

UPDATED

BUSHFIRE PROTECTION ASSESSMENT

**FOR THE OAKDALE WEST SSD 7348 MODIFICATION 3
AND THE
SSD 10397 STAGE 2 DEVELOPMENT APPLICATION**

**OAKDALE INDUSTRIAL ESTATE - WEST
ON LOT 11 in DP 1178389
KEMPS CREEK**

FOR GOODMAN PROPERTY SERVICES (AUST) PTY LTD

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BUSHFIRE PROTECTION ASSESSMENT

FOR THE OAKDALE WEST SSD 7348
MODIFICATION 3

&

THE PROPOSED SSD 10397 STAGE 2
DEVELOPMENT APPLICATION

ON
LOT 11 in DP 1178389
KEMPS CREEK

FOR

GOODMAN PROPERTY SERVICES (AUST.) PTY LTD

Report Number	Document	Preparation Date	Issue Date	Directors Approval
B193412 - 7	Final	05.11.2019	13.01.2020	<i>G.L.Swain</i>

BACKGROUND

Australian Bushfire Protection Planners Pty Limited, at the request of *Goodman Property Services (Australia) Pty Ltd*, undertook the bushfire consultancy to inform the State Significant Development Application (SSDA – Reference SSD 7348) for the staged development of the Oakdale West Estate (OWE) on the bushfire protection measures required for the development of the proposed Oakdale West Estate (OWE) on Lot 11 in DP 1178389 Kemps Creek, here-in known as the ‘development site’.

The aim of the proposed OWE development is to integrate with the broader Oakdale Estate to create a high quality warehouse and logistics estate which maximises the employment generating potential of the land to create an efficient, attractive and high quality employment zone for Western Sydney.

SSDA 7348 for OWE incorporated a Master Plan to guide the staged development of the OWE and a Stage 1 Development Application.

Development Consent was issued under Section 4.38 of the *Environmental Planning & Assessment Act 1979* on the 13th September 2019 for a Concept Proposal including:

- Concept layout of 22 warehouse buildings providing 476,000 square metres of gross floor area and ancillary offices, built over five development stages;
- Concept layout of development lots, internal roads, drainage, landscaping and biodiversity offsets;
- Development controls.

A Stage 1 Development Application including:

- Bulk earthworks across all five stages including retaining walls and noise walls;
- Construction and operation of three warehouse buildings in Precinct 1 (1A, 1B and 1C);
- West-North-South Link Road and associated subdivision;
- Estate roads 1, 2, 6 and the eastern part of road 7;
- Service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;
- Landscaping of Stage 1, the western site boundary, West-North-South Link Road, estate roads 1, 2, 6 and the eastern part of road 7 and detention basins;
- Subdivision of Stage 1 lots and road infrastructure; and
- Stormwater drainage infrastructure for Lots 2A and 2B.

B20 – Bushfire Protection of Schedule B – Conditions for the Concept Proposal requires the Applicant to ensure that the Development complies with:

- a. The relevant provisions of *Planning for Bushfire Protection 2006*;
- b. The construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate – West Bushfire Protection Assessment prepared by ABPP, dated September 2016; and
- c. AS2419.1 – 2005 for fire-fighting water supply.

Goodman is seeking modification to the approved Concept Plan with a MOD 3 Application (SSD 7398 MOD 3) and approval for the Stage 2B Development Application being lodged with the Department of Planning, Industry & Environment (SSD 10397).

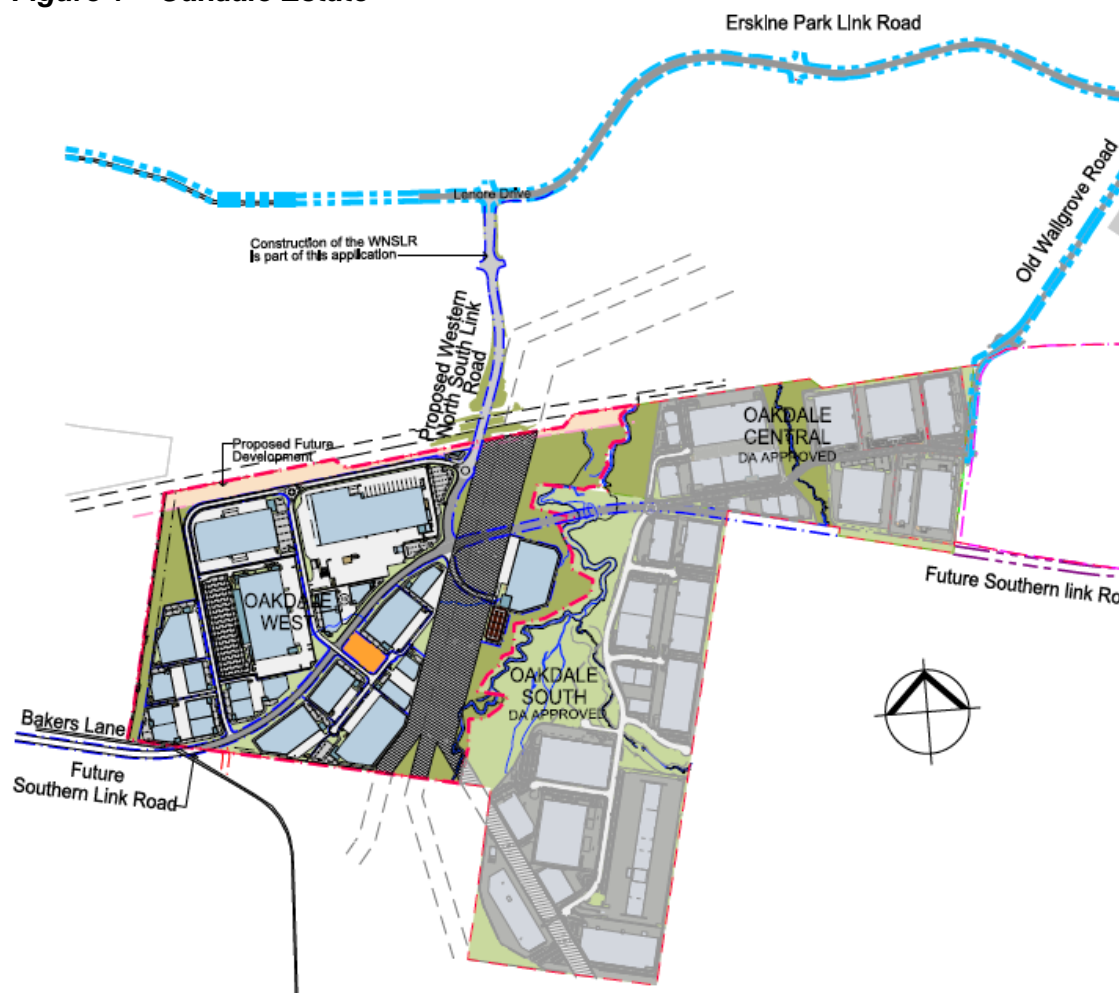
Chapter One of this report examines the proposed SSD 7348 MOD 3 layout for consistency with the bushfire protection requirements of B20 – Bushfire Protection of Schedule B – Conditions for the Concept Proposal.

Chapter Two of this report examines the compliance of the SSD 10397 Stage 2B Application with the relevant provisions of *Planning for Bushfire Protection 2006*.

CHAPTER ONE – SSD 7348 MODIFICATION 3 APPLICATION

The site is known as Oakdale West and comprises the third stage of four stages within the broader 'Oakdale Estate' under the management of Goodman Property Services (Aust.) Pty Ltd Limited – refer to Figure 1 – Oakdale Estate.

Figure 1 – Oakdale Estate



The development site is an irregular shaped parcel which is mainly located to the west of Ropes Creek. The development site is largely zoned IN1 – General Industrial under the WSEA SEPP but also includes large areas of land zoned E2 – Environmental Protection, associated with the Ropes Creek riparian corridor.

The Penrith Council Bushfire Prone Land Map indicates that the Kemps Creek corridor contains Category 1 Bushfire Prone Vegetation with Category 1 vegetation occupying the land to the south and west of the site. The vegetation within the site is mapped as Category 2 Bushfire Prone Vegetation.

Therefore, measures are required to be provided to minimise bushfire risk on the proposed development in accordance with the provisions of *Planning for Bushfire Protection 2006*.

Figure 2 on Page 6 provides a copy of the Bushfire Protection Measures Plan approved under the Concept Plan Approval. Figure 3 on Page 7 provides a copy of the bushfire protection measures proposed for the SSD 7348 MOD 3 layout.

Figure 2 - Oakdale West Estate 2019 Approved Masterplan showing Defendable Space widths to the future buildings.

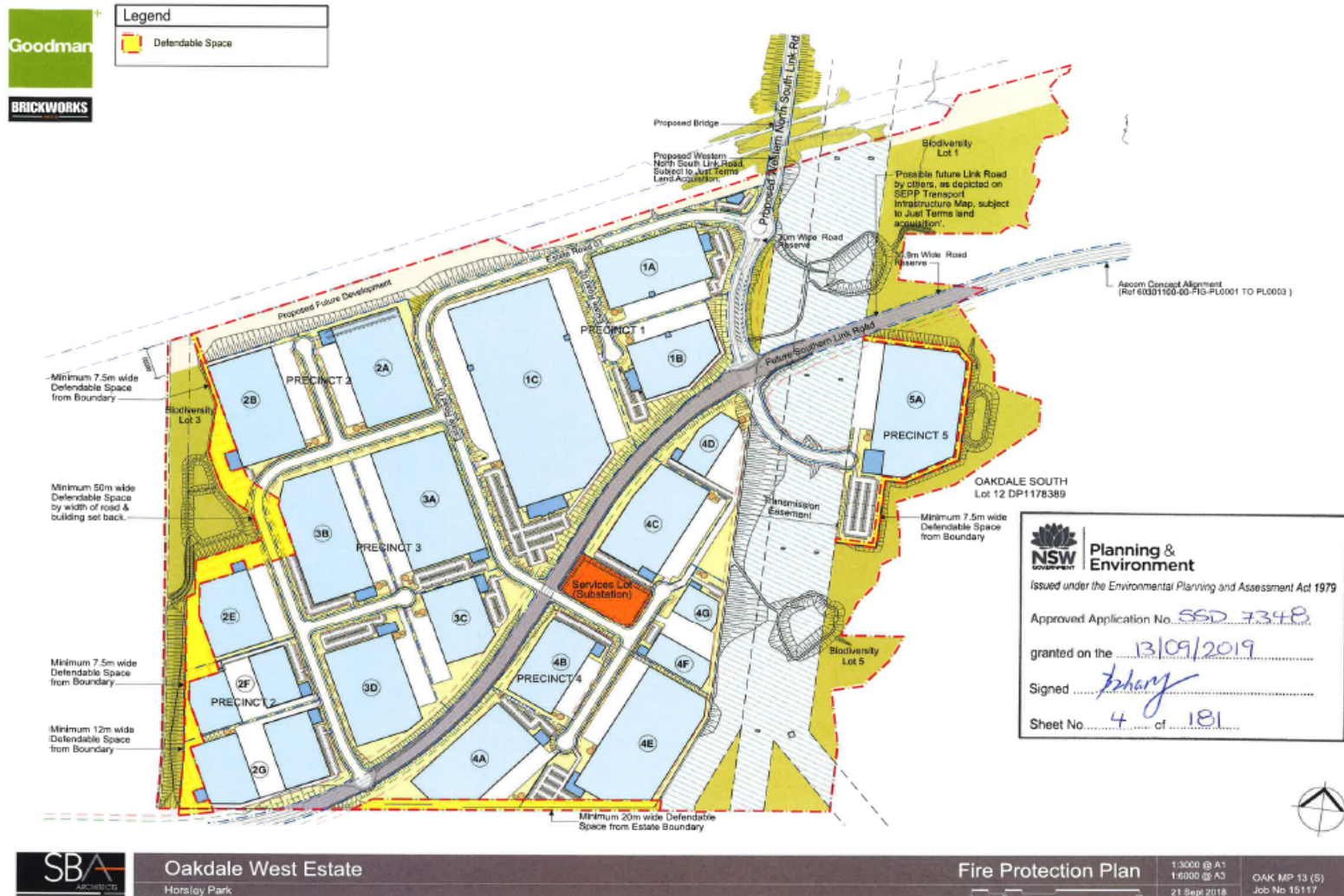
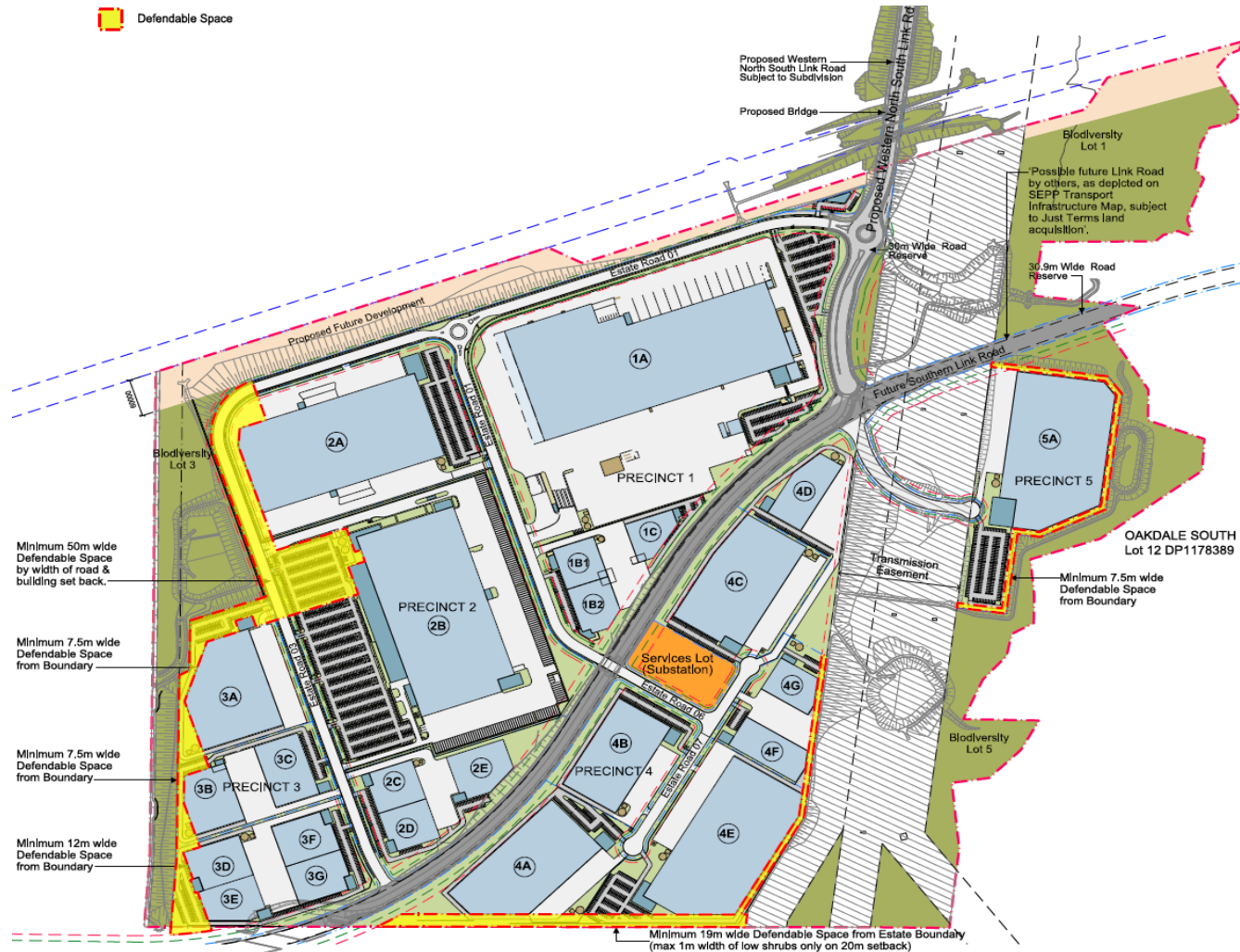


Figure 3 - Oakdale West Estate Masterplan SSD 7348 MOD 3 showing Defendable Space widths to the future buildings.



I have reviewed the Oakdale West Estate Master Plan SSD 7348 Modification 3 and confirm that the bushfire protection measures are consistent with the measures provided in the approved Concept Plan and Consent Condition B20 – Bushfire Protection of Schedule B – Conditions for the Concept Proposal.

A handwritten signature in black ink, appearing to read 'Graham Swain', with a stylized, cursive script.

Graham Swain,
Managing Director,
Australian Bushfire Protection Planners Pty Limited
13.01.2020

Fire Protection Association Australia Member No: 48781

CHAPTER TWO – SSD 10397 STAGE 2 DEVELOPMENT APPLICATION

Australian Bushfire Protection Planners Pty Limited has been commissioned by *Goodman Property Services (Aust.) Pty Ltd* to prepare a Bushfire Protection Assessment that provides advice on the bushfire protection measures required for the construction of the proposed warehouse building 2B within the SDD 10397 Stage 2 Precinct on Lot 11 in DP 1178389 Kemps Creek.

Development Consent was issued under Section 4.38 of the *Environmental Planning & Assessment Act 1979* on the 13th September 2019 for a Concept Proposal and a Stage 1 Building Approval contained the following condition relating to the construction of buildings within Stage 1 of the estate.

B91 – Bushfire Protection of Schedule D – Conditions for the Stage 1 requires the Applicant to ensure that the Development complies with:

- a. The relevant provisions of *Planning for Bushfire Protection 2006*;
- b. The construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate – West Bushfire Protection Assessment prepared by ABPP, dated September 2016; and
- c. AS2419.1 – 2005 for fire-fighting water supply.

In recognition that this condition will prevail over the SSD 10397 Stage 2 Precinct I have reviewed the Stage 2 layout against the relevant provisions of *Planning for Bushfire Protection 2006* and construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate – West Bushfire Protection Assessment prepared by ABPP, dated September 2016, and confirm:

1. The location of Building 2B within the Stage 2 Precinct exceeds the width determined in Table 2 of the ABPP report.

This width removes the chance of flame contact on the building - therefore satisfying Section 4.3.6(f) of *Planning for Bushfire Protection 2006*.

2. The management of the defendable space shall be in accordance with Strategy 2 of the ABPP report;
3. In accordance with Strategy 3 of the ABPP report the fire-fighting water supply to the proposed building shall comply with the Building Code of Australia (BCA) and Australian Standard A.S. 2419.1 – 2005.

4. In accordance with Strategy 4 – Table 4, Building 2B shall be constructed to comply with Section 3 and Section 5 (BAL 12.5) of A.S. 3959 – 2009 – ‘*Construction of Buildings in Bushfire Prone Areas*’ and the following additional construction standards shall apply:
 - The downpipe/stormwater system to the internal box gutters shall be sized to provide a self flushing of combustible materials from the roof/gutter. This shall include increased fall in the box gutters to the sumps;
 - Any operable windows shall be fitted with aluminium/stainless steel mesh flyscreens having a maximum mesh aperture size of 2mm;
 - Access doors (PA and Vehicle) to the building shall be fitted with seals that seal the bottom, stiles and head of the door against the opening/frame to prevent the entry of embers into the building. Particular attention shall be given to the gap at the head of the curtain of the roller doors, where mohair type seals can be used;
 - External timber doors shall be fitted with a stainless steel/Colorbond kick plate of 400mm high on the outside of the door;
 - External glazed doors and windows shall comply with the requirements for glazing less than 400mm above finished ground level; paths / pavement and elevated roofs;
 - Any external vents, grilles and ventilation louvres shall have stainless steel mesh with a maximum aperture of 2mm square fitted to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm.
 - Roof ventilators shall be fitted with stainless steel flymesh (2mm aperture) to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm.
5. In accordance with Strategy 4 of the ABPP report there shall be prepared for Building B2 a Bushfire Evacuation & Emergency Plan (BEEP).
6. In accordance with Strategy 5 of the ABPP report access to the bushfire prone vegetation shall be provided either by a perimeter road or by vehicular access to the building or parking areas that are incorporated into the defendable space setbacks.

The access provisions shall satisfy the NSW Rural Fire Service and Fire & Rescue NSW appliance requirements.

Figure 4 on Page 12 is a plan of the Stage 2 Precinct showing the location and extent of the Defendable Space provided to the west of Building 2B.

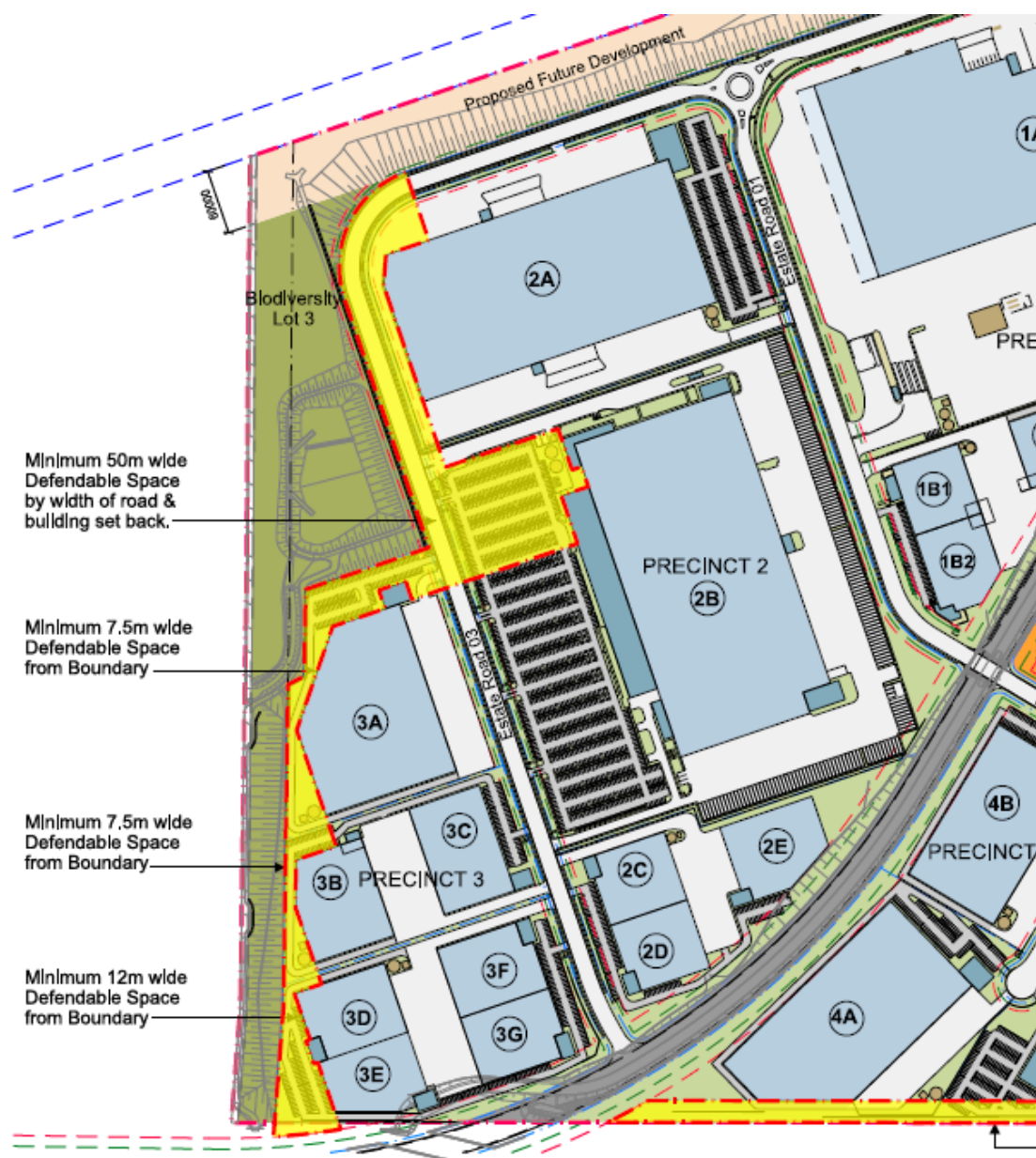
Figure 5 on Page 13 is the Site Plan for the proposed Warehouse Building on site 2B within the Stage 2 Precinct.



Graham Swain
Managing Director,
Australian Bushfire Protection Planners Pty Limited.
13.01.2020

Fire Protection Association Australia Member No: 48781

Figure 4 – Plan of the Stage 2 Precinct showing the location and extent of the defensible space to the west of SSD 10397 Stage 2 Building 2B.



ESTATE ROAD 03

CARS

ESTATE ROAD 01

WAREHOUSE / PROCESSING AREA

OFFICE & AMENITIES

24 RECESSED LOADING DOOR DOORS

19 RECESSED LOADING DOOR DOORS

11 RECESSED LOADING DOOR DOORS

7 LEVEL LOADING DOORS

ESTATE ROAD 01