

Memo

Development Assessment

To: Sydney North Planning Panel

Cc: Peter Robinson
Executive Manager, Development Assessment

From: Tom Burns
Principal Planner

Date: 17 June 2026

Subject: Supplementary Memo to Amend Recommended Conditions of Consent – PPSSNH-762 – Northern Beaches – Mod2025/0717–181 Forest Way, Belrose NSW 2085 – Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of aged care facility

Dear Sydney North Planning Panel,

The purpose of this memo is to advise of amendments to the recommended conditions of consent to correct both an administrative error in the numbering of conditions and to include a new condition of consent that requires the applicant to enclose all services.

The current draft conditions contain two conditions labelled Condition 69, one titled 'Bushfire Requirements' and the other titled 'Convex Mirrors on Ramps'. The condition pertaining to the convex mirrors was introduced as part of Modification Application Mod2024/0550. This prior modification application never intended to delete the original Condition 69 'Bushfire Requirements'.

To ensure that there is no duplication of conditions, the revised recommended conditions of consent seek to amend Condition 69 'Convex Mirrors on Ramps' to become Condition 69B 'Convex Mirrors on Ramps'.

To ensure that all services are appropriate enclosed, Condition 30E 'Services and Fire Hydrant Enclosure' is recommended.

The revised recommended conditions of consent are included in **Appendix 1** of this memo.

APPENDIX 1 – MODIFIED CONDITIONS OF CONSENT

MODIFICATION SUMMARY TABLE

Application Number	Determination Date	Modification description
PAN-227699 - Mod2022/0289	26 April 2023	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking • Add Condition No.2A - Modification of Consent Approved Plans and supporting Documentation to read as follows • Modify Condition No. 5 - RMS Conditions • Add Condition No.7A - Compliance with Other Department, Authority or Service Requirements • Add Condition No. 11A - Amendments to the approved plans • Modify Condition No. 29 - Public Liability Insurance Works on Public Land • Modify Condition No. 30 - Removal of AWTS
PAN-474865 - Mod2024/0550	24 April 2025	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking • Add Condition No.2B - Modification of Consent Approved Plans and supporting documentation • Modify Condition No. 5 - RMS Conditions • Modify Condition No.7A - Compliance with Other Department, Authority or Service Requirements • Modify Condition No.8 - Policy Controls Modify Condition No.11A - Amendments to the approved plans • Modify Condition No.12 - Detailed Design of Stormwater Quality System Delete Condition No.16 - On-site Stormwater Detention • Add Condition No.16A - On-Site Stormwater Detention Details • Modify Condition No.22 Engage a Project Ecologist • Add Condition No.30A - National Construction Code (BCA) upgrade requirements and Fire Safety upgrade

		• Add Condition No.30B - Waste and Service Vehicle Access • Add Condition No.45A - Substitution of Stormwater Treatment Measures • Modify Condition No.49 - Certification for the Installation of Stormwater Quality System • Modify Condition No.53 - Stormwater Quality Operation and Maintenance Plan • Delete Condition No.56 - Installation of Water Efficient Fittings • Modify Condition No.65 - Fire Safety Matters • Delete Condition No.67 - Basement Servicing - Internal Signals • Add Condition No.69 - Convex Mirrors on Ramps
PAN-598537 – Mod2025/0717	The date of this determination	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of a new aged care facility including underground parking • Add Condition No. 2C – Modification of Consent – Approved Plans and supporting documentation • Modify Condition No. 7A – Compliance with Other Department, Authority or Service Requirements • Modify Condition No. 8 – Policy Controls • Delete Condition No. 20 – Tree Protection Plan • Modify Condition No. 21 – Amendment of Landscape Plans • Modify Condition No. 30 – National Construction Code (BCA) upgrade requirements and Fire Safety Upgrade • Add Condition No. 30C – Vehicular Swept Paths • Add Condition No. 30D – Kerb Splay • Add Condition No. 30E – Services and Fire Hydrant • Modify Condition No. 31 – Tree trunk, root and branch protection • Modify Condition No. 32 – Project Arborist • Modify Condition No. 69 – Bushfire Requirements • Add Condition No. 69A – Transport for NSW Requirements.

		Modify Condition No. 69 - Convex Mirrors on Ramps to become Condition No. 69B – Convex Mirrors on Ramps
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Modified conditions

A. Add Condition 2C, to read as follows:

2C. Modification of Consent - Approved Plans and supporting documentation

Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

Approved Plans				
Plan Number	Revision Number	Plan Title	Drawn By	Date of Plan
DA050	CC	Site Plan	Morrison Design Partnership Pty Ltd	7 November 2025
DA101	M	Lower Ground Floor Plan	Morrison Design Partnership Pty Ltd	5 November 2025
DA102	W	Ground Floor Plan	Morrison Design Partnership Pty Ltd	5 November 2025
DA103	V	First Floor Plan	Morrison Design Partnership Pty Ltd	5 November 2025
DA104	V	Second Floor Plan	Morrison Design Partnership Pty Ltd	5 November 2025
DA105	L	Roof Plan	Morrison Design Partnership Pty Ltd	5 November 2025
DA200	O	Elevations & Colour and Finishes Board - Sheet 1	Morrison Design Partnership Pty Ltd	10 November 2025
DA201	O	Elevations & Colour and	Morrison Design Partnership Pty Ltd	10 November 2025

		Finishes Board - Sheet 2		
DA300	N	Sections	Morrison Design Partnership Pty Ltd	5 November 2025
Approved Reports and Documentation				
Document Title		Version Number	Prepared By	Date of Document
Civil Stormwater Section 4.56 Amendment Letter titled 'Regis Belrose Residential Aged Care Facility – 181 Forest Way, Belrose'		-	ENTEC Consultants Pty Ltd	28 October 2025
BCA Assessment Report		2023/2268 R1.3	Steve Watson & Partners	3 November 2025
Transport Statement		6011 38	Turner Traffic Pty Ltd	29 October 2025
Ecology Advice – Section 4.56 Modification, Mod2025/0717 - 181 Forest Way, Belrose (DA2018/1526)		630.032563.00001- R0.1-V1.0-Ecology Advice-Section 4.56 Modification- 20260402.docx	SLR Consulting Australia Pty Ltd	2 April 2026
Arboricultural Impact Assessment Report		2319, Revision E	Sturt Nobel Arboriculture	26 March 2026
Landscape Plans Drawing Numbers CD-2319-000 – SPC-2319-001		G	Sturt Nobel Associates	26 March 2026

In the event of any inconsistency between the approved plans, reports and documentation, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

B. Modify Condition 7A, to read as follows:

7A. Compliance with Other Department, Authority or Service Requirements

The development must be carried out in compliance with all recommendations and requirements excluding general advice, within the following:

Other Department, Authority or Service	EDMS Reference	Dated
Ausgrid	Referral – Ausgrid	15 January 2026 (as dated on Council's website)
NSW Rural Fire Service	General Terms of Approval – RFS – 181 Forest Way Belrose (RFS Reference No. DA-2017-02703-S4.55-5)	19 February 2026
NSW Police	Response Police Referral	30 June 2022

(NOTE: For a copy of the above referenced document/s, please see Application Tracking on Council's website www.northernbeaches.nsw.gov.au).

Reason: To ensure the work is carried out in accordance with the determination and the statutory requirements of other departments, authorities or bodies.

C. Modify Condition 8, to read as follows:

8. Policy Controls

Northern Beaches 7.12 Contributions Plan 2019 as amended

A monetary contribution of \$285,387.00 is payable to Northern Beaches Council for the provision of local infrastructure and services pursuant to section 7.12 of the Environmental Planning & Assessment Act 1979 and the Northern Beaches Section 7.12 Contributions Plan as amended. The monetary contribution is based on an updated development cost of \$28,538,700.00.

The total amount payable will be adjusted at the time the payment is made in accordance with the provisions of the Northern Beaches Section 7.12 Contributions Plan 2019 (as amended).

Details demonstrating compliance, by way of written receipts issued by Council, are to be submitted to the Certifier prior to issue of any Construction Certificate or, if relevant, the Subdivision Certificate (whichever occurs first).

A copy of the Contributions Plan is available for inspection at 725 Pittwater Road, Dee Why or on Council's website at Northern Beaches Council - Development Contributions.

Reason: To provide for contributions in accordance with the Contribution Plan to fund the provision of new or augmented local infrastructure and services.

D. Delete Condition 20, which read as follows:

~~20. Tree Protection Plan~~

~~In order to protect and enhance onsite vegetation and trees the following applies to the development site:~~

~~(a) A Tree Protection Plan prepared by a AQF Level 5 Arborist (or equivalent) showing the following:~~

- ~~• Layout of the approved development~~
- ~~• Location of trees identified for retention~~
- ~~• Extent of canopy spread~~
- ~~• Location of tree protection fencing / barriers (fencing in accordance with AS2470—2009)~~
- ~~• General tree protection measures and Project Arborist inspection hold points~~

~~(b) The Tree Protection Plan is to be submitted to the Principal Certifying Authority for approval prior to issue of a Construction Certificate.~~

~~(c) Tree protection measures identified on the plan are to be in place prior to commencement of works.~~

~~Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.~~

E. Modify Condition 21, to read as follows:

21. Amendment of Landscape Plans

The submitted Landscape Plan is to be amended in accordance with the following:

- Deletion of any Priority or environmental weeds identified in the Northern Beaches Council Local Priority Weed Management Plan and any Grevillea species
- Replacement with locally native species from Table B.1 Species planting list within the Biodiversity Management Plan (Cumberland Ecology 26 November 2019)
- All new planting to the Forest Way frontage of the site is to exclusively comprise local native species.

The amended Landscape Plan is to be certified by a qualified landscape architect prior to issue of the Construction Certificate.

Reason: To ensure landscaping is consistent with relevant Natural Environment LEP/DCP controls.

F. Modify Condition 30A, to read as follows:

30A. National Construction Code (BCA) upgrade requirements and Fire Safety upgrade

The National Construction Code works as detailed and recommended in the BCA Assessment Report prepared by Steve Watson & Partners, dated 3 November 2025, Report Ref No. 2023/2268 R1.3, are to be considered as part of the assessment of the Construction Certificate.

Details demonstrating compliance are to be provided to the Certifier prior to the issue of the Construction Certificate.

Reason: To ensure adequate provision is made for Health, Amenity, Access & Fire Safety for building occupant health & safety.

G. Add Condition 30C, to read as follows:

30C. Vehicular Swept Paths

Vehicular manoeuvring paths must be provided to demonstrate all vehicles can enter or depart the site in a forward direction without encroaching on lane 2 southbound on Forest Way. The drawings must be compliant with Australian/New Zealand Standard AS/NZS 2890.2:2018 - Parking facilities - Commercial Vehicles.

Details demonstrating compliance with this condition must be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure compliance with Australian Standards relating to manoeuvring, access and parking of vehicles.

H. Add Condition 30D, to read as follows:

30D. Kerb Splay

A plan showing the modified kerb splay to enable a vehicle to enter and exit the site without encroaching on to the proposed kerb or using lane 2 southbound on Forest Way shall be submitted to and approved by the Principal Certifier prior to the issue of the Construction Certificate.

Reason: To ensure vehicles do not impact the kerb and gutter, cause ongoing maintenance concerns or unduly impact traffic southbound on Forest Way.

I. Add Condition 30E, to read as follows:

30E. Services and Fire Hydrant Enclosure

Prior to the issue of a Construction Certificate for works above ground slab level, the Certifying Authority is to be provided with plans demonstrating that all Services (Gas meter, water meter & fire hydrant and sprinkler booster valves and the like) are enclosed in a manner that complements the building and in accordance with the requirements of EP1.3 & EP1.4 of the BCA.

Reason: To ensure essential services are appropriately screened.

J. Modify Condition 31, to read as follows:

31. Tree trunk, root and branch protection

(a) Existing trees which must be retained:

i) All trees not indicated for removal on the Tree Retention Plan Issue C dated 24.03.2026 prepared by Sturt Noble Arboriculture, located within the approved Arboricultural Impact Assessment.

ii) Trees located on adjoining land.

(b) Tree protection

i) No tree roots greater than 25mm diameter are to be cut from protected trees unless authorised by the Project Arborist on site.

ii) All structures are to bridge tree roots greater than 25mm diameter unless directed otherwise by the Project Arborist on site.

iii) All tree protection to be in accordance with the Arboricultural Impact Assessment report Dated 26 March 2026 Rev E prepared by Sturt Noble Arboriculture and AS4970-2025 Protection of trees on development sites, with particular reference to Section 4 Tree Protection Measures.

iv) All tree pruning within the subject site is to be in accordance with relevant planning instruments and AS 4373 Pruning of amenity trees.

v) All tree protection measures, including fencing, are to be in place prior to commencement of works.

Reason: To ensure compliance with the requirement to retain and protect significant planting on the site.

K. Modify Condition 32, to read as follows:

32. Project Arborist

A Project Arborist with minimum qualification AQF Level 5 is to be appointed prior to commencement of works.

The Project Arborist is to oversee all tree protection measures, inspection hold points, removals and works adjacent to protected trees as outlined in the Arboricultural Impact Assessment Report dated 26 March 2026 Rev E prepared by Sturt Noble Arboriculture and AS4970-2025 Protection of trees on development sites. The Project Arborist is to ensure compliance as relevant with any other environmental requirements conditioned under this consent.

Reason: to ensure protection of vegetation proposed for retention on the site.

L. Modify Condition 69, to read as follows:

69. Bushfire Requirements

Written certification from a suitably qualified person(s) shall submit to the Principal Certifying Authority and Northern Beaches Council, stating that all the works/methods/procedures/control measures/recommendations approved by Council in the following reports have been completed:

(a) Bushfire Protection Assessment, Ref: 18MORR02, dated 9 September 2020 and prepared by John Travers of Travers Bushfire and Ecology.

Additionally, this written certification must certify that the General Terms of Approval granted by the NSW Rural Fire Service referenced in Condition 7A have been incorporated into the as-built development.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of an Occupation Certificate.

Reason: Compliance with Planning for Bush Fire Protection 2006.

M. Add Condition 69A, to read as follows:

69A. Transport for NSW Requirements

Prior to the issue of an Occupation Certificate, the following must be complied with:

- a) The works as required by TfNSW as part of the Works Authorisation Deed (WAD) must be completed to the satisfaction of TfNSW. Written confirmation is to be obtained from TfNSW in relation to the above.
- b) The land required by the deceleration lane, including any associated works (i.e. pedestrian footpath) as generally shown on the Site Plan with reference Project No.3291, Drawing No. DA050, Revision CC dated 07.11.2025, shall be dedicated as a public road in the ownership of the Council. The land dedicated as a public road shall not be burdened by any easements.

Reason: To ensure TfNSW conditions are satisfied prior to the relevant certificates being released.

N. Add Condition 69B, to read as follows:

69B. Convex Mirrors on Ramps

Two (2) convex mirrors are to be installed and maintained at the base and at the elbow bend midway along the curved ramp leading from ground floor to the lower ground floor carpark. Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of any Occupation Certificate.

Reason: To minimise vehicular conflicts on the carpark ramp.