



# RFS



Department of Planning, Housing & Infrastructure (Parramatta)  
Locked Bag 5022,  
PARRAMATTA NSW 2124  
Australia

Your reference: (CNR-82171) DA25/6636  
Our reference: DA20250522002006-Original-1

**ATTENTION:** Sally Munk

Date: Wednesday 4 June 2025

Dear Sir/Madam,

## Development Application

**s4.14 - Other - Electricity Generating Works**

**MOREE BESS - BULLUSS DRIVE MOREE NSW 2400, 82//DP751780, 144//DP751780, 1//DP999486**

I refer to your correspondence dated 21/05/2025 seeking advice regarding bush fire protection for the above Development Application in accordance with section 4.14 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

### Asset Protection Zones

**The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities**

1. At the commencement of building works and in perpetuity, to assist in the ongoing protection from the impact of bush fires, the entire development site within the perimeter fencing shall be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.
2. To allow for emergency service personnel to undertake property protection activities, a 10 metre wide defendable space (Asset Protection Zone) that permits unobstructed vehicle access is to be provided around the inside of the perimeter fencing.

### Construction Standards

**The intent of Infill measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities**

3. All habitable buildings shall comply with Sections 3 and 5 (BAL 12.5) 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*.

#### 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

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## **Access – Property Access**

**The intent of measures is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities**

4. Access roads within the development shall comply with the requirements of Table 7.4a of *Planning for Bush Fire Protection 2019*.

## **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 firefighting activities**

5. The provision of a fire fighting water supply shall comply with the following in accordance with Table 7.4a of *Planning for Bush Fire Protection 2019*:

- a. a 200,000 litre static water supply must be provided on-site;
- b. new above-ground tanks are manufactured from concrete or metal;
- c. a minimum 50mm inner diameter outlet (pipe) for firefighting purposes is to be connected to any above ground water supply tank and located on the non-hazard side. A metal ball valve and 65mm Storz fitting is to be fitted to the outlet. All exposed external water pipes are constructed of a metal (or like) material, including any fittings;
- d. a hardened ground surface for truck access is supplied within 4m of the water supply outlet or access hole and unobstructed access is to be provided at all times;
- e. underground tanks have an access hole of 200mm to allow tankers to refill, direct from the tank and underground tanks are clearly marked;
- f. a Static Water Supply (SWS) sign shall be obtained from the local NSW Rural Fire Service (RFS) and positioned for ease of identification by RFS personnel and other users of the SWS. In this regard:
  - i. Markers must be fixed in a suitable location to be highly visible; and
  - ii. Markers should be positioned adjacent to the most appropriate access for the water supply.

6. The provision of electricity and/or gas services to any habitable building shall comply with the requirements of Table 7.4a of *Planning for Bush Fire Protection 2019*.

## **Emergency and Evacuation Planning Assessment**

**The intent of measures is to provide suitable emergency and evacuation arrangements for occupants of the development**

7. A Fire Management Plan (FMP) shall be prepared for the Battery Energy Storage System development. The FMP shall be prepared in consultation with NSW RFS Namoi/Gwydir Fire Control Centre. The FMP shall include:

- 24 hour emergency contact details including alternative telephone contact;
- Site infrastructure plan;
- The methods and resources to manage and extinguish Lithium Battery Fires.

## **General Advice – Consent Authority to Note**

The recommendations are based on the plans prepared by WSP, titled 'Moree BESS 120MW / 480MWH - Site Layout', Project No: PS212248, dated 07.06.2024 (Revision C) and the 'Bush Fire Assessment Report - Moree Battery Energy Storage System' prepared by Ember Bushfire Consulting dated 9.12.2024 (Version 1.0).



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The Department of Planning Housing and Infrastructure is advised that where an amendment to the above noted documents is proposed, the Department may use its discretion to determine whether the amendment warrants re-referral to the NSW RFS.

For any queries regarding this correspondence, please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely,

Katrina Lindsay  
**Development and Planning Supervisor**  
**Built & Natural Environment**