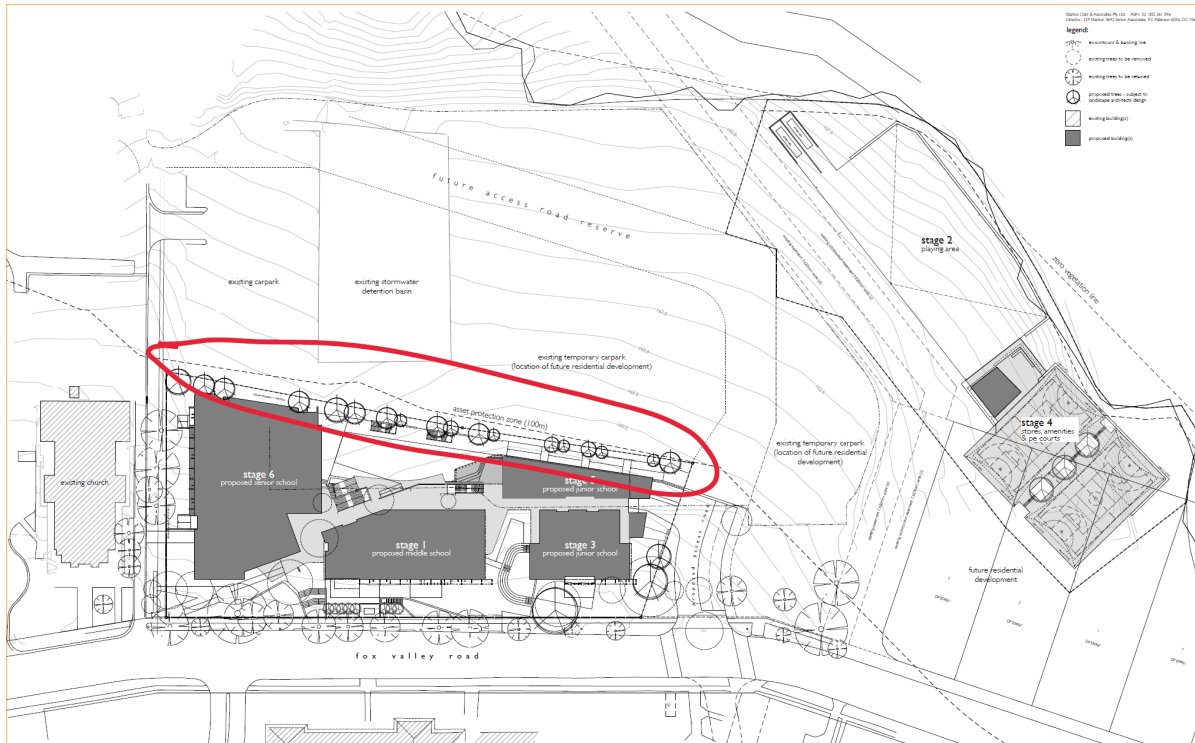


From: [Michael Oliver](#)
To: [Michelle Niles](#)
Cc: [Silvio Falato](#)
Subject: RE: Wahroonga Concept Plan MOD 8 -
Date: Thursday, 20 August 2020 1:49:14 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image001.png](#)
[DA02-3_Precinct Plan.pdf](#)

Hi Michelle,

For the APZ shown on the drawings which accompany the School SSD Consent (i.e. in approved Drawing DA02(3) dated 6/2/2015 - attached), this line has been measured as 100m back from the VTML, rather than measured out from the actual School boundary, and as a result the line shown on the drawing sits north of the actual School boundary.



Our understanding is that DPIE is not willing to accept the reliance by the future residential buildings upon a APZ drawn from the VTML – if reliance on the VTML had been accepted, then the current Modification Application could have been approved quite some time ago as it was consistent with the APZ shown on the drawings in the School SSD Consent.

The approach we have therefore taken in the most recent submission is to determine the APZ that is required by measuring out from the School boundary, ensuring that a 100 metre inner protection area (IPA) is available for the school, and then utilise this outer perimeter (which has less incursion into the E2 zoned land than the VTML) as the basis for measuring back the APZ required for the residential building. In addition we have also proposed to offset those areas of E2 zoned land that continue to be relied upon by both of the School and the residential buildings with additional ecological planting.

I note that Condition D2 of the SSD 5535 consent does not refer to any plans, but simply refers to a requirement to provide a 100m inner protection area (IPA) from the school for a distance of 100m in accordance with the (then current) *Planning for Bushfire Protection 2006* guidelines. Therefore there is no amendment required, or inconsistency with, the requirements of SSD 5535 to provide an APZ for the School.

It seems like we might be going around in circles a little bit here – would it be worth organising a meeting to discuss this issue?

Kind regards,
Michael

Michael Oliver

Associate Director
Planning

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