



File Ref. No: FRN25/2778 BFS25/6279 8000045031
TRIM Doc. No: D25/110071
Contact: Senior Firefighter Ross Blanchard

18 September 2025

GRACIE JACKEL
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Gracie,

Re: Advice on Secretary's Environmental Assessment Requirements (SEARs) – Vales Point Battery Energy Storage System – 200 Vales Road Mannering Park (SSD-92629458)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 9 September 2025, requesting input into the preparation of the SEARs for the VALES POINT BATTERY ENERGY STORAGE SYSTEM – 200 VALES ROAD MANNERING PARK (SSD-92629458). FRNSW have reviewed the SEARs along with the (Scoping Report with particular focus to Section 6.2.6).

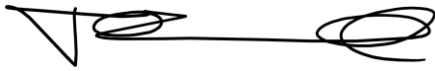
The Scoping Report details a 400 megawatts (MW) / 800-megawatt hour (MWh), Battery Energy Storage System (BESS). It has been the experience of FRNSW that BESS Facilities present special problems of fighting fire and suitable additional provisions are likely to be required in accordance with E1D17 and 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 FRN25/2778. Further information regarding FRNSW Meetings⁶ and FRNSW Written Reports⁷ can be found at the FRNSW Building Fire Safety Industry Portal⁸.

Yours sincerely,



Superintendent James O'Carroll
Manager
Fire Safety Liaison Unit

Cc: gracie.jackel@dpie.nsw.gov.au

¹ <https://ncc.abcba.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>