



Kylie Rourke - 9710 0535
File Ref: DN14/0018

04 August 2014



Mr Mark Brown
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001
By Email: Mark.Brown@planning.nsw.gov.au

Dear Mr Brown

Development Referral- Modification to Stage 1 Project Approval regarding Stratum Subdivision (MP10_0230 MOD2) at 461 Captain Cook Drive, Woollooware.

I refer to the modification request above and confirm that Council has not carried out a detailed assessment of the modifications, trusting that you will carry out such an assessment prior to determining the application. Council has carried out a general overview of the proposal and confirms that it does not have any in principle objection to the modification to the stratum subdivision. Council recommends the following be considered as part of the assessment:

- The developer adopt up-front disclosure provisions setting out details regarding the management and maintenance of the building as a whole entity, such as a Building Management Statement or a Strata Management Statement.
- The appropriate easements for services and rights of vehicular and personal access are created to regulate the use and maintenance of the building by the owners of the stratum and strata lots.

If you need any clarification of the above comments, please contact Council's Development Assessment Officer Kylie Rourke on 9710 0535 or email krourke@ssc.nsw.gov.au.

Yours faithfully

Kylie Rourke
for J W Rayner
General Manager