



RFS



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 24/16938

Granted on the 28 April 2025

Signed M D'Souza

Sheet No 18 of 19



Department of Planning, Housing & Infrastructure (Alpine
Resorts)

PO Box 36
Jindabyne NSW 2627

Your reference: (CNR-75713) DA 24/16938

Our reference: DA20241117004772-Original-1

ATTENTION: Peta Truscott

Date: Monday 6 January 2025

Dear Sir/Madam,

Integrated Development Application
s100B - SFPP - Hotel/Motel
6 WHEATLEY RD PERISHER VALLEY NSW 2624, 53//DP756697

I refer to your correspondence dated 28/11/2024 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:

General Conditions

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.

1. From the commencement of building works and in perpetuity, all land within the subject leasehold site shall be managed as an inner protection area in accordance with Appendix 4.1.1 of *Planning for Bush Fire Protection 2019*.

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.

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;

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NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
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- 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.

3. In accordance with the recommendations of the BF report, 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

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.

4. The provision of all new and the modification of any existing water, electricity, and gas services must comply with Table 7.4a 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.

5. 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.

Yours sincerely,

Michael Gray
Manager Planning & Environment Services
Built & Natural Environment



BUSH FIRE SAFETY AUTHORITY

SFPP – Hotel/Motel
6 WHEATLEY RD PERISHER VALLEY NSW 2624, 53//DP756697
RFS Reference: DA20241117004772-Original-1
Your Reference: (CNR-75713) DA 24/16938

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*.



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