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Department of Planning  
Mining and Industry Projects  
GPO Box 39  
SYDNEY NSW 2001

Your Ref: MP 08\_0255

Our Ref: S10/0038

HQ10/5899

Attention: Emma Barnet

18 January 2011

Dear Sir / Madam,

**Elf Mushroom Farm and Substrate Plant Environmental Assessment MP08\_0255**

I refer to your letter dated 13 December 2010 seeking a review by the NSW Rural Fire Service (RFS) and comments on the Environmental Assessment for the above project and the accompanying plans.

The RFS has reviewed the EA and the following conditions are recommended:

**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:

1. At the commencement of building works and in perpetuity the property around the crèche to a distance of 25 metres or to the property boundary, 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.

**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:

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

### **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:

3. Property access roads for community title developments 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:

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

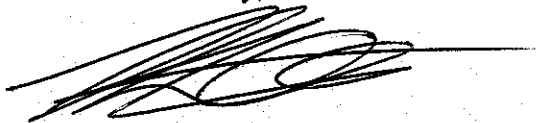
### **Design and Construction**

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:

5. Construction of the crèche shall comply with section 7 (BAL 29) 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".

For any enquiries regarding this correspondence please contact Iona Cameron.

Yours faithfully,



Luke Catorall

**A/Team Leader, Development Assessment & Planning**

For information on *Planning for Bush Fire Protection 2006*, visit the RFS web page [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)