

From: [Candice Pon](#)
To: [Michelle Niles](#)
Cc: [Thomas Zdun](#); [Michael Oliver](#)
Subject: MOD 8 - Wahroonga Estate - Response to Bushfire Query
Date: Wednesday, 18 September 2019 5:09:43 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Michelle,

Hope you had a nice time on leave.

Please see the below response from Cumberland Ecology to clarify the query regarding the survey and vegetation analysis for the APZ and E2 zoned land. Will call you on Monday to discuss the email below and request for timing on the next steps.

Happy to discuss any queries.

Kind Regards,

Candice Pon

Senior Urbanist
Planning

T. +61 2 9956 6962
D. +61 2 9409 4942
M. +61 4 3441 3001
W. ethosurban.com

173 Sussex Street
Sydney NSW 2000



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From: Bryan Furchert <Bryan.Furchert@cumberlandecology.com.au>
Sent: Wednesday, 18 September 2019 2:25 PM
To: Thomas Zdun <tzdun@capitalbluestone.com.au>
Cc: David Robertson <David.Robertson@cumberlandecology.com.au>
Subject: [EXTERNAL] Asset Protections Zones and the E2 Conservation Zone

Dear Thomas,

David Robertson has asked me to respond to your query on his behalf regarding the difference between the Vegetation Protection Line and the boundary of the E2 Conservation Zone at Wahroonga Estate as I am familiar with the project due to working substantially on revisions to the Bushland Management Plan (BMP) in 2018.

A Part 3A Concept Plan for the redevelopment of the 'Wahroonga Estate' was approved with conditions by the NSW Department of Planning (DoP) in 2010 followed by an EPBC approval granted by Department of Environmental, Water, Heritage and Arts (DEWHA.). Both these

approvals required the preparation of a BMP in relation to approximately half of the Wahroonga Estate site which is zoned E2. The E2 zoning is for the protection and enhancement of onsite biodiversity and was derived following the results of an independent ecological analysis (conducted by Sinclair Knight Merz) on behalf of NSW DoP, NSW Department of Environment and Climate Change (DECC) and the DEWHA.

Under previous zoning, broad Asset Protection Zones (APZs) for bushfire protection were maintained around the hospital and other infrastructure on the site. Review of APZs during the preparation of the Concept Plan and subsequent discussions with DoP led to the conclusion that the old APZs could be reduced in size in some areas to protect endangered Blue Gum High Forest (BGHF) and Sydney Turpentine Ironbark Forest (STIF) without compromising fuel reduction function.

After the new E2 zone boundary was surveyed and pegged out in 2010 it became apparent that some fine tuning of the APZ boundary was needed, in order to ensure that bushfire regulations are fully complied with to provide protection of existing development owned by the Australasian Conference Association (ACA), and existing development that the ACA did not own but adjoined ACA land.

A site inspection was conducted on the 19th August 2010 by staff from Cumberland Ecology and Australian Bushfire Protection Planners (ABPP). The entire E2 boundary was traversed and each section of the boundary was examined to see whether it provided for an adequate area of APZ to be maintained. A hand held GPS unit was used to mark areas that required adjustment.

It was determined that APZs were required within three broad areas surrounding existing and proposed development. Incursions of the APZs were required in some locations within the E2 Conservation Zone. It was determined that due to the existing maintenance of these areas as APZs at the time, the creation of the new APZs would not result in any substantial modification of clearing of vegetation. In some areas where minor amounts of vegetation was required for removal to make way for new APZs, the vegetation was noted as generally weedy, and in some areas the soil was modified. Although these areas of APZ were required to remain within selected areas of the E2 zone, it was noted the vast majority of E2 zone vegetation would remain intact. It was anticipated that the conservation value within the E2 zone would not be impacted as a result of minor adjustments, particularly as the majority of the APZ areas were already maintained as APZs, and as such no further modification to existing vegetation was required.

Kind regards,

Bryan Furchert

Project Manager/Botanist



Cumberland Ecology | Sydney - Brisbane

t 02 9868 1933

e bryan.furchert@cumberlandecology.com.au

w cumberlandecology.com.au