



File Ref. No: FRN20/1434 BFS25/6057 8000044857  
TRIM Doc. No: D25/107336  
Contact: Senior Firefighter Michael Millar

**15 September 2025**

REBECCA WILLIAMS  
NSW Department of Planning and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Dear Rebecka,

**Re: Advice on Environmental Impact Statement (EIS) – OAKDALE EAST INDUSTRIAL ESTATE, PRECINCT 2 – 2-10 OLD WALLGROVE ROAD, HORSLEY PARK (SSD-77020757).**

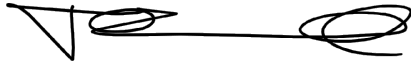
Fire and Rescue NSW (FRNSW) acknowledge correspondence received on the 2 September 2025, requesting advice on the EIS for OAKDALE EAST INDUSTRIAL ESTATE, PRECINCT 2 – 2-10 OLD WALLGROVE ROAD, HORSLEY PARK (SSD-77020757). FRNSW have reviewed the EIS with particular focus to Section 6.14 Hazards and Risk.

FRNSW note the proposal includes large scale warehouses. 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.<sup>1</sup>
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).

For further information please contact the Fire Safety Liaison Unit, referencing FRNSW file number BFS25/6057. Please ensure that all correspondence in relation to this matter is submitted electronically to [firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au).

Yours sincerely,



Superintendent James O'Carroll  
Manager  
Fire Safety Liaison Unit

Cc: [rebecka.williams@dpie.nsw.gov.au](mailto:rebecka.williams@dpie.nsw.gov.au)

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<sup>1</sup>[https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/guidelines\\_access\\_for\\_emergency\\_vehicles.pdf](https://www.fire.nsw.gov.au/gallery/files/pdf/guidelines/guidelines_access_for_emergency_vehicles.pdf)