

# memorandum

**To:** Joint Regional Planning Panel (Northern)

**From:** Carmen Landers

**Date:** 22 January 2018

**Subject:** DA2017/0173 - Health Services Facility - Cnr Arthur & Queen Streets, Grafton  
RE: Clarification of Clause 4.6 Variation to Height Application and Certification of Shadow Diagram Heights

**CC:** Gary West (Chair); Pamela Westing; Stephen Gow; Jim Simmons; Jason Kingsley

**Attachment:** 1. Planit Consulting Letter dated 22 January 2018  
2. Revised Variation under Clause 4.6 (2)  
3. Shadow Diagrams as proposed  
4. Shadow Diagrams 9m height limit

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In response to the issues raised by Garry West's email dated 19 January 2018, the following comments are provided:

1. The Council assessment provided within the Report Addendum dated 10 January 2018 was considered against the correct height variation applied for. However, the Clause 4.6 Application provided by the applicant as part of the additional information request was incorrect. To confirm, the application proposes a building height of 15.89m and a lift overrun of 17.92m. The correct Clause 4.6 is herewith attached for inclusion in the report addendum.
2. Certification has been received as per the letter dated 22 January 2018 that the amended shadow diagrams provided with the Report Addendum dated 10 January 2017 are based on a building height of 15.89m and a lift overrun of 17.92m.

Please accept my apologies for any confusion caused by the incorrect Clause 4.6 Application being attached to the report addendum.

Yours faithfully

A handwritten signature in black ink, appearing to read "Carmen Landers".

**Carmen Landers**  
**Development Planner**