



NSW RURAL FIRE SERVICE



Department of Planning & Environment
Modification Assessments
GPO Box 39
SYDNEY NSW 2001

Your reference: MP 08_0255 MOD 2
Our reference: D16/1474

8 June 2016

Attention: Fiona Gibson

Dear Sir/Madam,

Modification to Elf Mushroom Farm - 521 The Northern Road, Londonderry

Reference is made to the Department of Planning and Environment's correspondence dated 3 May 2016 seeking comments in relation to the above development which seeks to modify an approved Mushroom Farm at the subject property.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposed modifications and provides the following recommended 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 the property around the building to a minimum distance of 25 metres, shall be maintained 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'.

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

2. New construction shall comply with Sections 3 and 8 (BAL 40) 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'.

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:

3. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.

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Access

The intent of measures for property access is to provide safe access to/from the public road system for fire fighters providing property protection during a bush fire and for occupants faced with evacuation. To achieve this, the following conditions shall apply:

4. Property access roads shall comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

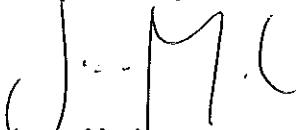
The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

5. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

This letter is in response to additional information submitted and supersedes our previous comments dated 18 January 2011.

If you have any queries regarding this advice, please contact Simon Derevnin, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,



Jason Maslen

Team Leader, Development Assessment and Planning
Planning and Environment Services (East)