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Contact: Senior Firefighter Michael Millar

11 July 2025

JEFFREY PENG  
NSW Department of Planning, Housing and Infrastructure  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear Jeffrey,

**Re: Advice on Amendment Report – LANE COVE WEST DATA CENTRE - MOD-4 - 1 SIRIUS ROAD, LANE COVE WEST (SSD-9741-Mod-4).**

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 9 July 2025, requesting advice on the Amendment Report for LANE COVE WEST DATA CENTRE -MOD-4 - 1 SIRIUS ROAD, LANE COVE WEST (SSD-9741-Mod-4). FRNSW have reviewed the Amendment Report with particular focus to Appendix's; D8 Preliminary Hazard Analysis and D12 – Preliminary Fire Safety Study.

The Lane Cove West Data Centre modification report details amendments to lithium-ion battery storage, diesel storage, vehicular access, security gates, landscaping, car parking, link bridge and industrial water infrastructure to accommodate the Apollo Place Data Centre (SSD-67407231).

FRNSW acknowledges the submission of a Preliminary Fire Safety Study (PFSS) as Appendix D12 of the modification report. The PFSS will not be reviewed at this stage. Its assessment will be undertaken separately as a post-approval matter. The proponent is expected to submit a Fire Safety Study (FSS) directly to FRNSW, consistent with previous practice.

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 2022<sup>1</sup>.


Given the significant interactions between the existing Lane Cove West Data Centre and proposed Apollo Place Data Centre. FRNSW therefore recommend the following conditions:

1. A combined Fire Safety Study (FSS) is developed for the existing Lane Cove West Data Centre and the Apollo Place Data Centre in accordance with the requirements of the Hazardous Industry Planning Advisory Paper (HIPAP) No.2<sup>2</sup> and submitted to FRNSW for review.

- The FSS must address the shared infrastructure and assess the interactions between the existing Lane Cove West Data Centre and the proposed Apollo Place Data Centre as part of an integrated and coordinated fire safety design.
  - The FSS is to be used to guide the design and as such it is FRNSW Position<sup>3</sup> 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 Sheets<sup>4</sup>.
2. Prior to occupation or commissioning a combined Emergency Plan (EP) is to be developed for the site in accordance with HIPAP No.1<sup>5</sup>.
  3. Prior to occupation or commissioning a combined Emergency Services Information Package (ESIP) is to be developed for the site in accordance with FRNSW fire safety guideline – Emergency services information package and tactical fire plans<sup>6</sup>.

Project proponents undertaking the FSS are to engage directly with FRNSW by submitting all correspondence electronically to [FireSafety@fire.nsw.gov.au](mailto:FireSafety@fire.nsw.gov.au) and reference FRNSW file number FRN18/2546. Further information regarding FRNSW Meetings<sup>7</sup> and FRNSW Written Reports<sup>8</sup> can be found at the FRNSW Building Fire Safety Industry Portal<sup>9</sup>.

Yours sincerely,



A/Superintendent Luke Loseby  
Manager  
Fire Safety Liaison Unit

Cc: [jeffrey.peng@planning.nsw.gov.au](mailto:jeffrey.peng@planning.nsw.gov.au)

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

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

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

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

<sup>5</sup> <https://www.planning.nsw.gov.au/sites/default/files/2023-03/hazardous-industry-planning-advisory-paper-no-1-emergency-planning.pdf>

<sup>6</sup> <https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/03%20Emergency%20services%20information%20package%20and%20tactical%20fire%20plans.pdf>

<sup>7</sup> <https://www.fire.nsw.gov.au/page.php?id=9193>

<sup>8</sup> <https://www.fire.nsw.gov.au/page.php?id=9156>

<sup>9</sup> <https://www.fire.nsw.gov.au/page.php?id=9140>