



RFS



Murray River Council
PO Box 21
MATHOURA NSW 2710

Your reference: (CNR-79078) 10.2025.31.1
Our reference: DA20250511001784-Original-1

ATTENTION: Ashleigh Cartlidge

Date: Friday 23 May 2025

Dear Sir/Madam,

Development Application

s4.14 - Other - Rural industry

580 SWAN HILL RD MURRAY DOWNS NSW 2734, 3//DP238154, 2//DP1127724

I refer to your correspondence dated 09/05/2025 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:

General Conditions

1. The recommendations are based on the documents/plans supplied via Councils referral to the NSW RFS.
 - The plan titled "Site - Landscape Plan", drawing no. GE-5.0 Rev A
 - The fire risk assessment titled "BESS Fire Risk Assessment" dated 14 March 2025.

Council is advised that where a minor amendment to the above-noted documents is proposed, Council may use its discretion to determine whether the minor amendment warrants further assessment by the NSW RFS.

Asset Protection Zones

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

2. The entire footprint of the solar array must be maintained to the standard of an inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.
3. A minimum 10m asset protection zone (APZ), maintained to the standard of an inner protection area (IPA) must be provided around the solar array, BESS and associated infrastructure in accordance with the requirements of Appendix 4 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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F (02) 8741 5550
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4. The APZ for the solar array is to allow for an unobstructed trafficable space for firefighting vehicles.

Access – Property Access

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

5. Access roads must comply with the following requirements of Table 7.4a of *Planning for Bush Fire Protection 2019*:

- property access roads are two-wheel drive, all-weather roads;
- the capacity of road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges and causeways and clearly indicate load rating.
- there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available;
- minimum 4m carriageway width;
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;
- property access must provide a suitable turning area in accordance with Appendix 3; and
- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress;

Water and Utility Services

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

6. The provision of water electricity and gas must comply with the following requirements of Table 7.4a of *Planning for Bush Fire Protection 2019*:

- a minimum 20,000 litre static water supply, tank, pool, dam or the like, must be provided on-site;
- A Static Water Supply (SWS) sign must 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:
 - Markers must be fixed in a suitable location to be highly visible, and
 - Markers should be positioned adjacent to the most appropriate access for the water supply.
- unobstructed access is to be provided within 4 metres of the SWS must be provided at all times;
- a connection for firefighting purposes 65mm Storz outlet with a ball valve is fitted to the outlet;
- ball valve and pipes are adequate for water flow and are metal;
- supply pipes from tank to ball valve have the same bore size to ensure flow volume;
- underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank and a hardened ground surface for truck access is supplied within 4m;
- underground tanks are clearly marked; and
- above-ground tanks are manufactured from concrete or metal;

Emergency and Evacuation Planning Assessment

The intent of measure is to provide suitable emergency and evacuation arrangement.

7. A Bush Fire Emergency Management and Operations Plan consistent with the recommendations of part 5 of the "BESS Fire Risk Assessment" must be prepared. Additionally, the plan must address the following:



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- A Bush Fire Emergency Management and Evacuation Plan must be prepared in accordance with Table 6.8d of *Planning for Bush Fire Protection 2019* and be generally consistent with the the NSW RFS document: "*A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*".
- detailed measures to prevent or mitigate fires igniting including the identification of any operations that should not be carried out during total fire bans;
- availability of fire-suppression equipment, access and water;
 - maps showing the location of above items and any hazardous materials are to be provided to local RFS brigades and are to be available on site.
- storage and maintenance of fuels and other flammable materials; and
- a process for notification of the local NSW RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation, proposed to be carried out during a bush-fire fire danger period to ensure weather conditions are appropriate.

For any queries regarding this correspondence, please contact David Webster on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Manager Planning & Environment Services
Built & Natural Environment