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 Contact: Senior Firefighter Michael Millar

7 August 2025

RASMUS ALTENKAMP  
 NSW Department of Planning, Housing and Infrastructure  
 Locked Bag 5022  
 PARRAMATTA NSW 2124

Dear Rasmus,

**Re: Advice on Environmental Impact Statement (EIS) – JULIUS AVENUE DATA CENTRE - 6-8 JULIUS AVENUE, NORTH RYDE (SSD-80018208).**

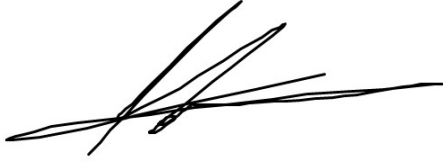
Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 29 July 2025, requesting advice on the EIS for JULIUS AVENUE DATA CENTRE - 6-8 JULIUS AVENUE, NORTH RYDE (SSD-80018208). FRNSW have reviewed the EIS with particular focus to Appendix 23, Preliminary Hazards Analysis (PHA).

The EIS 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 2022<sup>1</sup>. FRNSW therefore recommend the following conditions:

1. Prior to construction a Fire Safety Study (FSS) is developed 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 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 an Emergency Plan (EP) is developed for the site in accordance with HIPAP No.1<sup>5</sup>.
3. Prior to occupation or commissioning an Emergency Services Information Package (ESIP) is 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 FRN25/2253. 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: [rasmus.altenkamp@dpie.nsw.gov.au](mailto:rasmus.altenkamp@dpie.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>