From:	Stephen Beattie
To:	Simon Truong
Cc:	Geoff Mossemenear; Melinda Roche
Subject:	79-81 Berry Street, 88 Walker Street North Sydney.
Date:	Thursday, 21 August 2014 2:11:18 PM

Attention: Simon Truong.

Dear Simon,

I refer to your recent notification of two 75W modifications for the above site and apologize for this late response.

I confirm Councils position in these matters;

1. mp08_0238 mod 4: staging of development.

Council raises no objection to the staging as proposed.

2 mp08_0238 mod 5: Deletion of Hotel component and associated design modifications.

Council raises no objection to the proposed deletion of the Hotel component on 88 Walker Street it being noted that:

a. The development at 79-81 Berry Street remains essentially as approved other than the deletion of the link to 88 Walker Street and some minor adjustments to floor space within the remaining commercial development. It is also noted that the need to be "substantially the same development" does not exist for a 75W modification.
b. The proposed and approved public domain works remain in revised form taking into account that the existing building at 88 Walker Street will remain.
c. Public Car parking allocation remains the same as was originally approved.
d. The existing storm water main is to remain in its current location where it crosses the site.
e. Conditions are to be generally amended as required to reflect the deletion of the 88 Walker Street component.

However, the Department is requested to review the proposed amended conditions related to Section 94 payments with the amounts required by condition B4 and E25 being seemingly inconsistent with the amounts required by the original consent. These amounts should also be updated to take into account current Section 94 levies as applicable at the time of the determination of the modification. The relevant amounts may be found on Councils web site.

Please give either Geoff Mossemenear or myself a call should you need further clarification.

Kind Regards

Stephen J Beattie
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North Sydney Council
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