



File Ref. No: FRN24/3354 BFS24/7343 8000039174
TRIM Doc. No: D24/138325
Contact: Senior Firefighter Gavin Scott

27 November 2024

DAVE AUSTER
NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Dave,

Re: Advice on Environmental Impact Statement (EIS) – BRITTON STREET MULTI-LEVEL WAREHOUSE – 15 – 21 BRITTON STREET AND 28 – 54 PERCIVAL ROAD, SMITHFIELD (SSD-67368956)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on the 12 November 2024, requesting advice on the EIS for BRITTON STREET MULTI-LEVEL WAREHOUSE – 15 – 21 BRITTON STREET AND 28 – 54 PERCIVAL ROAD, SMITHFIELD (SSD-67368956). FRNSW have reviewed the EIS with particular focus to 3.2 Project Overview, along with Appendix 4 Architectural Drawings.

FRNSW note the proposal includes a multi-level warehouse. It is the experience of FRNSW that developments of this type pose special problems of firefighting. To ensure first responders have the ability to render safe an incident, should this project be approved, FRNSW make the following recommendations:

1. Compliance is demonstrated with FRNSW fire safety guideline - Access for fire brigade vehicles and firefighters. Perimeter Vehicle Access must be provided at ground level and of an obvious and appropriate hardstand material.¹
2. It is the experience of FRNSW that the water demand for fire infrastructure servicing a development of this scope is unlikely to be supplied by mains water alone. FRNSW recommend that suitable design considerations are considered for the placement of tanks and other firefighting infrastructure if required.
3. That thorough analysis of the Fire Brigade Intervention Model is conducted to ensure that appropriate water supply is provided for hydrant and sprinkler systems.
4. Implement the applicable provisions of AS2419 Appendix C (informative).

5. Prior to occupation or commissioning an Emergency Plan (EP) is developed for the site in accordance with HIPAP No.1.²
6. Prior to occupation or commissioning an Emergency Services Information Package (ESIP) be prepared in accordance with FRNSW fire safety guideline – Emergency services information package and tactical fire plans.³

For further information please contact the Operational Liaison and Special Hazards Unit, referencing FRNSW file number BFS24/7343. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours sincerely,



A/Superintendent Luke Loseby
Manager
Operational Liaison Special Hazards Unit

Cc: dave.auster@dpie.nsw.gov.au

¹https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/guidelines_access_for_emergency_vehicles.pdf

²<https://www.planning.nsw.gov.au/sites/default/files/2023-03/hazardous-industry-planning-advisory-paper-no-1-emergency-planning.pdf>

³https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/guidelines_ESIP_and_TFP.pdf