

Memo

Development Assessment

To: Sydney North Planning Panel (SNPP)

Cc: Peter Robinson – Executive Manager Development Assessment

From: Steve Findlay - Manager, Development Assessment

Date: 11 November 2025

Subject: Outcome of Applicants Review of Draft Modification Conditions for the Forest Hotel (MOD2025/0381) and addressing a Submission in Support

Attention – Chair and Panel

The purpose of this memo is to advise the Panel of the applicants' response to the draft set of modification conditions attached to the Assessment Report for this application.

The determination of this application is scheduled for 12 November 2025.

Upon the finalisation of the assessment report, the Applicant was sent the draft conditions for review and response on 7 November.

The applicant responded via two emails to Council on 10 November, which are attached to this memo.

The comments made by the applicant are addressed as follows, with agreed changes to revision numbers and dates of plans and report references in the draft conditions. The changes are included in 'Track-Changes' within **Annexure A**, which is attached to this memo.

INCORRECT PLAN REFERENCES

(a) Architectural Plans – Page No. 50

The Revised Architectural Plans prepared by Warren and Mahoney are correctly dated 14 October 2025, which is the date of Revision E. However, the following two plan sheets were incorrectly dated as follows:

A10.104, Revision C, Floor Plan L2-L5 Typical Floor Plan, dated 14 October 2025. This plan should be dated 13 June 2025 in accordance with the date of issue for Revision C.

A13.101, Revision D, Materials and Finishes, dated 14 October 2025. This plan should be dated 26 June 2025 in accordance with the date of issue for Revision D.

Assessment Officers Comment:

The above changes are agreed and have been incorporated into the final set of conditions.

(b) Waste Management Plan - Page No. 51

The Waste Management Plan prepared by Colliers should be dated 26 June 2025, instead of 25 June 2025.

The Traffic and Parking Report prepared by Colston Budd Rogers and Kafes Pty Ltd needs to be dated 15 October 2025 to capture the revised Traffic and Parking Report submitted to support the amended design changes.

Assessment Officers Comment:

The above changes are agreed and have been incorporated into the final set of conditions.

(c) Civil Engineering Plans - Page No. 53

The Civil Engineering plans, Revision No. 2, prepared by Henry and Hymas are dated 25 June 2025 for Rev No. 2. However, Condition No. 4 incorrectly identifies the date of the plans as May 2025.

Assessment Officers Comment:

The above change is agreed and has been incorporated into the final set of conditions.

(d) Condition No. 20 - External Colours and Materials - Page No. 55

Condition No. 7(a) incorrectly identifies the revision issue and date for Drawing No. A13.101 and should be updated to be Revision D dated 26 June 2025, instead of Revision C dated 13 June 2025.

Assessment Officers Comment:

The above change is agreed and has been incorporated into the final set of conditions.

(e) Civil Engineering Plans - Page No. 64

The date of the Civil Engineering Plans prepared by Henry and Hymas should be identified as June 2025, instead of May 2025.

Assessment Officers Comment:

The above changes are agreed and have been incorporated into the final set of conditions.

SUBMISSION IN SUPPORT

The Applicant identified that the Assessment Report does not acknowledge a letter of support from *Charter Hall Funds Management Limited*, dated 19 August 2025, which was sent to Council by the applicant on 20 August 2025.

Assessment Officers Comment:

The letter of support is noted and is concurred with, as this type of tourist accommodation is in short supply on the Northern Beaches, especially in this business park area and evolving part of the LGA. The letter is attached as Annexure C and is for the Panels consideration.

CIV

The Applicant made the following comments on the CIV stated on Page 1 of the Assessment Report:

The CIV has been identified incorrectly on Page 1, it should be \$51,887,828 (excluding GST). You have identified \$57,076,611 (excluding GST) on page 1.

Assessment Officers Comment:

The request made by the applicant is agreed with, as the Capital Investment Value (CIV) is based on the cost of development, excluding GST.

So, the figure quoted on Page 1 should read:

CIV \$51,887,828

Note: The cost of development figure contained in the draft S94A contributions condition is correct and remains as stated, as that figure (\$57,076,611) is based on the cost of development including GST.

RECOMMENDTION

It is recommended that the Panel adopt the revised set of modification conditions included within Annexure A, note the submission in support of the application and note the change in the CIV to \$51,887,828 (excluding GST).