

THE HILLS SHIRE COUNCIL

3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153

Telephone +61 2 9843 0555

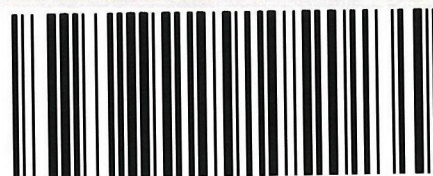
Facsimile +61 2 9843 0409

DX 9966 Norwest

Email council@thehills.nsw.gov.au

www.thehills.nsw.gov.au

ABN No. 25 034 494 656



PCU058509

27 February 2015

Attention; Natasha Harras
NSW Department of Planning & Environment
Development Assessment Manager Systems & Approvals
GPO Box 39
SYDNEY NSW 2001

Dear Ms Harras,

**COUNCIL SUBMISSION - EXHIBITION OF MODIFICATION REQUEST FOR SENIORS
HOUSING DEVELOPMENT - NOS. 34 - 36 MEMORIAL AVENUE, KELLYVILLE (MP
09_0180 MOD 6)**

I refer to the notice of exhibition for the proposed development received by Council on 28 January 2015.

I advise that the matter went before the Ordinary Meeting of Council for consideration on Tuesday, 24 February 2015. Council resolved at this meeting to lodge a submission in relation to the proposed development detailing the following;

1. The development as modified is recognised as a valuable community asset providing housing for seniors as well as associated services.
2. The proposed bulk, scale and design is consistent with the envisaged character of the zone.
3. The depth of car parking spaces should be defined on the plans to demonstrate compliance with the provisions of Australian Standards 2890.1.
4. Consideration should be given to requesting a Model for Urban Stormwater Improvement Conceptualisation (MUSIC) model to demonstrate the effectiveness of what is proposed with respect to the pollutant loads generated by the development.

Should you have any questions regarding this submission please contact Paul Osborne on 9843-0280.

Yours faithfully

Cameron McKenzie
GROUP MANAGER ENVIRONMENT & PLANNING

