



NSW RURAL FIRE SERVICE

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

Your reference: (CNR-5866) DA 10178
Our reference: DA20200325001095-Original-1

ATTENTION: Robin Ward

Date: Monday 20 April 2020

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – Other Tourist Accommodation

The Lodge, 13 Plum Pine Rd Smiggin Holes New South Wales 2627 AUS, 1//DP1195135

I refer to your correspondence dated 25/03/2020 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 for fire fighters and other emergency services personnel, ensuring radiant heat levels permit operations under critical conditions of radiant heat, smoke and embers, while supporting or evacuating occupants. To achieve this, the following conditions shall apply:

[APZ 3.0]

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'. When establishing and maintaining an IPA, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang buildings;
- lower limbs should be removed up to a height of 2 metres above the ground;
- tree canopies should be separated by 2 to 5 metres;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps should be provided in the vegetation to slow down or break the progress of fire towards buildings; and
- shrubs should not be located under trees;

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Construction Standards

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:

[D&C 1.1]

All proposed new additions to the existing building that are not identified as repair and replacement works shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2018 '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 7.5 of 'Planning for Bush Fire Protection 2019'.

All proposed 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;
- 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.

[D&C 1.2]

The existing building is required to be upgraded to improve ember protection (if not already constructed to the relevant Bushfire Attack Level under Australian Standard AS3959). This 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.

[D&C 1.13]

All new Class 10 structures as defined per the 'Building Code of Australia' attached to or within 10 metres of the habitable building shall comply with the relevant Bushfire Attack Level under Australian Standard AS3959.

Water and Utility Services

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:

[W&U 2.0]

The provision of all new and the modification of any existing water, electricity, and gas services shall comply with Table 7.4a of 'Planning for Bush Fire Protection 2019'.

Landscaping Assessment

The intent of measures is for landscaping. To achieve this, the following conditions shall apply:

[L 1.0]

Landscaping of the site should comply with the following in accordance with Table 7.4a of Planning for Bush Fire Protection 2019:

- compliance with Appendix 4 of Planning for Bush Fire Protection 2019;
- a clear area of low-cut lawn or pavement is maintained adjacent to the house;
- fencing is constructed in accordance with section 7.6; and

- trees and shrubs are located so that:
- the branches will not overhang the roof;
- the tree canopy is not continuous; and
- any proposed windbreak is located on the elevation from which fires are likely to approach.

Emergency and Evacuation Planning Assessment

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:

[E&E 1.0]

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. A copy of the Plan should be provided to the Local Emergency Management Committee for its information.

For any queries regarding this correspondence, please contact Bradley Bourke on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Team Leader, Dev. Assessment & Planning
Planning and Environment Services



NSW RURAL FIRE SERVICE

BUSH FIRE SAFETY AUTHORITY

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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 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*.

Martha Dotter

**Team Leader, Dev. Assessment & Planning
Planning and Environment Services**

Monday 20 April 2020