

25 October 2023

Mr. Lewis Yazbek
General Manager
EQ Constructions
Level 8, 43 Bridge Street
Hurstville NSW 2220
By Email: [REDACTED]

Dear [REDACTED],

Re: Turramurra Plaza – Bushfire Considerations

Blackash Bushfire Consulting has been engaged by EQ Constructions to provide bushfire advice for the Planning Proposal (PP) for the redevelopment of the Turramurra Village.

We understand that the PP seeks a mixed Local Centre consistent with the Ku-ring-gai Council Turramurra Local Centre Development Control Plan (DCP) including:

- Specialty retail
- Retail plaza
- Commercial offices
- Residential

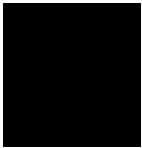
The land behind the Village is not designated as bushfire prone land (see Appendix 1 and confirmed on NSW Spatial Viewer on 25 October 2023) and as such, the legislative triggers of section 4.46 of the *Environmental Planning and Assessment Act, 1979* (EPA Act) and section 100B of the *Rural Fires Act 1997* (RF Act) for the referral of any development to the NSW Rural Fire Service (RFS) do not exist. Development of the site does not require a Bushfire Safety Authority from the RFS.

The bushfire controls within the Ku-ring-gai-DCP-Section-B-Part-16-Bushfire-Risk-2022-Amendment-1 can be incorporated into any future development if necessary. The DCP for the site are specific (Appendix 2) and provide detail for *mitigation measures should these be warranted. The DCP requires a 15m setback for the provision of an asset protection zone which is consistent with remnant vegetation within Planning for Bushfire Protection 2019.* This is a reasonable consideration of bushfire risk to the site.

Bushfire has been considered by Council in the DCP which provides standards for the provision of setbacks, provision of water supply and other matters to protect persons, property or the environment that may arise from a bushfire.

If you require any further information in relation to this proposal, please contact me on 0419 203 853 or via email.

Yours sincerely



Blackash Bushfire Consulting

B.A., Grad. Dip. (Design for Bushfires), Grad. Cert. of Management (Macq), Grad. Cert. (Applied Management), BA (Resource & Environmental Management)

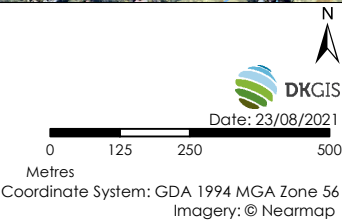
Fire Protection Association of Australia Level 3 BPAD 16373

Appendix 1 Bushfire Prone Land Map



Legend

- Watercourse
- Subject Land
- Bushfire Prone Land**
 - Vegetation Category 1
 - Vegetation Category 2
- Vegetation Category 3
- Vegetation Buffer



Appendix 2 DCP 14B.7 ENVIRONMENTAL PROTECTION AND BUSH FIRE PROTECTION

Objectives

- 1 To protect and enhance the Blue Gum High Forest within the Granny Springs Reserve.
- 2 To provide an Asset Protection Zone on the site that does not encroach onto the adjoining Council reserve.

14B.7 ENVIRONMENTAL PROTECTION AND BUSH FIRE PROTECTION

Controls

- 1 All development within the Turrumurra local centre, as outlined in Figure 14B.7-1, is to be designed to support and address Environmentally Sensitive and Bush Fire Protection areas. This is to be done through the Environmental Protection and Bush Fire Protection requirements for each Precinct as stipulated in this DCP.



Figure 14B.7-1:
Environmental protection and bush fire protection plan.
(Refer to Part 14R.4 Turrumurra Community Hub Masterplan).

Legend

- 15m buffer zone
- Modified Road
- New Bridge

14B

TURRAMURRA LOCAL CENTRE

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Ku-ring-gai Development Control Plan