



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)
GPO Box 39
Sydney NSW 2001

Your reference: SSD-29508870
Our reference: DA20211015004459-EIS & DA
Exhibition-2

ATTENTION: Nestor Tsambos

Date: Tuesday 7 November 2023

Dear Sir/Madam,

Development Application

State Significant - EIS & DA Exhibition - Electricity Generating Works

Amendment of Application - Barneys Reef Road Gulgong NSW 2852, 55//DP750755, 53//DP750755, 54//DP750755

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 05/10/2023.

The NSW Rural Fire Service has reviewed the referral documentation and provides the following recommended conditions.

Emergency Management & Planning

Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of the development.

1. A Bush Fire Emergency Management and Operations Plan must be prepared in relation to the solar arrays, battery energy storage system, operational buildings including workshop, storage facility and staff office, construction compound and storage/laydown areas that addresses the following:

- detailed measures to prevent or mitigate fires igniting;
- work that should not be carried out during total fire bans;
- availability of fire-suppression equipment, access and water;
- storage and maintenance of fuels and other flammable materials;
- 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; and
- appropriate bush fire emergency management planning

2. A Bush Fire Emergency Management and Evacuation Plan is to be developed for the temporary workers accommodation compound and be consistent with the following:

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

- The NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.

A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to the occupation of the development.

Asset Protection Zones

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

3. From the start of building works, the property around the solar arrays, battery energy storage system, operational buildings including workshop, storage facility and staff office, construction compound and storage/laydown areas must be managed as an inner protection area (IPA) for a minimum distance of 10 metres in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

4. From the commencement of building works, the property around the temporary accommodation facility must be maintained as an inner protection area to the following distances and aspects in accordance with the following requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- north for a distance of 20 metres; and,
- all other directions for a distance of 11 metres;

When establishing and maintaining an inner protection area, the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2 m above the ground;
- tree canopies should be separated by 2 to 5 m;
- preference should be given to smooth-barked and evergreen trees;
- large discontinuities or gaps in the shrubs layer should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
- grass should be kept mown (as a guide, grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed regularly.

Construction Standards

Intent of measures: to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

5. New construction to the battery energy storage system, workshop, storage facility and staff office must 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.

6. New construction for temporary workers accommodation shall be in accordance with the requirements described in section 4.3. BPM - Construction on pages 9 & 10 within the bushfire report produced by Cool Burn Fire + Ecology dated 29 August 2023.

Internal Roads

The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

7. New internal access roads for the temporary workers accommodation compound shall be in accordance with the requirements described in section 4.4. BPM - Access on page 10 within the bushfire report produced by Cool Burn Fire + Ecology dated 29 August 2023.

Water & Utility Services

The intent of measure 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.

8. The provision of water for the solar array, BESS and associated infrastructure must comply the following requirements of table 7.4a of Planning for Bush Fire Protection 2019 and the following:

- A minimum 50,000 litre minimum capacity static water supply must be provided on site;
- a connection for firefighting purposes is located within an inner protection area (IPA) managed part of the site;
- 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 and a hardened ground surface for truck access is supplied within 4m to allow tankers to refill direct from the tank;
- above-ground tanks are manufactured from concrete or metal;
- raised tanks have their stands constructed from non combustible material or bush fire resisting timber (see Appendix F of AS - - 3959);
- unobstructed access can be provided at all times;
- underground tanks are clearly marked;
- all exposed water pipes external to the building are metal, including any fittings; and,
- where pumps are provided, they are a minimum 5hp or 3kW petrol or diesel-powered pump, and are shielded against bush fire attack; any hose and reel for firefighting connected to the pump shall be 19mm internal diameter.

9. The provision of new utilities for the temporary workers accommodation compound shall be in accordance with the requirements described in section 4.5. BPM - Water and Services on page 11 within the bushfire report produced by Cool Burn Fire + Ecology dated 29 August 2023.

General Advice

- This advice is in response to additional information submitted and supersedes our previous advice dated 1 December 2022.

For any queries regarding this correspondence, please contact Marc Ellwood on 1300 NSW RFS.

Yours sincerely,

Nika Fomin
Manager Planning & Environment Services
Built & Natural Environment