



RFS



Department of Planning, Housing and Infrastructure (Major Projects)

Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-85372970

Our reference: DA20251123004901-EIS & DA
Exhibition-1

ATTENTION: Pragya Mathema

Date: Wednesday 7 January 2026

Dear Sir/Madam,

State Significant Development – Emergency Services Facility
Request for comments – exhibited Environmental Impact Statement (EIS)
Griffith Battery Energy Storage System - 15 BOB IRVIN RD YOOGALI NSW 2680, 2//DP1252779

Reference is made to correspondence dated 19/11/2025 seeking comments regarding the Environmental Impact Statement (EIS) currently being exhibited, for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the EIS and provides the following comments;

The Bush Fire Assessment Report (Prepared by Cool Burn Pty Ltd, dated 12/11/2025. Ref J389) has addressed the requirements of Section 8.3.5 (as a proxy for BESS) of Planning for Bush Fire Protection 2019 and the NSW Rural Fire Services recommends that any approval should adopt the recommendations of the report noting the following;

- All BESS development footprints to be managed as an Asset Protection Zone (APZ) as outlined within Appendix 4 of 'Planning for Bush Fire Protection 2019'. This includes all work areas required during the construction phase.
- To allow for emergency service personnel to undertake property protection activities, a 10 metre trafficable defendable space (APZ) that permits unobstructed vehicle access is to be provided around the perimeter of BESS footprint including associated infrastructure. The trafficable surface shall be a minimum 4 metres wide and provide all weather access.
- Appropriate signage is to be provided to enable safe and efficient navigation for firefighters.
- The proponents shall continue to engage with the RFS staff from the MIA District.

Any Pre-Incident Plan (PIP) should be prepared in consultation with NSW RFS MIA District office.

The PIP should include, at a minimum:

- 24 hour emergency contact details including alternative telephone contact;
- Site infrastructure plan;
- Firefighting water supply plan;
- Site access and internal road plan;
- Mapping to show Asset Protection Zones (APZ);
- Location of hazards (Physical, Chemical and Electrical) that may impact on firefighting operations and procedures to manage/mitigate identified hazards during firefighting operations;

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- Such additional matters as required by the NSW RFS District Office that may include, but should not be limited to, the provision of additional on-site water supplies.

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

Yours sincerely,

Martha Dotter

**Supervisor Development Assessment & Plan
Built & Natural Environment**