
Sent: 29/09/2022 4:57:10 PM
Subject: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Paula,

Further to Dan's email and our meeting last week I can confirm that I have uploaded to the Portal the revised BCAR and CMIP which the applicant seeks to rely upon as well as the response to the matters raised by the SES prepared by Calibre consulting.

As discussed at the meeting the intention for the land to be zoned C2 to remain in private ownership and be in the long term be managed by the future land owners either via a body corporate or community association arrangement.

The other matters raised are being worked through and as discussed at the meeting we are appreciative of the opportunity to engage with Council and in that regard we continue to be keen to work with Council to try and narrow the issues for a mutually acceptable outcome rather than being driven by the 90 day performance deadline.

Regards

Scott Barwick
Director



SJB Planning
L2, 490 Crown Street,
Surry Hills NSW 2010
www.sjb.com.au

T: +61 2 9380 9911 / M: 0414 766 087

[LinkedIn](#) | [Instagram](#) | [Newsletter](#)

Caring for the lands, waters, and skies of the Country on which our projects visit.



From: Paula Moretti
Sent: Thursday, 29 September 2022 2:49 PM
To: Daniel Maurici
Cc: Phil Jemison ; Andrew Pigott ; Amanda Clarke ; Scott Barwick
Subject: CAUTION POSSIBLE SPAM: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Dan,

The issues identified in relation to biodiversity impact and flood hazard are a consideration for Council in weighing up the proposal's consistency with the strategic planning framework, along with the provision of affordable housing and whether or not the argument of need is sufficient to overcome potential adverse impacts.

Kind regards,

Paula Moretti
Principal Planner

Strategic & Place Planning
t 02 8495 6284
paula.moretti@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Daniel Maurici <dan@henroth.com.au>
Sent: Thursday, 29 September 2022 2:11 PM
To: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>
Cc: Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Andrew Pigott <Andrew.Pigott@northernbeaches.nsw.gov.au>; Amanda Clarke <Amanda.Clarke@northernbeaches.nsw.gov.au>; Scott Barwick <sbarwick@sjb.com.au>
Subject: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Paula,

Thanks. Based on Scott's and my notes from the meeting there were no issues raised around the strategic planning framework (District Plans, LSPS, LHS, open space plans, s7.11 plans etc) so we take it that council has not objections to the Rezoning Request on strategic planning grounds. Please confirm?

Regards,

Dan Maurici
Senior Development Manager
Henroth Group
Suite 604, Eastpoint Tower,
Level 6, 180 Ocean Street, Edgecliff NSW 2027
M: 0409 395 589 **D:** (02) 9302 5304
T: (02) 9302 5333 **F:** (02) 9302 5322
E: dan@henroth.com.au

From: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>
Sent: 28 September, 2022 4:17 PM
To: Daniel Maurici <dan@henroth.com.au>
Cc: Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Andrew Pigott <Andrew.Pigott@northernbeaches.nsw.gov.au>; Amanda Clarke <Amanda.Clarke@northernbeaches.nsw.gov.au>; Scott Barwick <sbarwick@sjb.com.au>
Subject: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Dan,

Another meeting is not necessary at this stage as the main strategic planning matters were covered in our

meeting last week.

Unless there is something specific you want to raise that was not discussed last week, we look forward to receiving the further technical information.

Kind regards,

Paula Moretti
Principal Planner

Strategic & Place Planning
t 02 8495 6284 Work days: Wed, Thu, Fri
paula.moretti@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



northern
beaches
council

From: Daniel Maurici <dan@henroth.com.au>
Sent: Wednesday, 28 September 2022 11:06 AM
To: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>
Cc: Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Andrew Pigott <Andrew.Pigott@northernbeaches.nsw.gov.au>; Amanda Clarke <Amanda.Clarke@northernbeaches.nsw.gov.au>; Scott Barwick <sbarwick@sjb.com.au>
Subject: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Paula,

Thanks for meeting with us last week to discuss the proposal.

We appreciate the opportunity to collaborate with Council to resolve as many issues as possible and request that the assessment timeframes are relaxed so that this process may continue.

We are putting together the extra technical information you have requested and will endeavor to provide that back to you, most likely late next week.

In the meantime, it occurred to me that we did not discuss any strategic planning comments you may have and so we request a meeting to discuss this with yourself and presumably Andrew. Can you please provide some times for this perhaps next week?

Regards,

Dan Maurici
Senior Development Manager
Henroth Group

Suite 604, Eastpoint Tower,
Level 6, 180 Ocean Street, Edgecliff NSW 2027
M: 0409 395 589 **D:** (02) 9302 5304
T: (02) 9302 5333 **F:** (02) 9302 5322
E: dan@henroth.com.au

From: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>
Sent: 9 September, 2022 4:46 PM
To: Daniel Maurici <dan@henroth.com.au>
Cc: Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Andrew Pigott <Andrew.Pigott@northernbeaches.nsw.gov.au>; Amanda Clarke <Amanda.Clarke@northernbeaches.nsw.gov.au>
Subject: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Dan,

Apologies for the delay, I am waiting to confirm with management at this end.

I can see potential availability on Wed 21 Sept at 2pm. I have forwarded your request to Andrew Pigott.

As I won't be back in the office until Wednesday next week, could you please follow up with Andrew's EA on Monday Amanda.Clarke@northernbeaches.nsw.gov.au.

Kind regards,

Paula Moretti
Principal Planner

Strategic & Place Planning
t 02 8495 6284
paula.moretti@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



northern
beaches
council

From: Daniel Maurici <dan@henroth.com.au>
Sent: Friday, 9 September 2022 4:39 PM
To: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>
Cc: Scott Barwick <sbarwick@sjb.com.au>; Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Louise Kerr <Louise.Kerr@northernbeaches.nsw.gov.au>
Subject: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001
Importance: High

Hi Paula,

Please advise asap?

Regards,

Dan Maurici
Senior Development Manager
Henroth Group
Suite 604, Eastpoint Tower,

Level 6, 180 Ocean Street, Edgecliff NSW 2027
M: 0409 395 589 D: (02) 9302 5304
T: (02) 9302 5333 F: (02) 9302 5322
E: dan@henroth.com.au

From: Daniel Maurici
Sent: 8 September, 2022 3:07 PM
To: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>
Cc: Scott Barwick <sbarwick@sjb.com.au>; Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Louise Kerr <Louise.Kerr@northernbeaches.nsw.gov.au>
Subject: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Paula,

Thanks for the SES letter. We will review in detail and note that the SES response relates entirely to the Water Management Report provided by Calibre.

Unfortunately our civil engineer from Calibre is not available for our meeting next Wednesday and we feel that his attendance is necessary so he may discuss the SES letter, any further information or scheme amendments required to address the letter and any other implications with your flood officers.

Accordingly we request the meeting is reschedule to the following week and that you suggest some suitable times?

Regards,

Dan Maurici
Senior Development Manager
Henroth Group
Suite 604, Eastpoint Tower,
Level 6, 180 Ocean Street, Edgecliff NSW 2027
M: 0409 395 589 D: (02) 9302 5304
T: (02) 9302 5333 F: (02) 9302 5322
E: dan@henroth.com.au

From: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>
Sent: 8 September, 2022 11:50 AM
To: Daniel Maurici <dan@henroth.com.au>
Cc: Scott Barwick <sbarwick@sjb.com.au>; Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Louise Kerr <Louise.Kerr@northernbeaches.nsw.gov.au>
Subject: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Dan,

Ahead of our meeting next week, please find attached a preliminary response from the NSW SES.

The response raises some fundamental concerns with the proposal. We can discuss the implications of this next week.

Kind regards,

Paula Moretti
Principal Planner

Strategic & Place Planning

t 02 8495 6284

paula.moretti@northernbeaches.nsw.gov.au

northernbeaches.nsw.gov.au



northern
beaches
council

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](http://NorthernBeachesCouncil)

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.

<https://www.mailguard.com.au>

[Report this message as spam](#)

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](http://NorthernBeachesCouncil)

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.

<https://www.mailguard.com.au>

[Report this message as spam](#)

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying,

disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.

<https://www.mailguard.com.au>

[Report this message as spam](#)

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. [Northern Beaches Council](#)

This email has been scanned by the Symantec Email Security.cloud service.