
Sent: 21/10/2022 3:44:46 PM
Subject: RE: TRIMMED: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Paula,

Thanks. We have no further comments or amendments.

Regards,

Dan Maurici

Senior Development Manager

Henroth Group

Suite 604, Eastpoint Tower,
Level 6, 180 Ocean Street, Edgecliff NSW 2027

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T: (02) 9302 5333 **F:** (02) 9302 5322

E: dan@henroth.com.au

From: Paula Moretti
Sent: 20 October, 2022 11:20 AM
To: Daniel Maurici
Cc: Phil Jemison
Subject: RE: TRIMMED: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Dan,

Thank you for this information, it has been referred on internally.

Did you have anything to add in relation to affordable housing?

Kind regards,

Paula Moretti

Principal Planner

Strategic & Place Planning

t 02 8495 6284

paula.moretti@northernbeaches.nsw.gov.au

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From: Daniel Maurici <dan@henroth.com.au>
Sent: Monday, 17 October 2022 11:44 AM
To: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>; Scott Barwick <SBarwick@sjb.com.au>
Cc: Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Andrew Pigott <Andrew.Pigott@northernbeaches.nsw.gov.au>; Robert Blackall

<Robert.Blackall@northernbeaches.nsw.gov.au>; Brendan Smith
<Brendan.Smith@northernbeaches.nsw.gov.au>; Michael Sheather-Reid
<msheatherreid@traverseecology.com.au>; George Plunkett <gplunkett@traverseecology.com.au>; Troy Eyles
<Troy.Eyles@calibregroup.com>; Matthew Cowcher <Matthew.Cowcher@calibregroup.com>

Subject: TRIMMED: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Paula,

In response to the matters raised in our meeting on 21 September 2022 (your notes attached) we submit and the following information and attachments for further consideration by Council with regard to our Rezoning Request application. We will upload these items to the Planning Portal and we rely upon this information and the emails below as additional information to support and amend (where relevant) the Rezoning Request.

- **Please find attached a memo from our water engineers Calibre Consulting (dated 10 October 2022)** regarding earthworks, stormwater and groundwater levels, to supplement the Water Management Report (Rev4 2/6/22) already submitted in support of the Rezoning Request. The memo;
 - Confirms that on the basis of several historical groundwater well measurements (in 2016 and 2019) on 12 Boondah Road that it is unlikely there will be any impact to the groundwater levels or flows into Warriewood Wetlands due to proposed earthworks and therefore groundwater volumes through the site into the Wetlands will be preserved. A Douglas Partners memo regarding the groundwater measurement results are also attached. It should be noted that we sought to take new groundwater measurements just last week, but the existing rural users had obstructed the groundwater wells with soil and piles of chopped wood and hence these measurements were not able to be taken. Naturally detailed groundwater level measurements can be taken at DA stage to confirm the preliminary conclusions.
 - Confirms all earthworks levels comply with council flood planning levels as advised to us by Council.
 - Presents preliminary MUSIC contaminant modelling for site stormwater runoff that confirms runoff either into the Warriewood Wetlands or council drain system can comply with Council pollutant reduction targets and I can confirm that sufficient area is available on site for treatment options.
 - Confirms that overland flow volumes, being stormwater from the site (mentioned above) and flows over the site from the eastern side of Boondah Road will be preserved post development (in addition to the preservation of groundwater flows mentioned above).
 - Confirms that the proposed flooding strategy complies with the Pittwater DCP C6.1 requirements, requirements that were advised to us in both the Pre-Lodgment minutes for the application and also as advised by Council's Floodplain Management Officer to our flood engineer (see correspondence attached 25 January 2022) whereby filling of land will only be permitted if it can be demonstrated that there is no adverse impacts to the site or surrounding properties. The measure of adverse impact is based on afflux modelling and the acceptable afflux levels for various flood events were also advised to us by council staff. The only small afflux exceedance (approx 25mm or 2.5cm) in the Sydney Water treatment plant and buffer next to Narrabeen Creek due to Boondah Road being raised is, 1) a non-habitable low lying area, 2) may be mitigated by placing culverts or pipes under the raised up road which reestablishes flows to the wetland and results in the maximum afflux from this proposal being approximately 15mm or 1.5cm and less than 20mm which is the Council nominated acceptable afflux and 3) in an area already flooded impacted (already medium and high flood risk).
 - The memo also explains why the modelled post development afflux around the site and in the floodplain is so low and why cumulative impacts from this proposal and future developments from loss of flood storage is not a concern primarily because, 1) the site is very low on the floodplain any impact will primarily be spread over the very large downstream and adjacent portion of the floodplain of 300Ha (as evidenced by the very low afflux results based on Councils flood model)

and not on other developable properties and 2) there is very little remaining land zoned for development in the floodplain.

- If still a concern, perhaps council can be more specific around “cumulative impacts of developments” and their ideas on the future development that may occur at some point and our engineers can use any of the endorsed Council flood models to analyze the impacts together with the council engineers?
- **Please find attached a memo from our bushfire and ecology consultant Travers (dated 12 October 2022).** The memo;
 - Invites Council to provide formal comment on the final BCAR application that also form part of the Rezoning Request.
 - Summarizes the updates to the BCAR in response to the EHG comments so far received.
 - **Confirms a revision to the C2 zoning boundary of this proposal to encompass all of the mapped wetland on the Coastal Wetlands and Littoral Rainforest Area Map . Please take this email as an amendment to the Rezoning Request. A formal revised Zoning Map may be provided to Council if required now or at later stage. We trust the intent of the revised C2 zone boundary is clearly defined in Attachment 1 to the memo.**
 - Confirms significant landscape planting is permissible with the Asset Protection Zone in accordance with RFS *Planning for Bushfire Protection* (IPA requirements).
 - Confirms that the 0.23Ha of remnant trees (27 trees with no understory or mid storey vegetation) from the remnant and highly impacted Bangalay Sand Forest will be removed and will be replaced by Bangalay Sand Forest species covering approximately 0.5Ha of planting comprising 44 trees, including shrubs and ground layers not present today and providing an improved floristic structure. The proposal will therefore provide a net positive outcome of an additional 0.27Ha and 17 trees of Bangalay Sand Forest on the site.
 - As mentioned we are also happy to discuss contributions to augmentation of local biodiversity EEC as further offset of impacts.
- **Please find attached revised Buchan Group site plan (AMP-0102 Rev3 dated 5/10/22)** demonstrating how the perimeter road may be moved out of the 15m landscape buffer whilst still maintain appropriate gradients on the internal roads.
- **I also hereby confirm that we are happy to accept an LEP control that limits the Height of Buildings to “2 story plus attic”, in addition to the 15m height limit provisions already proposed. Please take this email as an amendment to the Rezoning Request.**
- We would also appreciate copies of any internal and external referrals that Council may have in its possession regarding the Rezoning Request as discussed. We note the SES has been sent a previous Calibre response to their submission dated 31 August 2022 and ask if any further response has been received from the SES?

Notwithstanding the above request for referrals, we are happy for you to finalize the assessment and report to Council based on this email unless there are any further matters that Council wishes to raise with us at this time?

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

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E: dan@henroth.com.au

From: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>

Sent: 30 September, 2022 3:05 PM

To: Scott Barwick <SBarwick@sjb.com.au>; Daniel Maurici <dan@henroth.com.au>

Cc: Phil Jemison <Phil.Jemison@northernbeaches.nsw.gov.au>; Andrew Pigott <Andrew.Pigott@northernbeaches.nsw.gov.au>; Robert Blackall <Robert.Blackall@northernbeaches.nsw.gov.au>; Brendan Smith <Brendan.Smith@northernbeaches.nsw.gov.au>

Subject: RE: 10-12 Boondah Rd, Warriewood PEX2022/0001

Hi Scott,

Thank you for that clarification.

Calibre's response has been forwarded to the SES.

In relation to the revised BCAR and CMIP, it was discussed at our meeting that a summary of the revisions and their substance would be useful.

Kind regards,

Paula Moretti
Principal Planner

Strategic & Place Planning

t 02 8495 6284

paula.moretti@northernbeaches.nsw.gov.au

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From: Scott Barwick <SBarwick@sjb.com.au>

Sent: Thursday, 29 September 2022 4:57 PM

To: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>; 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

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



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Surry Hills NSW 2010
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Caring for the lands, waters, and skies of the Country on which our projects visit.



From: Paula Moretti <Paula.Moretti@northernbeaches.nsw.gov.au>
Sent: Thursday, 29 September 2022 2:49 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: 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

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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



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

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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



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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
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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

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Level 6, 180 Ocean Street, Edgecliff NSW 2027

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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

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