

All communications to be addressed to:

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

Your Ref: 8151 & 16/15921
Our Ref: D16/4293
DA16121905305 MD

ATTENTION: Mark Brown

31 January 2017

Dear Sir / Madam

Integrated Development for 208//46288 - Perisher Valley Hotel, Perisher Valley NSW

I refer to your letter dated 13 December 2016 seeking general terms of approval for the above Integrated Development in accordance with Section 91 of the 'Environmental Planning and Assessment Act 1979'.

This response is to be deemed a bush fire safety authority as required under section 100B of the 'Rural Fires Act 1997' and is issued subject to the following numbered conditions:

Asset Protection Zones

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

1. At the commencement of building works and in perpetuity the entire leasehold lot shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting fire fighting activities. To achieve this, the following conditions shall apply:

2. Any installation of water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

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:

3. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.
 - An Emergency/Evacuation Plan is to be prepared in accordance with the NSW Rural Fire Service Guidelines for the Preparation of Emergency/Evacuation Plan and comply with Australian Standard AS 3745:2010 'Planning for Emergencies in Facilities'.
 - 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' are clearly displayed, and an annual (as a minimum) trial emergency evacuation is conducted.

Design and Construction

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:

4. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protection'.

General Advice – consent authority to note

Note: (The notes do not form part of the Bush Fire Safety Authority)

- Separate advice with respect to the upgrading of the building for ember protection is provided in the letter dated 31 January 2017 titled 'Perisher Valley Hotel, Perisher Valley, NSW – Ember Upgrade'.

For any queries regarding this correspondence please contact Martha Dotter on 1300 NSW RFS.

Yours sincerely



Amanda Moylan

Team Leader Development Assessment and Planning

The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at www.rfs.nsw.gov.au and search under 'Planning for Bush Fire Protection, 2006'.



NSW RURAL FIRE SERVICE



Director General
Department of Planning & Environment
PO Box 36
JINDABYNE NSW 2627

Your reference: 16/15921 & 8151
Our reference: D16/4293

ATTENTION: Mark Brown

31 January 2017

Dear Mark

Re: 'Perisher Valley Hotel, Perisher Valley, NSW – Ember Upgrade'

This letter has been provided as an attachment to the Bush Fire Safety Authority issued on 31 January 2017, referenced D16/4293. The aim is to provide additional information regarding ember protection. The RFS requests that the Department of Planning and Environment forwards this information to the applicant.

Bush fires are a natural part of the Australian environment and occur regularly and unfortunately, this has resulted in the loss of life, property and the environment. Property owners and managers should be advised that even if a building is not located adjacent to bushland, embers can travel hundreds of metres from a fire to impact on a building. In fact, studies show that 85% of lost houses in previous bushfires were ignited by ember attack rather than direct flame contact.

The RFS recognises that many buildings in bushfire prone areas, including the Alpine Villages, were constructed prior to bushfire construction standards, and that these buildings may not be adequately designed and constructed to minimise the chances of a building being ignited in the event of a bushfire. As such the RFS encourages all existing residential and tourist accommodation buildings on bush fire prone land to be upgraded for ember protection at a minimum. This can be achieved by enclosing or covering openings and gaps to prevent the entry, lodgement or build up of embers. The RFS has created the '*Best Practice Guide to Bush Fire Protection – Upgrading of Existing Buildings*' which provides detailed information regarding how to upgrade an existing building for bush fire protection and has been attached for your perusal.

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Where alterations and additions are proposed to an existing building on bushfire prone land in N.S.W., the RFS generally requires that, where the existing building is not constructed to a bush fire construction standard, it be upgraded for ember protection. This is to ensure the integrity of the new works in terms of bush fire resistance is not undermined, and to create an improved bush fire outcome for the site. However, in exceptional circumstances, and where adequate justification is provided, the RFS may not require this as a condition of the approval. It should be noted this decision is made individually for each development based on the merits of the application. Where the RFS has not conditioned ember protection as part of the approval, it is still recommended that existing buildings be upgraded for ember protection.

The RFS appreciates your consideration of the above information and suggests investigation is undertaken into how property owners and managers may conduct appropriate works in the future to reduce bush fire risk to their property and adjoining land.

For any enquiries regarding this correspondence please contact Martha Dotter on (02) 44 720600.

Yours Faithfully,



Amanda Moylan

Team Leader Development Assessment and Planning

The RFS has made getting information easier. For information on Planning for Bush Fire Protection 2006, visit the RFS web page at www.rfs.nsw.gov.au and search under Planning for Bush Fire Protection 2006.