



northern
beaches
council

MEMORANDUM

DATE: 7 July 2025

TO: Sydney North Planning Panel

CC: Adam Richardson, Manager Development Assessments

FROM: Claire Ryan, Principal Planner

SUBJECT: PPSSNH-548 – DA2024/1362 – 40 Myoora Road, Terrey Hills

TRIM REFERENCE: 2025/450178

The purpose of this memo is to provide the Panel with a revised Estimated Development Cost which has been submitted by the applicant following the completion of the assessment report for the amended proposal.

Assessment

DA2024/1352 was lodged on the NSW Planning Portal on 9 October 2024 with a cost of works of \$33,046,200.

In response to issues identified by Council within its preliminary assessment, the development substantially amended, by way of lodgement of amended plans to the Portal on 9 April and 21 May 2025.

The development has been reduced in size and scale to an extent that it overcomes the issues, subject to recommended conditions. The amendments include:

- Reduction from three restaurants across two buildings to one consolidated building containing one restaurant,
- Reduction in gross floor area from 2,698m² to 1,399m²,
- Reduction in site coverage,
- Reduction in maximum patron numbers from 794 to 594,
- Reduction in car spaces from 297 spaces to 211, and
- Deletion of the originally proposed bus shuttle service.

Following preparation and publication of the Assessment Report for DA2024/1352, on 1 July 2025 the Applicant provided a revised Estimated Development Cost report prepared by a qualified quantity surveyor, nominating a revised estimated cost of development cost of works of \$15,954,400, that aligns with the amended development.

The Assessment Report for the application provides the recommended conditions of consent for the application, including a condition requiring payment of a development contribution based on the original cost of works.

Given the provision of the updated quantity surveyor report and reduced Estimated Development Cost (which has been reviewed by Council's contributions officer), the relevant recommended condition of consent requires amendment, in accordance with the Northern Beaches Section 7.12 Contributions Plan 2024.

Conclusion

Given the substantial reduction in the scope the proposed development a review of the revised Estimated Development Cost is accepted.

The reduced Estimated Development Cost does not alter the assessment made in the Assessment Report, other than to amend the condition titled 'Policy Controls'.

The condition for Housing and Productivity Contribution will not change as the contribution was calculated at the time of finalising the assessment report on the revised floor area.

Recommendation

That the Panel note the additional assessment above and the amendments made to the application by the applicant.

No change to the recommendation for approval, subject to the one condition being amended as follows:

A. Amend Condition 9 Policy Controls to read as follows:

Northern Beaches Section 7.12 Contributions Plan 2024

A monetary contribution of \$159,544.00 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 a development cost of \$15,954,400.00.

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 (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.