



# RFS



Snowy Monaro Regional Council  
PO Box 714  
COOMA NSW 2630

Your reference: (CNR-76200) DA 24/17507  
Our reference: DA20241201005022-Original-1

**ATTENTION:** Mark Brown

Date: Thursday 9 January 2025

Dear Sir/Madam,

**Integrated Development Application**  
**s100B - SFPP - Other Tourist Accommodation**  
**HIGH NOON SKI CLUB 12 BANJO DR THREDBO NSW 2625, 721//DP1119757**

I refer to your correspondence dated 04/12/2024 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

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 plan titled "Proposed Development - Hi Noon Ski Club, 12 Banjo Drive Thredbo NSW 2625, Alterations & Additions [Bike Storage]", dated 14/08/2024.

### 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 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

***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.***

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

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4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

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# RFS



3. New construction must comply with section 3 and section 5 (BAL 12.5) 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*.

## **Emergency and Evacuation Planning Assessment**

***The intent of measure is to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.***

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* and 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,

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



# BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation  
HIGH NOON SKI CLUB 12 BANJO DR THREDBO NSW 2625, 721//DP1119757  
RFS Reference: DA20241201005022-Original-1  
Your Reference: (CNR-76200) DA 24/17507

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 9 January 2025



Department of Planning  
Housing and Infrastructure

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No 24/17507

Granted on the 26/2/2025

Signed Z Derbyshire

Sheet No 27 of 29

