THE HILLS SHIRE COUNCIL

DO YOU NEED RABBIT CONTROL?

The Hills Shire Council is holding a FREE pest induction short course to assist you in gaining the necessary skills and qualifications to bait rabbits on your own property.

SPEAK TO YOUR NEIGHBOURS
Pest control is most effective when groups of landholders are involved.

FREE COURSE
22 June 2012, 9:30am - 1pm
Pavilion Function Room, Les Shore Reserve
Old Northern Road, Glenorie

Morning Tea Provided.

Bookings Essential: 9843 0555
Numbers are limited.

*** Properties under 1000m² cannot be baited with Pindone.**

CUSTOMER SERVICE CENTRE

129 Showground Road, Castle Hill
PO Box 75, Castle Hill NSW 1765
council@thehills.nsw.gov.au

✆ 9843 0555
www.thehills.nsw.gov.au

THE HILLS
Sydney's Garden Shire

HELP US REDUCE LANDFILL

Recycle your batteries & mobile phones

COLLECTION POINTS

THE HILLS SHIRE COUNCIL
129 Showground Rd, Castle Hill

BAULKHAM HILLS LIBRARY
Railway St, Baulkham Hills

CASTLE HILL LIBRARY
Corner Castle & Pennant St, Castle Hill

CARLINGFORD LIBRARY
Lloyds Ave, Carlingford

DURAL LIBRARY
Pellitt Lane, Dural

VINEGAR HILL MEMORIAL LIBRARY
29 Main Street, Rouse Hill

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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.

1109/2012/HD	Lot 4 DP 227136, 40–42 Carrington Road, Castle Hill – Occupation and fitout of Unit 1 for warehousing, packing and ancillary retail showroom.
1121/2012/HA	Lot 204 DP 816343, 22 Brookhollow Avenue, Baulkham Hills – Occupation and fitout of Level 3 for a commercial premise.
1122/2012/HA	Lot 7 DP 220102, 39 Barry Road, Kellyville – 2-storey dwelling to be used as a display home.
1123/2012/HA	Lot 2 SP 85410, G2/2–8 Brookhollow Avenue, Baulkham Hills – Occupation and fitout for a commercial premise.
1159/2012/HA	Lot 29 SP 65212, 29/11–13 Brookhollow Avenue, Baulkham Hills – Education facility for high school tuition.
1174/2012/HD	Lot 101 DP 1003626, 18–24 Adelphi Street, Rouse Hill – Occupation and fitout for an accounting office.
1180/2012/HD	Lot 101 DP 1170464, Winston Hills Shopping Centre – Occupation and fitout of Shop 8 as a beauty salon.
1190/2012/HD	Lot 72 SP 85410, 310/2–8 Brookhollow Avenue, Baulkham Hills – Occupation and fitout of suites 310 and 311 for a commercial premise.
544/2012/HB	Lot 2 DP 21829, 72 Seven Hills Road, Baulkham Hills – Construction of a 5 x 3-bedroom Villa development.
322/2012/HA	Withdrawn – Lot 2 SP 72801, 5/1 Celebration Drive, Bella Vista – Occupation and fitout of Unit 5 for a showroom and offices.
467/2012/HA/A	Refused – Lot 16 DP 38348, Shop 24, Arthur Street, Baulkham Hills – Section 96(1A) to amend trading hours of pizza shop.

DEVELOPMENT APPLICATIONS RECEIVED

1285/2012/ZC	Lot 1 DP 1165102, 19–21 Kenneth Avenue, Baulkham Hills – A 14-lot strata subdivision.
1224/2012/HA	Lot 5072 DP 878258, Norwest Marketown, Baulkham Hills – Signage for an approved commercial premises.
1231/2012/HA	Lot 101 DP 1170464, Winston Hills Shopping Centre – Change of operating hours for child care centre.
1234/2012/HA	Lot 12 SP 54456, 12/10 Gladstone Road, Castle Hill – Occupation and fitout for a dental laboratory.
1235/2012/HB	Lot 27 SP 72777, 10/10 Hudson Avenue, Castle Hill – Change of use of an industrial unit to a motel.
1277/2012/HB	Lot 1059 DP 249810, 100 Seven Hills Road, Baulkham Hills – A detached dual occupancy.
1278/2012/JP	Lot 21 DP 588810, 2 Seven Hills Road, Baulkham Hills – Construction of a mixed-use development comprising 234 units and 5,110sqm of retail space.
1281/2012/HA	Lot 101 DP 1170464, Winston Hills Shopping Centre – Occupation and fitout of Shop 9 for an acupuncture and massage clinic.
1284/2012/HA	Lot B DP 391081, 291 Old Northern Road, Castle Hill – Occupation for a florist.
1295/2012/HA	Lot 52 DP 1060302, 1 Packard Avenue, Castle Hill – Signage for Kia Motors.
136/2012/HC/A	Lot 1 DP 1138240, Lorien Novalis School, Dural – A Section 96(2) modification to reduce the number of approved parking spaces.
974/2007/HA/C	Lot 101 DP 616165, 14 Loyalty Road, North Rocks – Section 96(1A) modification of approved industrial units to include self storage units.

DEVELOPMENT PROPOSALS

In accordance with Clause 10 of *Baulkham Hills Local Environmental Plan 2005*, notice is hereby given that Council is in receipt of 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 this application by visiting Council's website **http://www.thehills.nsw.gov.au** and click on DA Tracking.

Proposed Development: Alterations to Existing Dwelling and Construction of a Single-Storey Dwelling to Create a Detached Dual Occupancy

Property Details: Lot 1059 DP 249810, 100 Seven Hills Road Baulkham Hills

Development Application No.: 1277/2012/HB

Applicant: Edy Kesuma

Description: The proposal is for alterations to the existing dwelling and the construction of a single-storey dwelling to the rear to create a detached dual occupancy.

Proposed Development: Bulky Goods Premises (Eversure Fencing)

Property Details: Lot 1 DP 259191, No. 7–13 Victoria Avenue, Castle Hill

Development Application No.: 1248/2012/HD

Applicant: Kingtop Pty Ltd

Description: Occupation and fitout of Units 5 and 22 for a bulky goods premises for the display and sale of fencing and patio awnings with associated signage.

Proposed Development: Proposed Section 96(2) Modification to the approved student and staff numbers

Property Details: Lot 1 DP 1138240, 456–458 Old Northern Road, Dural

Development Application No.: 136/2012/HC/A

Applicant: Outline Planning Consultants Pty Ltd

Description: The Section 96(2) Modification is to reduce the number of approved parking spaces.

Proposed Development: Construction of a mixed-use development comprising 234 residential units and 5110sqm of retail space

Property Details: Lot 21 DP 588810, Lot 1 DP 619055, Lot 18 DP 659904 and Lot 9 DP 58197, also known as Nos. 346–350 Windsor Road, 2 Seven Hills Road and 27 Yattenden Crescent, Baulkham Hills

Development Application No.: 1278/2012/JP

Applicant: Hills Shoppingtown Pty Ltd

Description: It is proposed to construct a mixed-use development consisting of ground floor and podium level retail space with residential units above. The development consists of 4 separate buildings over a common basement and podium with the buildings ranging in height from 6 storeys to 16 storeys. The development also contains multi-basement car parking levels, landscaping and a public piazza. The proposed development consists of the following:

- A total of 234 residential units consisting of:
  - 29 x 1-bedroom units;
  - 175 x 2-bedrooms units; and
  - 30 x 3-bedroom units.
- Total retail space of 5,110sqm consisting of:
  - Ground floor retail space with an area of 1,590sqm;
  - A supermarket located on the podium level with an area of 1,900sqm;
  - Podium level bulky goods retail outlet of 1,185sqm; and
  - Podium level retail space of 435sqm
- A total of 629 basement car parking spaces

The NSW Joint Regional Planning Panel is the determining authority for this matter pursuant to Schedule 4A of the *Environmental Planning and Assessment Act 1979* as the proposed development has a capital investment value of more than $20 million.

Public Exhibition Period for the above applications: 19 June 2012–4 July 2012.

Submission Deadline: 3 July 2012.

Enquiries: Duty Town Planner, 9843 0469.

PUBLIC NOTICE

Public Exhibition of Draft Review and Update of the Bella Vista Farm Conservation Management Plan

Council at its meeting of 12 June 2012, resolved to place the Draft Review and Update of the Bella Vista Farm Conservation Management Plan (CMP) on public exhibition for a minimum period of 28 days.

The CMP Review and Update has been reviewed after 11 years and it is envisaged it will be adopted by Council and approved by the NSW Heritage Office to ensure the continued restoration and financial sustainability of Bella Vista Farm is achieved.

The key objectives of the CMP are to:

- determine a viable, long term approach to development of the site including commercial activity to ensure financial sustainability of the Farm, without compromising the importance of the heritage status of the site and the historical and educational value to the community at local, State and National levels.
- ensure the special character, and setting of the site is retained and to conserve the heritage by ensuring that new development does not adversely affect the significance of Bella Vista Farm and its distinctive character.

Further information may be obtained by contacting Samantha Connor, Council's Business and Community Coordinator – Major Venues, on 9843 0236.

All comments received will be considered by Council in the finalisation of the plan. Please forward written responses to the General Manager, The Hills Shire Council by 5pm on Wednesday, 18 July 2012.

TENDER FOR BULK EARTHWORKS, CLEARING AND ROAD AND STORMWATER DRAINAGE CONSTRUCTION – LOT 1020 (STAGE 3) AND LOT 1022 (STAGE 4) DP 1149731 NO. 418 WITHERS ROAD, KELLYVILLE

Ref: T13/1

The Hills Shire Council is seeking tenders from suitably qualified Civil Construction Contractors for bulk earthworks, clearing and the construction of roads and stormwater drainage for the proposed residential subdivisions located at Lots 1020 and 1022 DP 1149731 No. 418 Withers Road, Kellyville.

A mandatory site inspection is required for all Tenderers and will be held onsite at Withers Road, Kellyville, Tuesday, 26 June 2012 at 10am. For registration of attendance please contact Council's Manager Property Development – Laurie Doorey on 8853 1909 or via email address **ldoorey@thehills.nsw.gov.au**

To register as a Civil Construction Contractor and to download the electronic version of the tender document free of charge, go to **https://www.tenderlink.com/thehills** select 'Registration' and follow the prompts. A hard copy of the tender is also available during office hours 8.30am–4.30pm Monday to Friday at Council's Customer Service Centre, 129 Showground Road, Castle Hill for a non-refundable fee of $257 inc. GST.

Tenders will close at 2pm on Tuesday, 10 July 2012. Late submissions will not be accepted. For tender enquiries, please contact Mamun Rashid on 9843 0181.

TENDER FOR BUILDING CONTRACTOR FOR CONSTRUCTION OF DEFECT AND INCOMPLETE WORKS, AND FITOUT OF 3 COLUMBIA COURT, BAULKHAM HILLS

Ref: T13-07

The Hills Shire Council is seeking tenders from suitably experienced Building Contractors/firms for a project that involves construction works for the relocation of Council's administration building activities. The project includes defect works, incomplete works and the fitout of a 15,100sqm 'cold shell' commercial building. The works will be performed by the Building Contractor by way of a Managing Contract.

A mandatory site inspection is required for all Tenderers. Site inspections can be made between the hours of 10.30am and 3.30pm on either Friday, 22 June 2012 or Monday, 25 June 2012 at 3 Columbia Court, Baulkham Hills. For registration contact Manager Special Property Projects – Stephen Cullen on 9843 0271 or via email address **scullen@thehills.nsw.gov.au**

To register as a supplier and to download the electronic version of the tender document free of charge, go to **https://www.tenderlink.com/thehills** select 'Registration' and follow the prompts. A hard copy of the tender is also available during office hours 8.30am–4.30pm Monday to Friday at Council's Customer Service Centre, 129 Showground Road, Castle Hill for a non-refundable fee of $257 inc. GST.

Tenders will close at 2pm on Tuesday, 10 July 2012. Late submissions will not be accepted. For tender enquiries, please contact Mamun Rashid 9843 0181.

TENDER FOR PROJECT MANAGEMENT SERVICES – CONSTRUCTION OF DEFECT AND INCOMPLETE WORKS, AND FITOUT OF 3 COLUMBIA COURT, BAULKHAM HILLS

Ref: T13-05

The Hills Shire Council is seeking tenders from suitably qualified Project Management firms to act as Council's Contract Superintendent, and provide project management services for a project that involves a Managing Contract appointment for construction works for the relocation of Council's administration building activities. The project includes defect works, incomplete works and the fitout of a 15,100sqm 'cold shell' commercial building.

A mandatory site inspection is required for all Tenderers. Site inspections can be made between the hours of 10.30am and 3.30pm on either Friday, 22 June 2012 or Monday, 25 June 2012 at 3 Columbia Court, Baulkham Hills. For registration contact Manager Special Property Projects – Stephen Cullen on 9843 0271 or via email address **scullen@thehills.nsw.gov.au**

To register as a supplier and to download the electronic version of the tender document free of charge, go to **https://www.tenderlink.com/thehills** select 'Registration' and follow the prompts. A hard copy of the tender is also available during office hours 8.30am–4.30pm Monday to Friday at Council's Customer Service Centre 129 Showground Road, Castle Hill for a non-refundable fee of $257 inc. GST.

Tenders will close at 2pm on Tuesday, 10 July 2012. Late submissions will not be accepted. For tender enquiries, please contact Mamun Rashid 9843 0181.

TENDER FOR QUANTITY SURVEYING SERVICES – CONSTRUCTION OF DEFECT AND INCOMPLETE WORKS, AND FITOUT OF 3 COLUMBIA COURT, BAULKHAM HILLS

Ref: T13-06

The Hills Shire Council is seeking tenders from suitably qualified Quantity Surveying firms to provide cost planning and quantity surveying advice for a project that involves a Managing Contract appointment for construction works for the relocation of Council's administration building activities. The project includes defect works, incomplete works and the fitout of a 15,100sqm 'cold shell' commercial building.

A mandatory site inspection is required for all Tenderers. Site inspections can be made between the hours of 10.30am and 3.30pm on either Friday, 22 June 2012 or Monday, 25 June 2012 at 3 Columbia Court, Baulkham Hills. For registration contact Manager Special Property Projects – Stephen Cullen on 9843 0271 or via email address **scullen@thehills.nsw.gov.au**

To register as a supplier and to download the electronic version of the tender document free of charge, go to **https://www.tenderlink.com/thehills** select 'Registration' and follow the prompts. A hard copy of the tender is also available during office hours 8.30am–4.30pm Monday to Friday at Council's Customer Service Centre, 129 Showground Road, Castle Hill for a non-refundable fee of $257 inc. GST.

Tenders will close at 2pm on Tuesday, 10 July 2012. Late submissions will not be accepted. For tender enquiries, please contact Mamun Rashid 9843 0181.

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

Tuesday, 26 June 2012 – 7pm, Council Chambers