



Planning Assessment Commission

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

15 August 2014

Dear Ms McNally

Subject: Modification to mixed use development at 78-90 Canterbury Road, Lewisham (Mod 6)

I refer to your Department's letter dated 14 August 2014 referring the above modification to the Planning Assessment Commission for determination under Ministerial delegation of 14 September 2011. I constituted the Commission for the modification.

The modification application seeks approval to amend the future assessment requirement including the minimum finished floor levels for buildings above the floor level for the site. The approved condition requires future development application to consider and address any recommendations in any Council adopted Flood Study and the minimum floor level to be above the probable maximum flood levels for the site. The latter is found to be inconsistent with the Floodplain Development Manual 2005 and the Marrickville Council's Local Environmental Plan and Development Control Plan.

I note Council raised no objection to the proposed modification. I find the Department's assessment and recommendation to approve the modification application reasonable.

The signed instrument of modification 3 and file (14/11711-1) are returned herewith.

Yours sincerely

Gabrielle Kibble AO
Chair, Planning Assessment Commission

cc. The Hon. Pru Goward, MP
Minister for Planning, and Minister for Women
Level 34 Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000