



File Ref. No: BFS16/2581 (12133)  
TRIM Doc. No: D16/92209  
Contact: Senior Firefighter Nicholas Trute

10 January 2017

Department of Planning and Environment  
C/- Thomas Piovesan  
GPO Box 39  
SYDNEY NSW 2001

Email: [thomas.piovesan@planning.nsw.gov.au](mailto:thomas.piovesan@planning.nsw.gov.au)

Dear Mr Piovesan

**Comment on Development Application (SSD 7719)  
Sigma Pharmaceuticals Warehouse and Distribution Facility  
Oakdale South Industrial Estate – Lot 12 DP 1178389  
Millner Avenue Kemp's Creek**

I refer to your correspondence dated 14 November 2016 inviting Fire and Rescue NSW (FRNSW) to provide comment regarding the above development.

The current submission consists of:

- Notice of Exhibition – Sigma Pharmaceutical Warehouse and Distribution Facility (SSD 7719)
- Bushfire Protection Assessment – Oakdale Industrial Estate South – Lot 12 in DP 1178389 & Lot 87 in DP 752041, Kemp's Creek, prepared for Goodman Property Services (Aust) Pty Ltd. Dated September 2016 (Bushfire Assessment Plan)

The property is situated in a new industrial park known as Oakdale Industrial Estate - South which is in an area identified as "Certified Bushfire Prone Land" in Section 3.1 of the Bushfire Assessment Plan.

The building is to be used for the storage and distribution of pharmaceuticals; the storage arrangements are broadly referred to as predominantly incorporating regular warehousing space with additional small cool rooms and freezer rooms and a much smaller "vault" area for high value pharmaceuticals. No reference has been made to materials which would significantly increase the fire load within the building to a level which the Assessing Officer would considered to exceed that which would be expected of any given warehouse space.



The building in question is described as having the following attributes:

- 40,090m<sup>2</sup> of warehouse and storage space;
- 1,702m<sup>2</sup> of office space;
- 480m<sup>2</sup> of cool rooms and freezer rooms;
- 100m<sup>2</sup> of vault space for high value pharmaceuticals;
- On-lot stormwater infrastructure, fire services, pump room and car parking;  
and
- Landscaping and signage works.

FRNSW has reviewed the above mentioned documents which have been included as a part of the submission.

The development site appears to have adequate measures in place to mitigate the risk of significant fire spread throughout the site through vegetation management in a manner compliant with the requirements stated in *Planning for Bushfire Protection 2000*. Additionally, the site is described as having a water supply for firefighting operations which is compliant with Australian Standard AS 2419.1 — 2005.

Access into and around the property for the purposes of firefighting appears to meet the requirements of *Planning for Bushfire Protection 2000* which has similar requirements to FRNSW Policy 4: Guidelines for Emergency Vehicle Access.


At this stage of the development proposal, detailed information relating to critical measures such as required fire services, fire water supply and fire water containment which are specific to the subject development are relatively limited. Therefore, FRNSW does not offer any comment at this stage of the development application.

Given that the proposed development application will be subject to all relevant Legislative, National Construction Code and other Department of Planning instrument requirements, FRNSW does not object to the development proposal.

FRNSW would welcome the opportunity to provide further comment on any future reports and detailed plans associated with the proposed State Significant Development (SSD 7719), prior to development consent being granted by the Department, if required.

For further information please contact Nicholas Trute of the Fire Safety Assessment Unit, referencing FRNSW file number BFS16/2581 (12133). 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



Station Officer Cameron Wheatley  
Acting Team Leader  
Fire Safety Assessment Unit