THE HILLS SHIRE COUNCIL

Draft Operations Program & Draft Budget 2011/2012

HAVE YOUR SAY

Each year, Council prepares an annual Operational Plan that sets out the actions and priorities for the next financial year. This plan responds directly to priorities indicated to Council by the community in the Hills 2026 Community Strategic Direction.

The new 2011/2012 Draft Operations Program, Draft Resourcing Strategy and Draft Fees and Charges will be on public exhibition during the following dates:

Monday 18 April - Sunday 20 May 2011

These documents can be viewed on Council's website at our Customer Service Centre, 129 Showground Road, Castle Hill, or at any of Council's five libraries. If you would like a copy of the documents mailed to you, please contact Julie Watson at Council on 9843 0106 or email jwatson@thehills.nsw.gov.au

You are invited to provide a written submission by 20 May 2011 by:

- Completing an online submission at www.thehills.nsw.gov.au or
- Mailing your submission to the Corporate Strategist, The Hills Shire Council, PO Box 75, Castle Hill, 1765

ARE YOU A VOLUNTEER?

We would like to say thank you.

If you are a volunteer at your local school, sporting club, service organisation, Scout group, or in any other activities in your local community then register your details now for your chance to receive two free movie or theatre tickets. **For further information visit Council's website.**

BALLOT FORM - FREE TICKETS FOR OUR VOLUNTEERS

☐ **READING CINEMA ROUSE HILL**
Water for Elephants
Monday 9 May

☐ **EVENTS CINEMA CASTLE HILL**
Pirates of the Caribbean IV
Monday 23 May

☐ **HILLS MUSICAL SOCIETY NORTH ROCKS**
Summer of 42 (Matinee)
Saturday 18 June

☐ **HILLS MUSICAL SOCIETY NORTH ROCKS**
Summer of 42
Friday 24 June

☐ **THE PAVILLION THEATRE CASTLE HILL**
Clue
Saturday 20 August

☐ **THE PAVILLION THEATRE CASTLE HILL**
Clue
Thursday 25 August

Please indicate your preference by numbering the boxes and mail to PO Box 75, Castle Hill NSW 1765 or fax 9843 0409

Name: .....

Address: .....

Suburb: ..... Post Code: .....

Contact: ..... Email: .....

Organisation and Suburb: .....

BALLOT CLOSES ON: FRIDAY 29 APRIL 2011

9843 0555

www.thehills.nsw.gov.au

CUSTOMER SERVICE CENTRE
129 Showground Rd, Castle Hill
PO Box 75, Castle Hill NSW 1765
council@thehills.nsw.gov.au

THE HILLS Sydney's Garden Shire

The Hills Shire Council
Development Applications and Public Notices

DEVELOPMENT APPLICATIONS DETERMINED

The following development applications have been determined by Council and in accordance with Section 101 of the *Environmental Planning and Assessment Act, 1979* public notification is given of this approval. Copies of the Development Consents are available for public inspection, free-of-charge, at Council's Administration Centre between the hours of 8.30am and 4.30pm weekdays.

1119/2011/ZA	Lot 2 DP 1087798, 7 Arnold Avenue, Kellyville – A proposed subdivision creating 6 lots and the extension of Gormon Avenue, Kellyville.
1156/2000/ZA/A	Lot 5 DP 809907, 57–59 Darcey Road, Castle Hill – Amendment to approved subdivision plan to create 8 lots in 3 stages.
1332/2011/ZA	Lot 1 DP 1087783, Drainage Reserve, 23A Arnold Avenue, Kellyville – Excision for road widening.
628/2011/ZB/A	Lot 10 DP 2123, 7–9 Curtis Road, Kellyville – Section 96(1) modification to an approved subdivision.
802/2011/ZB	Lot 9 DP 27031, 12–12B Curtis Road, Kellyville – A subdivision creating 12 residential lots and 1 residue lot.
1796/2005/HB/C	Lot 100 DP 1157705, 77 Old Castle Hill Road, Castle Hill – A Section 96(1A) modification to townhouse development.
853/2010/JP/A	Lot 1 DP 1161970, 352 Annangrove Road, Rouse Hill – Section 96(1A) modification to an approved bulky goods premises.
598/2011/HA/A	Lot 39 DP 19113, 78 North Rocks Road, North Rocks – Section 96(2) modification to granny flat approved under SEPP (Affordable Rental Housing) 2009.
33/2011/HB	Lot B DP 373331, 20–20A Schwebel Lane, Glenorie – Use of site for horse agistment.
1899/2005/HB/A	Refused – Pt. Lot 4 DP 565881, Junction Road, Winston Hills – Section 96AA(1) modification to the NSW Land & Environment Court approved refurbishment of the Winston Hills Hotel.

DEVELOPMENT APPLICATIONS RECEIVED

1319/2011/ZA	Lot C DP 391357, 11 Hezlett Road, Kellyville – A subdivision creating 2 lots including demolition.
1320/2011/ZA	Lot C DP 391357, 11 Hezlett Road, Kellyville – A subdivision creating 20 lots including new road.
1338/2011/ZA	Lot 1 DP 563812, Private Road, Spurway Drive, Baulkham Hills – A subdivision creating 3 lots in 2 stages including new road.
1346/2011/ZE	Lot 1B DP 388319, Memorial Avenue, Kellyville – Staged community title integrated housing development comprising 32 dwellings and road construction.
1796/2005/HB/D	Lot 100 DP 1157706, 77 Old Castle Hill Road, Castle Hill – Section 96AA(1) modification application for a development of 10 townhouses.
1312/2011/HA	Lot 25 DP 1077850, 12–12A Morris Grove, Kellyville – Demolition of existing dwelling and construction of 4 tennis courts and outbuildings.
1313/2011/HA	Lot 21 DP 807889, Mobil Petrol Station, Windsor Road, Kellyville – Identification signage for 8 signs changing content to 7-Eleven.
1333/2011/HA	Lot 30 SP 82294, 108/9 Norbrik Drive, Bella Vista – Fitout for a medical practice.
1334/2011/HA	Lot 3 DP 550411, 2 Acres Road, Kellyville – Occupation for use of shop 2 as an office with existing-use rights.
1335/2011/HA	Lot 2108 DP 873464, 12 Bentley Avenue, Kellyville – Operation of a swim school.
1322/2011/HB	Lot 5 DP 32271, 85–89 Samantha Riley Drive, Kellyville – Affordable housing development under SEPP, consisting of 4 buildings each containing 10 dwellings.
1329/2011/HD	Lot 99 SP 80508, 417/14 Lexington Drive, Bella Vista – Fitout for an office.
1330/2011/HD	Lot 13 SP 76541, 113/20A Lexington Drive, Bella Vista – Fitout for an office.
1342/2011/HD	Lot 156 DP 752039, Maroota South Bushland Reserve No. 511, 965 Wisemans Ferry Road, South Maroota – Rural fire station.

DEVELOPMENT PROPOSALS

In accordance with Clause 10 of the Baulkham Hills Local Environmental Plan 2005, notice is given that Council has received the following advertised development applications for which Council is the consent authority. The applications, statement of environmental effects and plans are available for viewing at Council's Customer Service Centre during Council's business hours. You may also wish to track these applications by visiting Council's website **http://www.thehills.nsw.gov.au** and click on DA Tracking.

Proposed Development: An integrated housing development and community title subdivision creating 45 lots/dwellings including private road in 3 stages.

Property Details: Lot 35 DP 10702, 9–11 Balmoral Road, Kellyville.

Development Application No: 1304/2011/JPZ.

Applicant: Malcolm Smith Pty Ltd.

Description: An integrated housing development and community title subdivision creating 45 lots/dwellings including private road in 3 stages. Stage 1 creates 15 residential lots/dwellings numbered 4 to 18. Stage 2 creates 18 residential lots/dwellings numbered 19 to 36. Stage 3 creates 12 residential lots/dwellings numbered 37 to 48.

Public Exhibition Period: 19 April 2011 to 19 May 2011.

Submission Deadline: 19 May 2011.

Enquiries: Duty Subdivision Officer – 9843 0374.

Proposed Development: Occupation and Fitout of Unit 10 for a Bulky Goods Premises (Everyday Kitchens).

Property Details: Lot 1 DP 259191, 7–13 Victoria Avenue, Castle Hill.

Development Application No: 1293/2011/HD.

Applicant: Everyday Kitchens Pty Ltd.

Description: The proposal is for the occupation and fitout of an existing industrial unit for use as a bulky goods premises for the display, sale and storage of kitchens and cabinetry for bathrooms, laundries and entertainment units.

Public Exhibition Period: 19 April 2011 to 3 May 2011.

Submission Deadline: 3 May 2011.

Enquiries: Duty Town Planner, 9843 0469.

PUBLIC EXHIBITIONS

Title: Draft The Hills Local Environmental Plan 2010 And Related Projects .

Description: Council has prepared a new Local Environmental Plan for the whole of the Shire, with the exception of land in the North Kellyville Growth Centre. The plan is known as the Draft The Hills Local Environmental Plan 2010 (Draft LEP 2010). The Draft LEP 2010 is a State Government endorsed legal document that identifies what can be built on an area of land or for what purpose it can be used. It is made up of a written instrument that describes the zones, what activities or buildings are allowed with the consent of Council and what are prohibited. It also includes maps that show the zoning, minimum lot size, building heights, floor space ratio in certain areas, and identifies heritage items, land acquisition and local constraints to provide for balanced urban growth.

Council encourages you to be involved, learn and get to know Draft The Hills Local Environmental Plan 2010.

Council also has the following related projects on exhibition concurrent with Draft LEP 2010:

• Draft The Hills Development Control Plan 2011

To ensure consistency with Draft The Hills LEP 2010 Council have prepared a new comprehensive development control plan known as Draft The Hills Development Control Plan 2011 (Draft DCP 2011). The current planning controls in the Baulkham Hills DCP have generally been carried across into a new Draft The Hills DCP 2011 format. Key changes relate to updating references to the Shire name and Draft LEP 2010 including new zone names and land use terms.

• Reclassification of Council Owned Land – Public Hearing

Council proposes to reclassify the following 3 parcels of Council owned land from 'Community' to 'Operational' in accordance with the provisions of the *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979*.

- Western portion of Lot 202 DP 258563 Cumberland Avenue, Castle Hill. This land is proposed to be rezoned from RE1 Public Recreation to R2 Low Density Residential as part of Draft LEP 2010. This will facilitate a land swap to create a usable area of open space on the eastern side of Cumberland Avenue; and
- Lot 27 and Lot 28 DP 30744, Rembrandt Drive, Baulkham Hills. This land is proposed to be rezoned from RE1 Public Recreation to R4 High Density Residential as part of Draft LEP 2010. This land has been identified as residue land that is not suitable for any community use.

A public hearing in relation to the reclassification is to be conducted on Wednesday, 18 May 2011 and is to commence at 6pm at Council's Administration Building 129 Showground Road, Castle Hill.

• Preferred approach for Neighbourhood Centre RMB 71-75 Windsor Road, Baulkham Hills

Draft LEP 2010 locates the B1 Neighbourhood Centre zone on the Windsor Road frontage of the subject site which is a change from the current zoned location of the neighbourhood centre (known as Stone Mason Drive Neighbourhood Centre). Council is also exhibiting their preferred approach which is:

- To maintain the existing B1 Neighbourhood Centre zone on the future Stone Mason Drive frontage with a minimum lot size requirement of 3000sqm, maximum floor space ratio of 0.5:1 and a maximum height of 10m.
- Amendment to Baulkham Hills Development Control Plan Part E Section 17 – Balmoral Road Release Area to include controls to guide the development of Stone Mason Drive Neighbourhood Centre.

Exhibition Period: Tuesday, 29 March 2011 to Friday, 13 May 2011.

Location of exhibition: Copies of the draft plan and related projects will be available at the following locations:

- **Online: http://planningthehills.com.au**
- **The Hills Shire Administration Centre:** 129 Showground Road, Castle Hill (Monday–Friday 8.30am to 4.30pm).
- **Vinegar Hill Memorial Library**, 'Nina Terry Room', 29 Main Street, Rouse Hill (Monday, Tuesday, Wednesday, Friday: 10am to 6pm; Thursday: 10am to 9pm; Saturday: 10am to 5pm, Sunday: 1pm to 5pm).
- **At all Council library branches.** Check **http://planningthehills.com.au** for branch locations and opening times.

Submission Deadline: Friday, 13 May 2011.

Any person may lodge a submission commenting on the draft plans. Submissions will be accepted in writing, email, online via the 'e-submission to a major plan on exhibition' or fax.

Enquiries: Planning The Hills team 9843 0206.

Public Hearing RSVP: Planning The Hills team 9843 0206 by Monday, 16 May 2011.

Title: Planning Proposal Lot 2 DP 135804, 370 Old Northern Road, Castle Hill.

Description: Draft Baulkham Hills Local Environmental Plan 2005 (Amendment No.) – rezoning from Rural 1(a) to part Residential 2(d) (Protected) and part Open Space 6(a) with a minimum allotment size of 1000sqm for the residential component of the site. The rezoning will facilitate future subdivision for residential purposes in keeping with development in the surrounding area. It will also provide for the preservation of the existing threatened species on the site by the dedication of land for open space purposes adjoining existing open space.

Council currently has a Shire-wide draft local environmental plan (Draft LEP 2010) on exhibition. Depending on timing it is possible that the planning proposal may amend LEP 2010 instead of the Baulkham Hills LEP 2005. In this circumstance the proposal would zone the subject land partly E4 Environmental Living and partly RE1 Public Recreation with a minimum allotment size of 1000sqm for the residential component of the site. These zones contain similar objectives and permitted land uses to the Residential 2(d) (Protected) and Open Space 6(a) zones under Baulkham Hills LEP 2005.

Public Exhibition Period: Tuesday, 19 April 2011 to Friday, 20 May 2011.

Location of exhibition: The planning proposal is available for inspection from Tuesday, 19 April 2011 to Friday, 20 May 2011 at the following locations:

- **Customer Service Centre of Council's Administration Building**; and
- **Castle Hill Library:** Cnr of Castle and Pennant Streets, Castle Hill between the hours of: Monday–Friday: 10am to 8pm; Saturday: 10am to 5pm; Sunday 1pm to 5pm.

Copies of the draft amendment will be available to view on Council's website under Major Plans on Exhibition. The material will also be available to purchase from the Administration Building.

Submission Deadline: Friday, 20 May 2011.

Enquiries: Bronwyn Smith 9843 0269.

Title: Planning Proposal, Hill Road and Colbarra Place, West Pennant Hills.

Description: Draft Baulkham Hills Local Environmental Plan 2005 (Amendment No.):

1. Rezone part of Lot 32 DP 1004057, No 1–19 Colbarra Place, part of Lot 4 DP 16095, No 3 Hill Road, and part of Lot 3 DP 16095, No 1 Hill Road, West Pennant Hills, from Open Space 6(a) (Existing and Proposed Public Recreation) Zone to E4 Environmental Living Zone;
2. Rezone part of Lot 32 DP 1004057, No 1–19 Colbarra Place, and part of Lot 4 DP 16095, No 3 Hill Road, West Pennant Hills, from Residential 2(b) Zone to part E2 Environmental Conservation and part E4 Environmental Living zone;
3. Reclassify Lot 3 DP 16095, No 1 Hill Road, and part of Lot 32 DP 1004057, No 1–19 Colbarra Place, that part which is currently zoned 6(a) (Existing and Proposed Public Recreation), West Pennant Hills from 'Community Land' to 'Operational Land' within the meaning of the *Local Government Act 1993**; and
4. The E4 zoned land is proposed to have a minimum lot size of 700sqm and height limit of 9m. The E2 zoned land is proposed to have a minimum lot size of 40 hectares.

**The purpose of the reclassification is to enable the rezoning of the land from Open Space to part E4 and part E2. A public hearing is to be held as required by Section 29 of the* Local Government Act 1993*, at Council's Administration Building, corner of Carrington and Showground Roads, Castle Hill, on Wednesday 18 May 2011 at 7pm. If you wish to attend, please contact Council's Forward Planning section on 9843 0259.*

Public Exhibition Period: Tuesday, 5 April 2011–Monday 2 May 2011.

Location of exhibition: The planning proposal is available for inspection from Tuesday, 5 April 2011 to Monday, 2 May 2011 at the following locations:

- **Customer Service Centre of Council's Administration Building**; and
- **Castle Hill Library:** Cnr of Castle and Pennant Streets, Castle Hill between the hours of: Monday–Friday: 10am to 8pm; Saturday: 10am to 5pm; Sunday 1pm to 5pm.

Copies of the draft amendment will be available to view on Council's website under Major Plans on Exhibition. The material will also be available to purchase from the Administration Building.

Submission Deadline: Monday 2 May 2011.

Enquiries: Planning Proposal: Janelle Atkins, 9843 0266.

Public Hearing RSVP: Mary Pereira, 9843 0259 by Monday, 16 May 2011.

PUBLIC NOTICE – VOLUNTEERS BALLOT NOTICE

If you are a volunteer at your local school, sporting club, service organisation, scout group, gallery or in any other activities in your local community then register your details now for your chance to receive two free movie, theatre or musical tickets.

To be eligible to enter the ballot draw and receive tickets you must:

(a) Be a volunteer

(b) Complete all details on the ballot form in block letters

(c) Nominate your preference in number order

(d) Provide the name and suburb of the organisation where you volunteer.

Post your ballot paper attention:
Volunteer Free Tickets Ballot, PO Box 75, Castle Hill NSW 1765 or apply on Council's website.

Alternatively ballot papers can be dropped in at Council's Administration Building, 129 Showground Road, Castle Hill during business hours OR faxed to 9843 0409.

Ballot closes: Friday, 29 April 2011,

Enquries: 9843 0190.

MAKING A SUBMISSION TO COUNCIL

Any person may make a submission to Council. Submissions which contain objections must be specific in their content. If you make a submission objecting to, or supporting, a planning application you must disclose donations or gifts made to Councillors or Council staff. Please see Council's Fact sheet 'Should I make a Submission' on our website. All submissions must be addressed to the General Manager, Dave Walker. For your ease, Council's preferred method of receiving submissions is via the 'e-Submissions to a Development Application' request system on Council's website – select 'Customer e-Requests' from the 'Online Services' box on the left-hand side of the screen.

MEETING DATES

Ordinary Meeting of Council

Please note no Ordinary Meeting of Council will be held on 26 April 2011.

PRIVACY NOTIFICATION
The supply of personal information is voluntary. If personal information is not provided, Council may be limited in dealing with the submission. The possible recipients of submissions that contain personal information are elected Councillors and Council Officers.Council is an EEO Employer and offers a smoke-free work environment. Auslan interpreters can be provided on request for all public meetings. Council's TTY phone number is 8850 5622 for people with hearing impairment.