



File Ref. No: BFS16/2657 (12207)  
 TRIM Doc. No: D16/91171  
 Contact: Senior Firefighter Nicholas Trute

15 December 2016

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 Modification Application  
 Oakdale South Industrial Estate SSD 6917 (MOD 1)  
 Lot 12 DP 1178389 and Lot 87 DP 752041  
 Millner Avenue Kemps Creek**

I refer to your correspondence dated 22 November 2016 inviting Fire and Rescue NSW (FRNSW) to provide comment regarding the above premises.

The current submission consists of:

- Notice of Modification – Oakdale South Industrial Estate (SSD 6917 MOD 1);
- Plan pages from appendix D Master Plan Lot 12 & 87 Millner Avenue Kemps Creek;
- Restriction on the Use of Land by a Prescribed Authority (nominating FRNSW as the Prescribed Authority – which has since been amended to Penrith City Council);
- Annexure C – Standards for Asset Protection Zones – NSW Rural Fire Service (NSWRFS);
- Annexure B – Planning for Bushfire Protection 2006 – NSWRFS; and,
- Plan of Subdivision – Draft – Lots 12 & 87 Millner Avenue Kemps Creek.

References from previous submissions used to support this assessment:

- 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 Protection Assessment);
- Site description from SSD 7719 Sigma Pharmaceutical Warehouse and Distribution Facility; and,



- Site description from SSD 7663 Toyota Spare Parts Warehouse and Distribution Centre.


SSD 6917 (MOD 1) identifies changes from the development proposal identified in SSD 7719 and SSD 7663. The changes identified and being used to assess risk by FRNSW include the following:

- Increase the developable area from 70.28ha to 71.38ha;
- Alter the layouts of Precincts 3, 4 and 5 internal estate roads and add new estate road 4;
- Create two additional warehouse building envelopes in place of the "Potential Services Lot" in Precinct 2;
- Add an "amenity lot" and associated access road to the north of Precinct 3
- Additional realignment works to Ropes Creek to accommodate the "amenity lot" and access road;
- Changes to the boundary of Precinct 3 and a 300m<sup>2</sup> reduction of the Biodiversity Offset area;
- Amend the estate works including revised subdivision, earthworks, road, civil works and landscape layouts, creek realignment works and developable area to reflect the proposed changes to the Concept Proposal; and,
- Remove all warehouse construction works in Precincts 4 and 5 from the Development Consent.

FRNSW does not object to the information provided within the above mentioned documentation which was provided as a part of the submission. FRNSW would expect the changes proposed within the modification to adhere to the information provided within the 'Bushfire Protection Assessment' and also to the 'Standards for Asset Protection Zones' and 'Planning for Bushfire Protection 2006'.

For further information please contact Nicholas Trute of the Fire Safety Assessment Unit, referencing FRNSW file number BFS16/2657 (12207). 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