



Northern Beaches Council
PO Box 882
Mona Vale NSW 1660

Attn: Gordon Edgar – Executive Planner Land Release

31 January 2017

Re: Boondah Road Precinct Planning Proposal – PP0005/16

Dear Gordon

I refer to the Planning Proposal (PP) lodged by Henroth in late 2016 for their holding in the area known as the Southern Buffer.

The PP that has been lodged for Council's consideration has evolved significantly from the concept discussed with Council officers at the pre-lodgement meeting of 2 November 2016. The concept at the pre-lodgement meeting was a substantially residential concept proposing four (4) to five (5) levels of residential accommodation over ground floor retail space.

Responding to the matters raised in Council's feedback, the PP lodged has been substantially amended to now propose a bulky goods retail centre. Only a minor element of residential accommodation is proposed to form a transition to the north.

The mix of proposed land uses and consequential assessment considerations are considerably altered with the new minimal residential component, particularly in regards to increased demands on open space.

Given the amendments undertaken post the pre-lodgement meeting, the applicant would welcome the opportunity to discuss the submission with Council's planning and technical staff relating to their consideration of the PP.

Should you wish to discuss any of the above matters, please do not hesitate to contact me on (02) 9380 9911 or by email at sbarwick@sjb.com.au.

Yours sincerely

Scott Barwick
Associate Director

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