

## Olivia Hirst

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**From:** Nathan Everett <Nathan.Everett@fire.nsw.gov.au>  
**Sent:** Wednesday, 29 January 2020 1:42 PM  
**To:** Olivia Hirst  
**Cc:** Fire Safety; John Hawes  
**Subject:** RE: HPRM: Oakdale West Estate Modification 2 (SSD 7348 MOD 2) (Penrith City Council) - Request for Advice

Dear Olivia,

### Notice of Exhibition Oakdale West Estate Modification 2 (SSD 7348 MOD 2)

Thank you for your submission of the Environmental Assessment Report (EAR) for the above development to Fire & Rescue NSW (FRNSW) for agency review and comment.

It is understood that the EAR has been prepared by Urbis Pty Ltd on behalf of Goodman Property Services Australia Pty Ltd (the Applicant) in support of an application to modify State Significant Development approval number SSD 7348 under section 4.55(2) of the Environmental Planning and Assessment Act 1979.

It has been the experience of FRNSW that large warehouse facilities pose unique challenges to firefighters when responding to and managing an incident. Factors such as potentially hazardous and high fuel loads, facility layout, and design of fire safety systems have a significant impact on the ability to conduct firefighting operations safely and effectively. Consultation with organisations such as FRNSW throughout the development process enables the design and implementation of effective fire safety solutions that help to mitigate the impact of incidents when they occur.

The following comments and recommendations are provided following a review of relevant parts of the EAR and associated appendices.

- It is noted within *Appendix I Preliminary Hazard Analysis* that the proposed storage of dangerous goods in Warehouse 1A would exceed the threshold criteria in the State Environmental Planning Policy No. 33 application guide. FRNSW reaffirm that recommendations previously submitted by Station Officer Cameron Wheatley (D17/88054, 20 December 2017) in regard to the development remain valid, specifically *“That any development application relating to one of the Oakdale West Estate’s precinct one’s speculative warehouses that is subject of the provisions of Part 2 of SEPP 33 and is subsequently approved; a condition be attached to the relevant instrument of consent requiring a fire safety study (FSS) to be undertaken in accordance with the requirements of Hazardous Industry Planning Advisory Paper (HIPAP) No.2. In addition, that any FSS be prescribed to meet Fire & Rescue NSW requirements or approval (as currently applicable under Appendices 1 – 3 [inclusive] of the January 2011 edition of HIPAP No.12)”*. This is to ensure that the fire and life safety systems afforded to the development are; commensurate with the hazards and risks, capable of mitigating a worst credible fire scenario, and give consideration to FRNSW’s operational requirements.
- It is noted that the modification application proposes to increase in building height for Warehouse 1A in order to accommodate automated high-bay operations. FRNSW deem that such operations constitute ‘special problems of fighting fire’ and recommend that suitable provisions be made in accordance with clauses E1.10 and E2.3 of Volume 1 of the National Construction Code.
- It is recommended that each proposed warehouse building of the subject development be served by required fire systems that are independent of one another.

If you have any queries regarding the above please contact the Fire Safety Infrastructure Liaison Unit, referencing FRNSW file number BFS19/4181. 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).

Regards,  
Nathan



**QUALIFIED FIREFIGHTER NATHAN EVERETT**  
FIRE SAFETY OFFICER  
FIRE SAFETY INFRASTRUCTURE LIAISON

T: (02) 9742 7533 M: 0436 624 025  
1 Amarina Ave, Greenacre, NSW 2190  
[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)



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**From:** Bruce Zhang <Bruce.Zhang@planning.nsw.gov.au>  
**Sent:** Friday, 13 December 2019 2:59 PM  
**To:** Fire Safety <FireSafety@fire.nsw.gov.au>  
**Subject:** HPRM: Oakdale West Estate Modification 2 (SSD 7348 MOD 2) (Penrith City Council) - Request for Advice

Dear Sir/Madam

The Department of Planning, Industry and Environment has received an Environmental Assessment (EA) for the Oakdale West Estate Modification Application (SSD 7348 MOD 2)

The EA will be publicly exhibited from Friday 13/12/2019 to Friday 31/01/2020.

The EA can be viewed on the Department’s Major Projects site at <https://www.planningportal.nsw.gov.au/major-projects/project/25911>.

The Department invites you to advise on the proposal, including advice on recommended conditions by 31/01/2020.

If you have any enquiries, please contact Bruce Zhang at [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au).

Kind regards

**Bruce Zhang**  
Acting Senior Environmental Assessment Officer  
Industry Assessments | Department of Planning, Industry and Environment  
**T** 02 9274 6137  
**E** [Bruce.Zhang@planning.nsw.gov.au](mailto:Bruce.Zhang@planning.nsw.gov.au)  
320 Pitt Street SYDNEY 2000



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