



NSW RURAL FIRE SERVICE



NSW GOVERNMENT
Planning & Infrastructure

- 7 JAN 2019

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED - JINDABYNE



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

Your reference: EF18/48003 & EF18/48005
Our reference: D18/8483 - DA18121116533 BB
D18/8484 - DA18121116531 BB

Attention: Mark Brown

20 December 2018

Dear Sir/Madam,

Integrated Development Application – Lot 861 DP1128686 – Thredbo Alpine Hotel, Friday Drive, Thredbo NSW 2625 – DA 9784 & DA 9785

I refer to your correspondence dated 4 December 2018 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:

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

1. 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) 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 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:

Postal address

NSW Rural Fire Service
Planning and Environment Services
Locked Bag 17
GRANVILLE NSW 2141

T 1300 NSW RFS
F (02) 8741 5433
E records@rfs.nsw.gov.au
www.rfs.nsw.gov.au

2. The provision of all new water, electricity, and gas services shall comply with section 4.1.3 of *Planning for Bush Fire Protection 2006*.

Emergency and Evacuation 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. All new construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 *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 A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.

Landscaping

5. All landscaping within the subject leasehold site is to comply with the principles of Appendix 5 of *Planning for Bush Fire Protection 2006*.

Should you wish to discuss this matter please contact Bradley Bourke on 1300 NSW RFS.

Yours sincerely,



Amanda Moylan
Team Leader, Development Assessment and Planning
Planning and Environment Services (South)