



RG / NC
15666
19 June 2017

Catherine McMahon
Manager Strategic Planning
Georges River Council
PO Box 205
HURSTVILLE NSW 2220

Dear Cathy,

**PLANNING ADVICE
73 VISTA STREET, SANS SOUCI**

We write to you on behalf of Nanevski Developments Pty Ltd (Nanevski) regarding our Planning Proposal for 73 Vista Street, Sans Souci and in response to your correspondence dated 16 June 2017.

Thank you for your prompt assessment and your desire to complete the report to the Design Review Panel (DRP). The indicative scheme has been designed specifically taking into account the sites context and topography. The Planning Proposal seeks to facilitate this development through an amendment to the applicable development standards contained within the Kogarah Local Environmental Plan 2012 (LEP).

75 Vista Street, Sans Souci

We note that 75 Vista Street, legally known as Lot 1 DP181450, was identified in error as owned by Nanevski and forming part of this land parcel. We acknowledge this land should not form part of the Planning Proposal. We confirm that no amendment is sought to any development control applying to 75 Vista Street nor does the Planning Proposal rely on the inclusion of this land.

As such, the land that forms part of this Planning Proposal encompasses the following allotments:

- Lot 1 DP 320605;
- Lot 1 DP 1115986;
- Lot 489 DP 752056; and
- Lot 392 DP 752056.

The site, excluding the triangular allotment to the south, has a total area of 2,122.6m² and a frontage of some 35 metres to Vista Street to the east. Its western boundary (approximately 40 metres in length) adjoins Kogarah Bay.

Height and Floor Space Ratio

We note that the removal of the Council owned land alters the FSR for the site. Therefore, the indicative scheme can be identified as having the following attributes:

- Site Area: 2,123m²
- GFA: 4,985m²
- FSR: 2.35:1
- Building Height (see attached plan prepared by Marchese Partners):
 - Front (Vista Street): 12.45m
 - Rear (Georges River): 18.9m

Should there be any further information that Council specifically requires, we ask that this be requested.

If you have any questions regarding the above information do not hesitate to contact me on 9956 6962 or by email at ncroft@jbaurban.com.au or rgraham@jbaurban.com.au

Regards,



Rohan Graham
Urban Planner



Nathan Croft
Associate Director