



File Ref. No: FRN23/4032 BFS25/1505 8000041244
TRIM Doc. No: D25/27147
Contact: Senior Firefighter Michael Millar

19 March 2025

THOMAS BERTWISTLE
NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Thomas,

Re: Advice on Environmental Impact Statement (EIS) – STEPHEN ROAD MULTI-LEVEL WAREHOUSE – 49-61 STEPHEN ROAD, BANKSMEADOW (SSD-65924461).

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on the 6 March 2025, requesting advice on the EIS for STEPHEN ROAD MULTI-LEVEL WAREHOUSE – 49-61 STEPHEN ROAD, BANKSMEADOW (SSD-65924461). FRNSW have reviewed the EIS with particular focus to Section 6.2.4, and Table 11 Pre-Conditions.

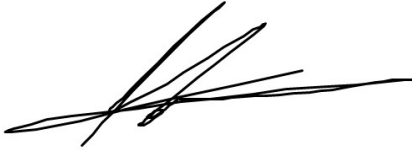
FRNSW note the proposal includes a multi-level warehouse. It is the experience of FRNSW that developments of this type pose special problems of firefighting. To ensure first responders have the ability to render safe an incident, should this project be approved, FRNSW make the following recommendations:

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 Fire Safety Liaison Unit, referencing FRNSW file number BFS25/1505. 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
Fire Safety Liaison Unit

Cc: Thomas.Bertwistle@planning.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>

³[Emergency services information package and tactical fire plans](#)