



12 December 2014

Mr John Roseth
Joint Regional Planning Panel
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sir

**78-90 OLD CANTERBURY ROAD, LEWISHAM – DEVELOPMENT APPLICATION
DA210400354**

We have reviewed the draft Conditions of Consent recommended by Council and seek minor amendments to be made that will enable us to commence work once construction certificates are issued.

The changes being sought to the conditions improve the staging of construction and in particular as outlined below:

- Relocate the Deferred Commencement Conditions into the main consent and make a requirement that no works be permitted within 25m of the Railway corridor without approval from 'Sydney Trains' (except for stormwater drainage works, which are already permitted under a separate approval). If the approval remains a Deferred Commencement Consent, then we will not be in a position to commence any works on the site that otherwise is not impacted by the 25m buffer.
- Ensure that relevant conditions relate to "relevant" construction/occupation certificates to avoid unnecessary delays.
- Ensure that the conditions reflect the agreed staging with Council so that the loading dock and waste management facilities in Building D are operational before any occupation certificate for residential can be issued.
- Ensure that the conditions do not conflict with the agreed Voluntary Planning Agreement.
- General housekeeping to enhance clarity of conditions without undermining the reasoning outlined by Council in the draft conditions.

We are working very closely with 'Sydney Trains' to resolve final matters. I have also sent a copy of this letter with amended conditions to the Council.

The above matters can be further explained at the Panel meeting on Wednesday.

Yours sincerely

KARIMBLA CONSTRUCTIONS SERVICES (NSW) PTY LTD



Walter Gordon

Director of Planning and Development

Cc – Mr Anthony Randall, Marrickville City Council