



File Ref. No: FRN25/1489 BFS25/3140 8000042572
TRIM Doc. No: D25/56392
Contact: Senior Firefighter Sarah Tobin

20 May 2025

RITA HATEM
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Rita,

Re: Advice on Secretary's Environmental Assessment Requirements (SEARs) – SANDY CREEK BATTERY ENERGY STORAGE SYSTEM – SANDY CREEK RD, MCCULLY'S GAP NSW (SSD-83968208)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 15 May 2025, requesting input into the preparation of the SEARs for the SANDY CREEK BATTERY ENERGY STORAGE SYSTEM – SANDY CREEK RD, MCCULLY'S GAP NSW (SSD-83968208). FRNSW have reviewed the SEARs along with the Scoping Report with particular focus to Sections 3.2 and 6.8.

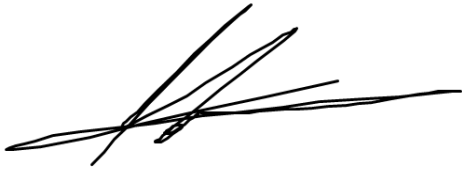
The Scoping Report details a 750MW/1500MWH Battery Energy Storage System (BESS). It has been the experience of FRNSW that BESS Facilities present special problems of fighting fire and suitable additional provisions are likely to be required in accordance with E1D17 and E2D21 of the National Construction 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 with particular focus to Large-scale external lithium-ion battery energy storage systems – Fire safety study considerations⁵.

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 FRN25/1489. Further information regarding FRNSW Meetings⁶ and FRNSW Written Reports⁷ can be found at the FRNSW Building Fire Safety Industry Portal⁸.

Yours sincerely,



A/Superintendent Luke Loseby
Manager
Fire Safety Liaison Unit

Cc: rita.hatem@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/gallery/files/pdf/guidelines/Tech%20info%20sheet%20-%20Large-scale%20external%20LiBESS%20-%20Fire%20safety%20study%20considerations.pdf>

⁶ <https://www.fire.nsw.gov.au/page.php?id=9193>

⁷ <https://www.fire.nsw.gov.au/page.php?id=9156>

⁸ <https://www.fire.nsw.gov.au/page.php?id=9140>