

12 April 2019

Our Ref: P18-181

General Manager

Georges River Council
Corner MacMahon and Dora Streets
HURSTVILLE NSW 2220
mail@georgesriver.nsw.gov.au

Dear General Manager,

**RE: RESPONSE TO LOCAL PLANNING PANEL'S DEFERRMENT OF DEVELOPMENT APPLICATION
DA2018/0368, ITEM NUMBER LPP011-19 - 80 - 84 REGENT STREET, KOGARAH**

At the Local Planning Panel Meeting on 4 April 2019; the Panel determined the application in the following manner:

"1. Provision of a survey that confirms the ground level existing immediately below the upper most roof and confirmation that the extent of the height exceedance corresponds with the height plane diagram shown on drawing no. DA580 Issue A dated 3 September 2018 or alternatively provide an updated Clause 4.6 request and updated height plane diagram.

Following receipt of this information, the Panel will determine the application electronically, unless the Chair determines that a further public meeting is required.

The matter is to be referred back to the same Panel for electronic determination within 60 days."

The above recommendation was brought about as a result of the discussion that the site has a small "depression" in existing ground levels in the north-eastern portion and the Panel wanted to be sure the height plane diagram had taken this into account.

The applicant has revised the height plane diagram so that now it corresponds with the survey and denotes the small change in level at that point.

To reflect this change, the following documents have also been revised and are attached for your information:

- revised Clause 4.6 Request to vary the height standard,
- revised section showing the overall height, and
- survey with the roof plan superimposed on it to show the level of the roof and the existing ground level directly below.



In summary the revised analysis demonstrates an overall reduction in breach with the exception of a minor variation in the north-eastern corner.

We trust that this addresses the Panel's enquiry and allows them to proceed with an electronic determination.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'T. Christy'.

Tina Christy
Associate Director