

EQ Constructions  
Attention: David Zhao

**Date:** 25 February 2022

**Via Email:** [david.z@eqprojects.com.au](mailto:david.z@eqprojects.com.au)

**Cc:** [lewis.y@eqprojects.com.au](mailto:lewis.y@eqprojects.com.au)

**Our Ref:** 1377.08

Dear David,

**Response to Request for Addition Information for Ecological Matters Letter,  
8 Forest Road, Warriewood, NSW**

As requested, AEP has addressed the Request for Addition Information (RFI) regarding the Ecological Matters Letter for the above site in **Table 1** below.

This Addendum is to be read in conjunction with the approved *AEP, 2016, 7 Part Test Assessment for Proposed Residential Development 8 Forest* and *AEP 2015 Bushfire and Riparian Management Plan for Proposed Residential Development 8 Forest*.

It is to be noted that **Figure A** (refer **Attachment**) supersedes proposed development (Figure 2) in the above approved reports.

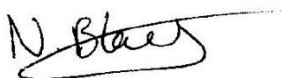
**Table 1: Response to RFI**

Northern Beaches Councils RFI February 2022	AEP Comments		
Ecology and Bushfire	Assessed Modification	BTA	Ecology
1. The <b>Ecology Matters letter</b> submitted with the application relates to bushfire matters. The letter incorrectly states that the proposed changes to the development plan design are limited to the interior building layout and do not affect any external elements. External changes	Façade Material changes to townhouses.	Façade Material changes to townhouses will not affect bushfire requirements. It is noted that all building works must comply with Development consent conditions in NO440/16/S96/1.	Façade Material changes to townhouses will not affect ecological requirements.
	Loft Level to Townhouses introduced as per original approval.	Loft Level to Townhouses introduced as per original approval will not affect bushfire requirements. It is noted that all building works must comply with Development consent	Loft Level to Townhouses introduced as per original approval will not affect ecological requirements.

Northern Beaches Councils RFI February 2022	AEP Comments		
are proposed and may have an impact on bushfire outcomes. Please provide an updated Bushfire Report to address these proposed changes.		conditions in NO440/16/S96/1.	
	AC Units proposed to be on roof of the residential flat buildings.	AC Units proposed to be on roof of the residential flat buildings will not affect bushfire requirements. It is noted that all building works must comply with Development consent conditions in NO440/16/S96/1.	AC Units proposed to be on roof of the residential flat buildings will not affect ecological requirements.
	Minor changes proposed to the external detailing of the residential flat buildings and townhouses to accommodate the floor plan modifications proposed.	Minor changes proposed to the external detailing of the residential flat buildings and townhouses to accommodate the floor plan modifications proposed, are shown in <b>Attachment 1</b> . These changes do not require additional or increase to approved BALs or APZs. It is noted that all building works must comply with Development consent conditions in NO440/16/S96/1.	Minor changes proposed to the external detailing of the residential flat buildings and townhouses to accommodate the floor plan modifications proposed, are shown in <b>Attachment 1</b> . These changes do not increase the impact to native vegetation; hence no further assessment is required.

We thank you for the opportunity to be involved in this project. Should you require any further clarification on this matter, please contact Natalie Black (AEP Senior Environmental Manager – 0431 249 360).

Regards



Natalie Black

**Senior Environmental Manager**

**BAAS No. 19076**



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.

Legend

- Lot Boundary
- Cadastre
- Development Plans
- Modifications



Note:  
1. Boundaries are not survey accurate  
2. Do not scale off the plan



Title: Figure A - Development Plans  
Location: 8 Forest Road, Warriewood NSW  
Client: EQ Constructions

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