

From: [REDACTED]
To: [Bruce Zhang](#)
Cc: [REDACTED]
Subject: Oakdale West Estate Stage 2 Development (SSD-7348-Mod-3 & SSD-10397)
Date: Wednesday, 12 February 2020 2:32:46 PM
Attachments: [image002.png](#)
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Oakdale West Estate Stage 2 Development (SSD-7348-Mod-3 & SSD-10397)

Dear Bruce,

Thank you for your submission of the Environmental Impact Statement (EIS) for the above development to Fire & Rescue NSW (FRNSW) for agency review and comment.

It is understood that the EIS has been prepared by S Horsley, GHD on behalf of Goodman Property Services (Australia) Pty Ltd (the Applicant) to address matters identified in the Environmental Impact Assessment (EIS).

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.

FRNSW reaffirm comments and recommendations previously submitted in preparation of the SEARs and maintain that they remain relevant in addressing fire and life safety considerations for the proposed development.

- 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, once the tenancy of the warehouses is known. 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 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 BFS20/157. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Regards
Brendan



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