



## NSW RURAL FIRE SERVICE

Snowy Valleys Council  
76 Capper Street  
TUMUT NSW 2720

Your reference: DA2019/0139  
Our reference: DA-2019-03756

**ATTENTION:** See letter

Date: Wednesday 19 February 2020

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – SFPP – Other Tourist Accommodation**  
**1420 Goobarragandra Rd Goobarragandra NSW 2720 AUS, 701//DP1206241**

I refer to your correspondence dated 22/10/2019 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 3.1]

Prior to the occupation of the site, and in perpetuity, the property around all proposed campsites for a minimum distance of 50 metres, shall be maintained as an inner protection area (IPA).

### Access - Internal Roads

*The intent of measures is to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area. To achieve this, the following conditions shall apply:*

#### [ACC 2.0]

The existing access road to the site from Goobarragandra Road and all internal site access shall comply with section 4.1.3 (2) of 'Planning for Bush Fire Protection 2006'.

1

#### 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](http://www.rfs.nsw.gov.au)

**Water and Utility Services**

*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:*

**[W&U 4.0]**

The provision of all new and the modification of any existing water, electricity, and gas services shall comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

**[W&U 4.1]**

In recognition that an unreliable water supply exists, 20,000-litre water supply shall be provided on the site in accordance with 'Planning for Bush Fire Protection 2006' and the following:

- Aboveground tanks shall be constructed of non-combustible material.
- A 65mm metal storz fitting and ball or gate valve shall be installed in any tank.
- The gate or ball valve, pipes and tank penetration shall be adequate for full 50mm inner diameter water flow through the Storz fitting and shall be metal rather than plastic.
- A minimum 5hp or 3kW petrol or diesel-powered pump shall be made available to the water supply. A 19mm (internal diameter) fire hose and reel shall be connected to the pump.
- A standard Static Water Supply (SWS) marker shall be obtained from the District NSW Rural Fire Service as part of the Static Water Supply Program once the tank water supply has been installed. The marker once issued is to be:
  - fixed in a suitable location so as to be highly visible;
  - positioned adjacent to most appropriate access for the static water supply;
  - fixed facing the roadway on a gatepost, fence or dedicated post, at the right-hand side of the entranceway to the Static Water Supply;
  - fixed no less than 600mm from the ground surface to the base of the sign and not higher than 1200mm from the ground surface to the base of the sign; and,
  - fixed with suitable screws or nails.

**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 shall be prepared consistent with 'Development Planning- A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014'. This Plan shall incorporate trigger mechanisms for the closure of the site on higher fire danger days.

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**



## BUSH FIRE SAFETY AUTHORITY

SFPP – Other Tourist Accommodation  
1420 Goobarragandra Rd Goobarragandra NSW 2720 AUS, 701//DP1206241  
RFS Reference: DA-2019-03756  
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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

Wednesday 19 February 2020