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TRIM Doc. No: D25/102307
Contact: Senior Firefighter Sarah Tobin

4 September 2025

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

Dear Thomas,

Re: Advice on Environmental Impact Statement (EIS) – ALSPEC WAREHOUSING FACILITY - 221-235 LUDDENHAM ROAD, ORCHARD HILLS NSW 2748 (SSD-81434988)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on the 19 August 2025, requesting advice on the EIS for ALSPEC WAREHOUSING FACILITY - 221-235 LUDDENHAM ROAD, ORCHARD HILLS NSW 2748 (SSD-81434988). FRNSW have reviewed the EIS with particular focus to (Section 3.11.2, Section 6.12.3 and Section 6.12.9), along with Appendix R and Appendix U.

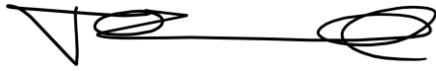
FRNSW note the proposal includes a large-scale warehouse). It is the experience of FRNSW that developments of this type pose special problems of firefighting. To ensure first responders have the ability to render safe an incident, should this project be approved, FRNSW make the following recommendations:

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 BFS25/5680. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours sincerely,



Superintendent James O'Carroll
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](#)