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Contact: Station Officer Courtney Goodhew

18 March 2026

SHAUN WILLIAMS
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Shaun,

Re: Advice on Secretary's Environmental Assessment Requirements (SEARs) – NEXTDC S4 DATA CENTRE (PHASE 2) - 6 JOHNSTON CRESCENT, HORSLEY PARK (SSD-108864209)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 12 March 2026, requesting input into the preparation of the SEARs for the NEXTDC S4 DATA CENTRE (PHASE 2) - 6 JOHNSTON CRESCENT, HORSLEY PARK (SSD-108864209). FRNSW have reviewed the SEARs along with the Scoping Report with particular focus to Section 4 and Section 5.1.

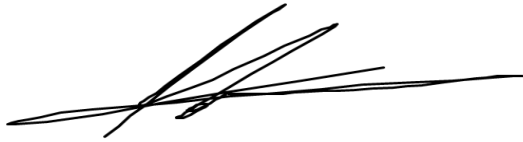
The Scoping Report details a Data Centre with Battery Energy Storage. It has been the experience of FRNSW that Data Centres present special problems of fighting fire and suitable additional provisions are likely to be required in accordance with E1D17 and E2D21 of the National Construction Code 2022¹.

FRNSW will likely recommend a Fire Safety Study (FSS) be developed in accordance with the Hazardous Industry Planning Advisory Paper No 2² as a condition of consent. The FSS should be used to inform the design and as such it is FRNSW Position³ that the FSS be developed to the satisfaction of FRNSW prior to any further submission being made to FRNSW; this includes: an Initial Fire Safety Report (IFSR) and / or Performance-Based Design Brief / Fire Engineering Brief Questionnaire (FEBQ).

The FSS should be prepared consistent with the relevant FRNSW Fire Safety Guidelines and FRNSW Technical Information Sheets⁴.

Project proponents undertaking the FSS are to engage directly with FRNSW by submitting all correspondence electronically to FireSafety@fire.nsw.gov.au and reference FRNSW file number FRN24/2399-1. Further information regarding FRNSW Meetings⁵ and FRNSW Written Reports⁶ can be found at the FRNSW Building Fire Safety Industry Portal⁷.

Yours sincerely,



Inspector Luke Loseby
Team Leader
Fire Safety Liaison Unit

Cc: shaun.williams@planning.nsw.gov.au

¹ <https://ncc.abcb.gov.au/editions/ncc-2022>

² <https://www.planning.nsw.gov.au/sites/default/files/2023-03/hazardous-and-offensive-planning-advisory-paper-no-2-fire-safety-study-guidelines.pdf>

³ <https://www.fire.nsw.gov.au/page.php?id=9447&position=51>

⁴ <https://www.fire.nsw.gov.au/page.php?id=9166>

⁵ <https://www.fire.nsw.gov.au/page.php?id=9193>

⁶ <https://www.fire.nsw.gov.au/page.php?id=9156>

⁷ <https://www.fire.nsw.gov.au/page.php?id=9140>