



NSW RURAL FIRE SERVICE

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

Your reference: (CNR-15248) DA 10647
Our reference: DA20201126004480-Original-1

ATTENTION: Daniel James

Date: Friday 11 December 2020

Dear Sir/Madam,

Integrated Development Application

s100B – SFPP – Other Tourist Accommodation

RESORT OPERATIONS CENTRE 213A KINGS CROSS RD KIANDRA NSW 2629, 36//DP46316, 36//DP46316

I refer to your correspondence dated 24/11/2020 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:

General Conditions

In addition to the recommendations detailed in the Bushfire Hazard Assessment Report prepared by Complete Town Planning PTY LTD dated November 2020, referenced 20115 - Rev 03; the proposed development shall be amended where applicable to incorporate the following conditions:

1.

A minimum 10,000-litres static water supply for firefighting purposes is provided for each occupied building where no reticulated water is available.

2.

Prior to the occupation of the site, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with *Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014* (or equivalent). The Plan shall acknowledge the isolated nature of the site, that fire fighting assistance may be limited in the event of a bush fire, and that evacuation may not be possible as escape routes may be blocked. The Plan must be updated on an annual basis following an audit of bush fire protection measures, including maintenance of asset protection zones, buildings, water supplies and access roads.

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Postal address

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

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

The Plan shall:

- Identify permissible activities that may occur within the site on days of forecasted catastrophic or extreme fire weather;
- Identify trigger points for implementation of the emergency evacuation plan; and
- Identify procedures to contact the NSW RFS District Office / NSW Fire Brigade and inform them of proposed actions (i.e. early evacuation/on-site refuge).

All locations identified as places of refuge shall:

- Ensure all APZs around refuge buildings comply with Table A1.12.1 of *Planning for Bush Fire Protection 2019*;
- Ensure all APZs around open-air refuges comply with section 7 of the NSW RFS document *Guidelines for the Identification and Inspection of Neighbourhood Safer Places in NSW*;
- Provide for the maximum capacity of the site (being the total number of all guests, day visitors, staff, and event attendees etc);
- Be signposted as places of refuge;
- Buildings identified as places of refuge shall comply with the occupancy levels permissible for a Class 9b Assembly Building ('Public Hall') and 'area per person' requirements (being 1 square metre per person) as specified under the *Building Code of Australia*; and
- As a minimum, buildings identified as places of refuge 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 BAL12.5 requirements of the NASH Standard - *Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015)*, and the construction requirements in Section 7.5 of *Planning for Bush Fire Protection 2019*.

The NSW RFS District Office shall be provided with a copy of a Draft Plan for comment. Any comments or recommendations shall be adopted into an amended version of the Plan. The final Plan provided to the NSW RFS District Office must include a site map that clearly illustrates the location of all firefighting water supplies (including the provision of equipment housed on-site) and access through the site.

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

SFPP – Other Tourist Accommodation

RESORT OPERATIONS CENTRE 213A KINGS CROSS RD KIANDRA NSW 2629, 36//DP46316, 36//DP46316

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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**

Friday 11 December 2020