



# RFS

Dept. Of Planning - Alpine  
PO Box 36  
Jindabyne NSW 2627



Department of Planning  
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 ( 1A ) Modification Application

No 24/6689 (MOD 1) granted on the 16 August 2024

In respect to DA 10640

Signed V Di Bono

Sheet No 11 of 20



Your reference: (CNR-69263) MOD 24/6689  
Our reference: DA20210312000944-S4.55-1

**ATTENTION:** Vince Di Bono

Date: Thursday 13 June 2024

Dear Sir/Madam,

## Integrated Development Application

s100B - SFPP - Other Tourist Accommodation

**SMIGGINS HOTEL 18 CORROBOREE RD SMIGGIN HOLES NSW 2624, 1//DP1175034**

I refer to your correspondence dated 23/05/2024 seeking general terms of approval for the above Integrated Development in accordance with s4.55 of the *Environmental Planning and Assessment Act 1979*.

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.

### General Conditions

1. The development proposal is to generally comply with the following plans/documents except where amended by the conditions of this Bush Fire Safety Authority.

- The design plans prepared by Allan McFarland Designs dated December 2020 as amended by the access ramp design plans prepared by Torren Bell Building Design dated 4th March 2024.

### Asset Protection Zones

***The intent of measures is to provide sufficient space for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:***

2. At the commencement of building works, and in perpetuity, 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

***The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:***

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

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3. All proposed new works must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 'Construction of buildings in bush fire prone areas' or NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and Section 7.5 of 'Planning for Bush Fire Protection 2019'

#### **Water and Utility Services**

***The intent of measures 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. To achieve this, the following conditions shall apply:***

4. 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 measures is for landscaping. To achieve this, the following conditions shall apply:***

5. All landscaping within the subject leasehold site must comply with Table 6.8a of 'Planning for Bush Fire Protection 2019'.

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

***The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:***

6. 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.

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 29/04/2021.

For any queries regarding this correspondence, please contact Peter Dowse on 1300 NSW RFS.

Yours sincerely,

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



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## BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation

SMIGGINS HOTEL 18 CORROBOREE RD SMIGGIN HOLES NSW 2624, 1//DP1175034

RFS Reference: DA20210312000944-S4.55-1

Your Reference: (CNR-69263) MOD 24/6689

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**

Thursday 13 June 2024

