

**From:** [Craig Wyse](#)  
**To:** [Michelle Niles](#)  
**Subject:** Ku-ring-gai Council comments Wahroonga Estate Concept Plan MP 07\_0166 MOD 8 - amendment to Condition B5 Bushfire Protection  
**Date:** Wednesday, 27 May 2020 12:29:40 PM  
**Attachments:** [image002.png](#)  
[image003.jpg](#)

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Hi Michelle

I apologies for the delay in submitting these comments to you regarding the proposed amendment to Condition B5 Bushfire Protection

The Ethos Urban letter of 15 October, makes a clear case for the proposed changes to the bushfire conditions. Whilst the Departments conditions reflect Councils previous comments for MOD 8; further review of the current APZ requirements (for the built school) and the modifications to the proposed buildings (addressed within MOD 8), required to enable an APZ base boundary to the E2 zone (rather than the Vegetation Transition Management Line), are of a scale to justify the proposed bushfire modifications.

Whilst it is unfortunate that approvals for the school did not include APZs calculated on the E2 Environmental Conservation Zone boundary, the existing nature of the development places an ongoing requirement to thin vegetation within the E2 zone for the life of the school development. As this requirement already exists, we have no objection to the proposed bushfire modification (subject to approval by the RFS).

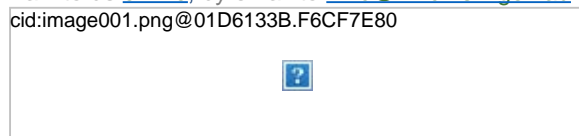
It is noted however that the Ethos Urban letter of 15 October also refers to other areas within the site where discrepancies in APZ clearing areas exist, based upon calculating APZ requirements from the E2 Environmental Conservation Zone vs the Vegetation Transition Management Line. It is important to be clear that whilst the ecological report addressed these sites, associated bushfire documentation has not provided. As such, whilst we acknowledge the presence of existing buildings within these additional areas, we have not reviewed the implication of adopting this position for any other future development proposed for the site.

If you require any clarification on these matters please don't hesitate to contact me.

Regards

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**From:** Michelle Niles <Michelle.Niles@planning.nsw.gov.au>  
**Sent:** Tuesday, 26 May 2020 6:25 PM  
**To:** Craig Wyse <cwyse@kmc.nsw.gov.au>  
**Subject:** FW: Wahroonga Estate Concept Plan MP 07\_0166 MOD 8 - amendment to Condition B5