Fire & Rescue NSW

File Ref. No: BFS16/2582 (12132)
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Contact: Senior Firefighter Nicholas Trute

10 January 2017

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

Email: thomas.piovesan@planning.nsw.gov.au

Dear Mr Piovesan

Comment on Development Application (SSD 7663)
Toyota Spare Parts Warehouse and Distribution Centre
Oakdale South Industrial Estate – Lot 12 DP 1178389
Millner Avenue Kemps Creek

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

The current submission consists of:

- Notice of Exhibition – Toyota Spare Parts Warehouse and Distribution Centre (SSD 7663)
- Bushfire Protection Assessment – Oakdale Industrial Estate South – Lot 12 in DP 1178389 & Lot 87 in DP 752041, Kemps 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 will be used for the storage and distribution of automotive parts which are not described in the supporting documentation submitted in the application however, it is assumed that stock held and distributed from this location may include typical car parts such as:

- Metallic components designed to perform both mechanical and structural functions in vehicles;
- Plastic components including interior and exterior trim panels;

- Plastic components including heat resistant engine components, filter boxes and fluid reservoirs;
- Foam products including fluid and air filters;
- Foam products associated with interior soft trimmings and seats;
- Rubber components including tyres and a range of seals;
- Mineral and synthetic motor oils and other associated fluids; and
- A large quantity of packaging materials including cardboard, hard and soft plastics and foam.

FRNSW considers the presence of a large amount of automotive components to represent a high fire load to that which would ordinarily be anticipated within a warehouse.

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

- 36,100m^2 of warehousing space;
- 1,654m^2 of office space;
- 12 loading docks;
- On-lot stormwater infrastructure, fire services, pump room and car parking; and
- Landscaping and signage works.

This 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*. 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.

The Toyota Spare Parts Warehouse and Distribution Centre has the potential to contain a significant fuel load owing to the nature of car components which are commonly manufactured from plastics and foams, and may contain flammable lubricants. These components are also likely to be packaged in protective materials such as cardboard, plastics and foam materials which have the potential to contribute to the spread of fire.

Owing to the potential for a significant fuel load within the building and the bushfire prone land on which it is built, FRNSW recommends that:

1. All fire safety measures appropriate to the proposed development and its associated risk meet all relevant Legislative, National Construction Code and other Department of Planning instrument requirements.

2. The potential fuel load contained within the proposed building be appropriately assessed to ensure that the fire sprinkler system installed within the proposed building is appropriate to the hazard classification as defined in Australian Standard AS 2118.1—1999.

FRNSW would welcome the opportunity to provide further comment on any future reports and detailed plans associated with the proposed State Significant Development (SSD 7663), 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 BFS16/2582 (12132). Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours sincerely

Station Officer Cameron Wheatley
Acting Team Leader
Fire Safety Assessment Unit