

Topa Property Pty Ltd
Attention: Olga Masella

Date: 20 December 2023

Via Email: olga@topaproperty.com.au

Our Ref: 2389.02

Dear Olga,

Response Letter to RFS letter for PLRZ: RZ/1/2022 located at 1377 Hue Hue Road, Wyee, NSW.

As requested, AEP provides the following commentary in relation to comments provided by the RFS on 18 December 2023.

The first comment within the RFI was:

The provided bush fire report does not account for the all of the existing hazard on the south-western boundary of the proposal (behind the existing sheds and round yard). No information was provided in the consultant's assessment to determine this area as Managed Land, or to otherwise not include it within the hazard assessment and subsequent recommendations

This vegetation is to be removed and a road put in place to complete the perimeter road (connection of Digary road and Road 3) around the development. As this vegetation is to be removed it was not included in BAL or APZ calculations and assessments.

The road connection can be seen in **Figure 2** and **Figure 5** of the report that was provided as part of an updated BTA and cover letter dated 1 December 2023. **Figure 2** and **Figure 5** are attached to the back of this letter to provide ease of reference.

The second comment within the RFI was:

In addition, the provided Figure 5 - Required APZ and BALs does not demonstrate that appropriate setbacks are provided within the site for new residential lots to achieve <29kW/m2 radiant heat setbacks. Preliminary RFS assessment of the proposal shows the potential for proposed Lots 29-31 not being able to accommodate appropriate setbacks, and in this regard, further evidence is required to substantiate the proposal in its current form.

We believe that the comment refers to the three southwestern lots, circled in the image on the following page, which are actually proposed Lots 27, 28 and 29 (this is clear in **Figure 2** but not as clear in **Figure 5**). **Figure 5** shows that all Lots are capable of a building envelope meeting BAL – 29 (indicated by the fact that the majority of proposed Lots 27, 28 and 29 are within BAL 29 or lower. BALs and APZs were calculated and provided in the cover letter on 1 December 2023, with the assessment provided in the 1 December letter showing that the effective slope was 0-5° downslope with a required APZ of 29m for Forest Hazard to the Southwest. The required APZ was shown in **Figure 5** of the updated report.

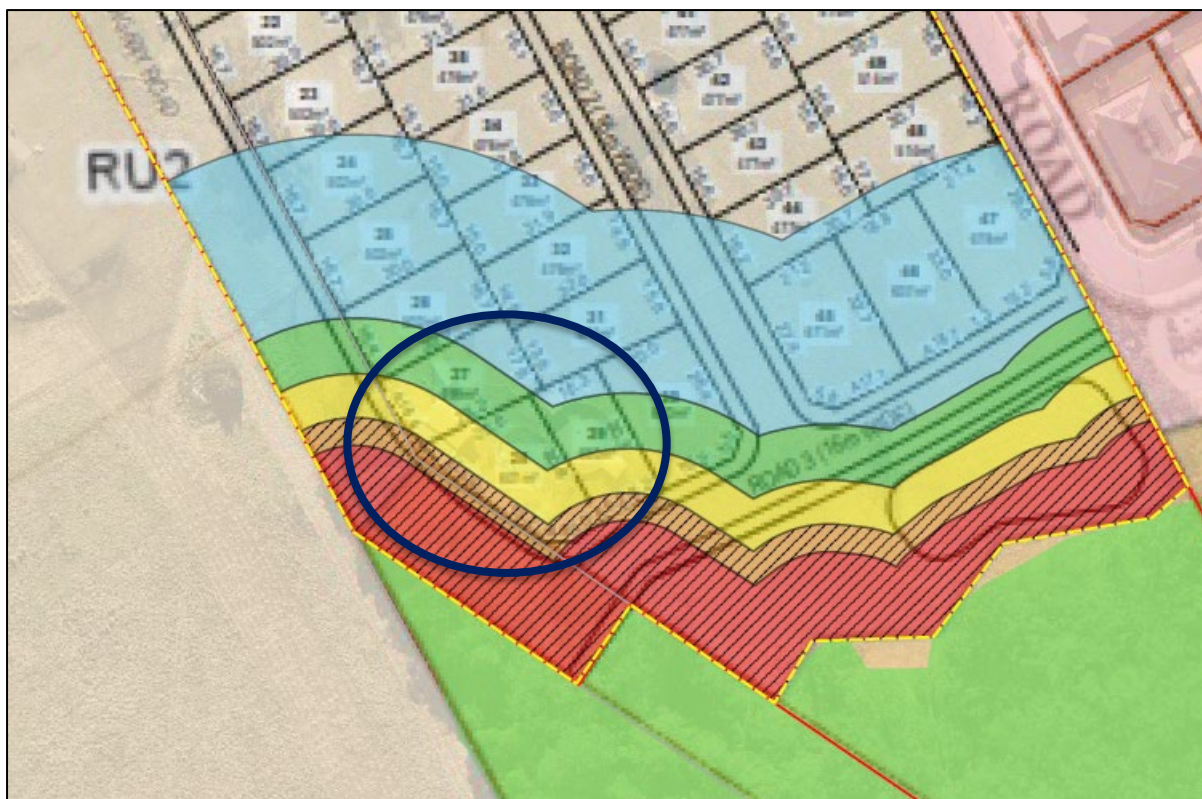


Figure 1: Section of Figure 5 showing the three lots in question

As per the cover letter the BAL Requirements were calculated as:

BAL Flame Zone - < 22

BAL 40 - 22 -< 29

BAL 29 - 29 -< 40

BAL 19 - 40 -< 54

BAL 12.5 - 54 -< 100

The APZs and BAL levels have been calculated with the assumption that the land in the south (C2 Zone) will be regenerated to full forest and the residential zoned land will be managed in accordance with an approved landscape plan that will be prepared to comply with Appendix 4 of the PBP, 2019.

As there is only a very small portion of these lots that will be impacted by an APZ, AEP believe that a building envelope to meet <29kW/m² or lower (indicated by the blue, green and yellow polygons) on lots 27-29 can be achieved.

We thank you for the opportunity to be involved in this project. Should you require any further clarification on this matter, please contact Chris Wark (AEP Senior Ecologist 0468 601 393).

Regards



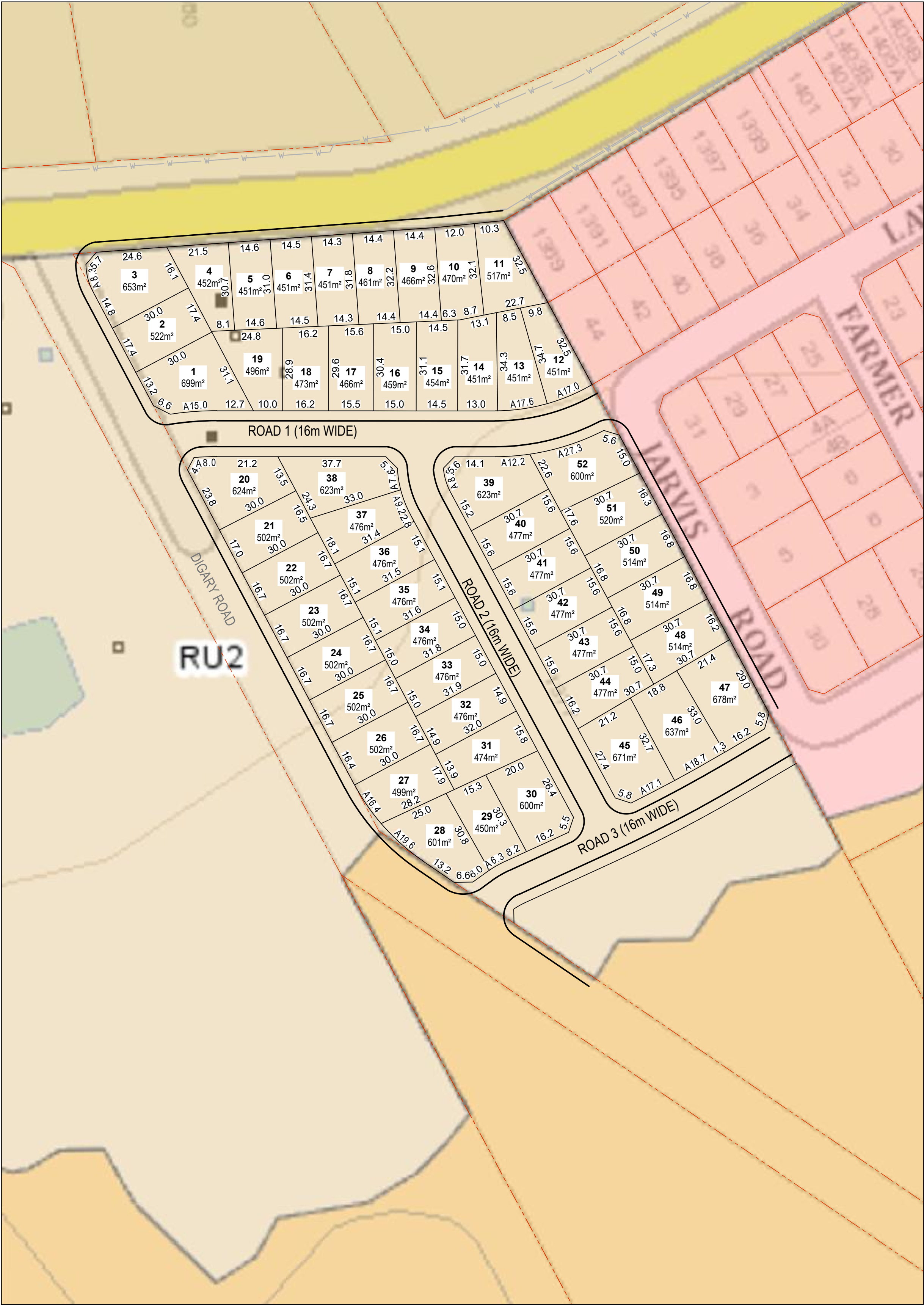
Chris Wark
Senior Ecologist
0468 601 393

Attachment 1: Figure 2 and 5 from updated AEP BTA (December 2023)



LEGEND

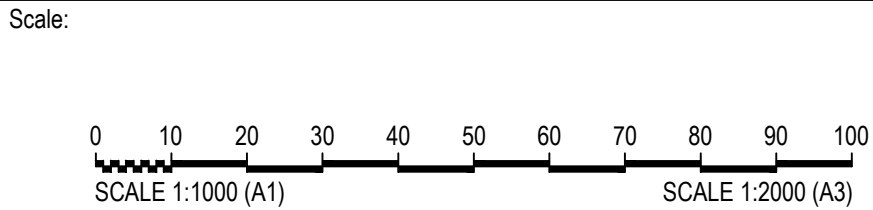
EXISTING CADASTRAL
PROPOSED LOT



ISSUED FOR INFORMATION

Rev	Drawn	Design	Appd.	Date	Revision Description
03	OS			29/06/2022	ZONING OVERLAY
02	OS	PB	JP	27/04/2021	ISSUE FOR INFORMATION
01	PB	PB	-	21/04/2021	ISSUE FOR INFORMATION

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For:
NEWQUEST PROJECTS

By:

Orion Consulting

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Member Firm

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Project:
**HUE HUE ROAD
WYEE**

CONCEPT PLAN OF SUBDIVISION				
Project No.	Set No.	Milestone	Plan	Revision
21-0089	02	SK	001	03

Disclaimer: While all reasonable care has been taken to ensure the information shown on this map is up to date and accurate, no guarantee is given that the information portrayed is free from error or omission. Please verify the accuracy of all information prior to use.



AEP

Figure 5 - BALs and APZs

Location: 1377 Hue Hue Road, Wyee

Client: Topa Nominees No 1 Pty Ltd

Date: November 2023

AEP ref: 2389.01