

ATTACHMENT C

ORDINARY MEETING OF COUNCIL

26 APRIL, 2016

ITEM-4	PLANNING PROPOSAL - 4 MCCAUSLAND PLACE, KELLYVILLE (4/2016/PLP)
THEME:	Balanced Urban Growth
OUTCOME:	7 Responsible planning facilitates a desirable living environment and meets growth targets.
STRATEGY:	7.2 Manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.
MEETING DATE:	26 APRIL 2016 COUNCIL MEETING
GROUP:	STRATEGIC PLANNING
AUTHOR:	SENIOR TOWN PLANNER PATRICE GRZELAK
RESPONSIBLE OFFICER:	MANAGER FORWARD PLANNING STEWART SEALE

EXECUTIVE SUMMARY

This report recommends that a planning proposal to facilitate a residential flat building and townhouse development at 4 McCausland Place, Kellyville be forwarded to the Department of Planning and Environment for a Gateway Determination.

Specifically, it is recommended to:

- a) Include a new clause in Schedule 1 - Additional Permitted Uses in LEP 2012 to permit 'residential flat buildings';
- b) Increase the maximum building height to 12 metres for the portion of land where residential flat buildings will be located; and
- c) Include a new local provision that incentivises compliance with Councils apartment size, mix and car parking requirements and limits the maximum dwelling yield to 35 dwellings.

The planning proposal will facilitate the development of the site with a residential flat building comprising 20 dwellings on the south east corner of the site and fifteen townhouses on the remainder of the site. The development of the site will provide both high and medium density housing adjacent to a local centre, on an existing public transport route and will facilitate the delivery of the Arnold Avenue realignment and connection to the planned signalised intersection of Arnold Avenue and Memorial Avenue.

It is also recommended that amendments to the Balmoral Road Release Area section of Development Control Plan 2012 be exhibited concurrently with the planning proposal to provide for an attractive and cohesive residential development that responds to the surrounding residential areas and provides a high level of amenity for future residents.

ERROR: undefined

OFFENDING COMMAND: UWRMMI+Verdana-Bold*1

STACK: