

**From:** [Michelle Niles](#)  
**To:** [Casey Joshua](#)  
**Cc:** [Anthony Witherdin](#); [Xanthe O'Donnell](#)  
**Subject:** RE: Commission letter - Wahroonga Estate Mod 8  
**Date:** Friday, 8 November 2019 10:52:43 AM  
**Attachments:** [image005.jpg](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

---

Hi Casey,

Thank you for providing an opportunity to respond to the additional comments submitted by the Proponent and Ku-ring-gai Council. Apologies for the slight delay in this response.

In regards to bushfire, it is noted that the purpose of the BMP is to implement management measures for the E2 Environmental Conservation zone. The BMP was not intended to change the APZs identified by Figure 101 of the Final PPR. It is also noted that FAR B5(1) has not been modified since the Concept Plan was approved in 2010 and the Proponent did not seek to modify the FAR as part of the currently submitted MOD or in previous applications.

The Department notes that the discrepancy between the VTML and the E2 zone boundary is not just limited to the Precinct associated with this MOD but extends across almost the entire site at the interface between the conservation and development boundaries. As such, should FAR B5(1) now be sought to be amended, the Department recommends further consultation be undertaken with the Rural Fire Service, Council and the Environment, Energy and Science Group of the Department to determine bushfire and biodiversity impacts of the changes. Alternatively, the Proponent can lodge a new modification request to amend the approved APZs.

It is also noted that both the current and incoming *Planning for Bushfire Protection* documents have performance based approaches and as such, there may be opportunity to review the APZ widths. Further consultation between a suitability qualified bushfire consultant and the Rural Fire Service would be required to identify whether this is an appropriate approach for the site.

In relation to the additional urban design comments, it is noted that the proposed amendments to FAR B1 note that driveways and the internal road design are indicative only and that the final design will be determined at the DA stage.

In terms of the car parking comments, the Department is satisfied that the proposed parking rates (at FAR B9) would achieve the right balance between providing adequate on-site car parking to meet demand while also reducing overall reliance on private vehicles.

If you have any questions, please feel free to call me.

Kind regards,

**Michelle Niles**

**Senior Planner, Regional Assessments**

Planning & Assessment | Department of Planning, Industry and Environment

T [REDACTED] | E [michelle.niles@planning.nsw.gov.au](mailto:michelle.niles@planning.nsw.gov.au)

320 Pitt Street | GPO Box 39, SYDNEY NSW 2001

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

cid:image001.jpg@01D5319C.D4B02330



*The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

---

**From:** Casey Joshua <Casey.Joshua@ipcn.nsw.gov.au>

**Sent:** Friday, 1 November 2019 3:15 PM

**To:** Michelle Niles <Michelle.Niles@planning.nsw.gov.au>

**Cc:** Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>

**Subject:** Commission letter - Wahroonga Estate Mod 8

Dear Michelle,

Please see attached letter, further information from the Applicant and supplementary information from Ku-ring-gai Council in relation to the Wahroonga matter. If you have any questions please let me know.

Regards,

**Casey Joshua | Senior Planning Officer**

Independent Planning Commission NSW

Level 3, 201 Elizabeth Street Sydney NSW 2000

e: [casey.joshua@ipcn.nsw.gov.au](mailto:casey.joshua@ipcn.nsw.gov.au) | p: [REDACTED] [www.ipcn.nsw.gov.au](http://www.ipcn.nsw.gov.au)

IPC\_Logo\_CoatOfArms1(BLACK)\_FA2



FOLLOW US ON:



Please consider the environment before printing this e-mail.