



RFS



Department of Planning, Housing & Infrastructure (Alpine Resorts)
PO Box 36
Jindabyne NSW 2627

Your reference: (CNR-79947) DA 25/4026
Our reference: DA20250323001072-S38-1

ATTENTION: Sandria Butler

Date: Tuesday 21 October 2025

Dear Sir/Madam,

Integrated Development Application
s100B – SFPP – Other Tourist Accommodation
7693 KOSCIUSZKO RD WILSONS VALLEY NSW 2624, 30//DP725492

I refer to your correspondence dated 13/10/2025 seeking general terms of approval for the above Integrated Development Application.

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.

Access – Property Access

The intent of measure is to provide safe operational access for emergency services personnel in suppressing a bush fire while residents are accessing or egressing an area.

1. Access roads for special fire protection purpose (SFPP) developments must comply with general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019* and the following:

- SFPP access roads are two-wheel drive, all-weather roads;
- access is provided to all structures;
- traffic management devices, including the proposed boom gate, are constructed to not prohibit access by emergency services vehicles. Where gated access is unavoidable suitable arrangements such as those outlined in the Bushfire Risk Assessment prepared by Firebird ecoConsultants, ref: Kosciusko Mountain Retreat – Raheja Projects – February 2025, dated 28/02/2025 are to be provided.

NB - It is noted that the secondary access currently provided may not be supported by TfNSW. Where possible this should be maintained as emergency access purposes.

Emergency and Evacuation Planning Assessment

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

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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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2. 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.

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 26/05/2025.

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

Yours sincerely,

Michael Gray
Manager Planning & Environment Srv (Sth)
Built & Natural Environment



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BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation
7693 KOSCIUSZKO RD WILSONS VALLEY NSW 2624, 30//DP725492
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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 supersedes the previous Bush Fire Safety Authority DA20250323001072-Original-1 issued on 26/05/2025 and confirms that, subject to the attached reissued 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 Srv (Sth)
Built & Natural Environment

Tuesday 21 October 2025



Department of Planning
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No 25/4026

Granted on the 19/11/2025

Signed S Butler

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