accommodation
34 DIGGINGS TCE THREDBO NSW 2625, 796//DP1119757

I refer to your correspondence dated 15/04/2024 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 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

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

Water and Utility Services

3. 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.

Emergency and Evacuation Planning Assessment

1

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



RFS



4. 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.

General Advice – Consent Authority to Note

The existing buildings should 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.

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

Yours sincerely,

Anna Jones
Manager Planning & Environment Services
Built & Natural Environment



BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation
34 DIGGINGS TCE THREDBO NSW 2625, 796//DP1119757
RFS Reference: DA20240330001280-Original-1
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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*.

Anna Jones
Manager Planning & Environment Services
Built & Natural Environment

Wednesday 17 April 2024



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