



File Ref. No: BFS17/2031(1335)
 TRIM Doc. No: D17/76484
 Contact: Mark Castelli

31 October 2017

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

Dear Mr Piovesan

**Oakdale South Stage 4
 Costco Wholesale, Site 4A
 Oakdale South (SSD17_8209)**

I refer to the above development proposal's Environmental Impact Statement (EIS) which was on public exhibition until the 16 October 2017. Fire & Rescue NSW (FRNSW) have reviewed the EIS and the following comments and recommendations are submitted to the NSW Department of Planning & Environment (the Department) for consideration.

Comments

We note that the preliminary hazard analysis, undertaken by *CORE Engineering Group* (8 August 2017), for the subject development states that the proposed development is not deemed hazardous development as defined in State Environmental Planning Policy 33 (SEPP33).

Notwithstanding, due to the proposed volume of storage of dangerous goods of Classes 2, 3, 4, 5, 6 and 8 at the site and having regard for FRNSW statutory responsibilities regarding emergency fire and hazardous material incidents (i.e. Sections 6 and 10a of the *Fire Brigades Act 1989*). It is FRNSW opinion that Clause E1.10 of the National Construction Code (NCC) of Australia is applicable to the proposed development. Clause E1.10 requires that additional provision must be made if special problems of firefighting could arise because of the nature or quantity of materials stored in a building or on the allotment.

Regarding Clause E1.10 we consider that the design, extent and configuration of the fire hydrant system for this site should be developed on site specific assessment basis rather than sole reference to Australian Standard (AS) 2419.1 – 2005 "*Fire Hydrant System Design, Installation and Commissioning*". Of particular interest to FRNSW is the minimum fire flow rate that the fire hydrant system will be capable of providing.



Recommendation/s

Should a fire or hazardous material incident occur at the subject site, it is vital that FRNSW personnel have ready access to an on-site fire hydrant system with a suitable fire water flow rate. Should development consent be granted, FRNSW recommends that the Department consider including the following recommendation as a condition attached to the relevant instrument of development consent:

1. With respect to the project's fire hydrant system and Clause E1.10 of the National Construction Code of Australia, that the fire hydrant system's design configuration and minimum fire flow rate is developed in consultation with and to the satisfaction of Fire & Rescue NSW.

For further information please contact Mark Castelli of the Fire Safety Assessment Unit, referencing FRNSW file number BFS17/2031 (1335). Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Mark Reilly', with a large loop at the start and a horizontal line at the end.

Superintendent Mark Reilly AFSM CMIFireE
Manager
Fire Safety Assessment Unit