



## NSW RURAL FIRE SERVICE



The Secretary  
NSW Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2001

Your Ref: SSD 9613  
Our Ref: DA 2018-03528-EIS

**ATTENTION:** Ingrid Berzins

23 December 2019

Dear Ms Berzins

**Agency Comment:- State Significant Development – Educational Establishment – Environmental Impact Statement; Lot 10 DP1142199, Abbott Rd University Of New England NSW**

Reference is made to correspondence dated 19 November 2019, seeking comments regarding the Environmental Impact Statement (EIS) currently being exhibited, for the above State Significant Development in accordance with the Environmental Planning and Assessment Act 1979.

The New South Wales Rural Fire Service (NSW RFS) understands the proposal includes:

- *Demolition of the existing Wright Centre;*
- *Civil works;*
- *Tree removal and new landscaping;*
- *Construction of a student accommodation facility, to be known as 'New Wright Block'. The new facility will be owned and operated by UNE and provided for the exclusive use of UNE Armidale's students. The new facility will comprise of:*
  - ❑ *3 separate buildings for student accommodation purposes and one (1) separate 'student hub' building for internal recreation purposes, group study and facility management staff;*
  - ❑ *The three (3) accommodation buildings will provide a total of 114 accommodation rooms, which can accommodate a total of 342 beds/students;*
  - ❑ *Buildings of two (2) to three (3) storeys with a maximum building height of 11.99m;*
  - ❑ *A total net increase of 188 onsite parking spaces which will address demand generated specifically by the proposal. The subsequent overall supply of parking, taking into account existing onsite spaces, will be 388 spaces (approximately 200 spaces exist currently).*

The subject land is mapped bush fire prone land by Council, however it is recognised that the development site is not mapped bush fire prone. Further NSW Fire + Rescue is the response agency for structural fires on the campus.

The NSW RFS has reviewed the EIS and associated Bushfire Assessment report and concurs that certain bush fire prevention measures are needed to be applied, to ensure the development does not increase the

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risk of a bush or grass fire in the locality. As such the NSW RFS recommends the following conditions be applied to any consent granted:

- The entire development site is to be managed (Landscaping) as an Inner Protection Area (IPA) as outlined with section 4.1.3 and Appendix 4 of Planning for Bushfire Protection 2018;
- Abbott Road should be upgraded to two-way and provision of fire hydrants be located along Abbott Road outside parking and carriageway. Fire hydrant spacing, design and sizing comply with the Australian Standard AS2419.1:2005.

For any enquiries regarding this correspondence please contact Alan Bawden on 6691 0400.

Yours sincerely,



Kalpana Varghese

**Acting Manager – Planning and Environment Services East**

*The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.*