MEETING DATE FOR JULY 2009

Ordinary Meeting of Council Tuesday 28/7/2009 7.00pm

TENDER

RECONSTRUCTION OF ROAD CROSSING FOR FISH PASSAGE AT CATTAI CREEK, McCLYMONTS ROAD, MARAYLYA

Tender No: 09/04

Tenders are invited and will be received up to 3.00pm on Tuesday, 18 August 2009 for the above construction work. This proposed contract involves the reconstruction of the road crossing using pre-cast box culverts on a concrete base supported by cast-in-situ continuous flight auger (CFA) bored piles. Full details of the scope of work and specification requirements are contained in the Tender documents.

Tenderers shall strictly comply with all requirements of the tender documents. This includes compliance with the *Local Government Act 1993*, *Local Government (General) Regulation, 2005*, the *New South Wales Government Code of Practice and Code of Tendering for the Construction Industry* and *AS 4120: Code of Tendering*. The lowest tender or any tender may not necessarily be accepted.

All tenderers must register between the hours of 8.30am and 4.30pm, Monday to Friday in the Customer Service Centre of Council's Administration Office located at 129 Showground Road, Castle Hill. The registration fee of $125 (Including GST) is non-refundable and includes the purchase cost of the tender documents. Tender submissions without payment of registration fee will not be considered by Council.

Copies of the Tender documents may also be viewed at the above location or at the website **https://tenders.nsw.gov.au/wsroc** Tender documents will not be issued through the post.

A pre-tender meeting will be held on site at 11.00am on Tuesday, 4 August 2009. The meeting is not compulsory and the minutes will be forwarded to all registered tenderers.

For further enquiries, please contact Council's Contracts Engineer Mr T Sathiyamoorthy (Sathy) on Ph: 9843 0209, Fax: 9843 0339, **ssathiya@thehills.nsw.gov.au**

DRAFT AMENDMENT

Title: Exhibition of draft amendment to *Baulkham Hills Local Environmental Plan 2005* – Re-zoning of land at 354–368 Old Northern Road, Castle Hill and draft Voluntary Planning Agreement for the subject site.

Description: Council has resolved to prepare and exhibit an amendment to BHDCP Part E Section X-354-368 Old Northern Road, Castle Hill. The purpose of the draft amendment is to provide site-specific development controls to ensure that future development reflects the opportunities and constraints of the site. The site specific section of the DCP will provide the following:

- Height controls (which aim to ensure that existing views to and from Old Northern Road are maintained);
- The protection of sensitive vegetation;
- The maintenance of views to and from the site;
- Footprint controls (to ensure that buildings provide adequate area for the provision of landscape screening and site-responsive dwelling designs);
- Dedication of open space land to Council (to assist with ameliorating the impacts of the development by providing a buffer to Heritage Park and preserving the views from the lookout at the corner of Old Northern Road and Old Castle Hill Road); and
- Geotechnical stabilisation

Council is also proposing to enter into a Voluntary Planning Agreement under which the developer is required to dedicate land free-of-cost to be used for or applied towards a public purpose.

Public Exhibition Period: 28 July 2009 to 28 August 2009.

Location of Exhibition: Council's Administration Centre, corner of Carrington and Showground Roads, Castle Hill and Castle Hill Library, corner of Castle and Pennant Streets, Castle Hill.

Submission Deadline: 28 August 2009.

Enquiries: Rob Sherry 9843 0269, Vanessa Daidone 9843 0396.

PUBLIC NOTICE

CRESTWOOD RESERVE
NEW FENCED OFF-LEASH FACILITY

In accordance with Council's adopted Dog Management Strategy for Public Reserves, a new fenced dog off-leash facility has been constructed on the Peel Road frontage of Crestwood Reserve near Warrina Avenue.

Notice is hereby given that as of the week beginning 3 August 2009, the remainder of Crestwood Reserve will revert to dog on-leash.

Dogs can be exercised off-leash within this designated area but must be on-leash in all other public places.

The penalty for having a dog off-leash in an on-leash area exceeds $220.

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 **www.thehills.nsw.gov.au** and click on 'DA Tracking'.

Proposed Development: Alterations and additions to an approved 4-storey apartment development

Property Details: Lot 54 SP 75860. 8–10 Boundary Road, Carlingford NSW 2118

Development Application No.: 63/2010/HB

Applicant: M H Developments

Description: Proposed alterations & additions to an approved 4-storey apartment development currently under construction. The proposal comprises four (4) additional levels increasing the building height to eight (8) storeys and increasing the total number of apartment units from 14 to 28 units. The existing 2-level carparking area is proposed to be modified to provide a total of 46 off-street carparking spaces and will be accessed via a new entry/exit driveway located midway along the Boundary Road frontage.

Proposed Development: A detached dual occupancy

Property Details: Lot 1 DP 825050, 43 Parsonage Road, Castle Hill NSW 2154

Development Application No.: 67/2010/HB

Applicant: Mr F Khamsi

Description: A detached dual occupancy.

Proposed Development: Expansion of Existing Tenancy 'Toys R Us' to Incorporate Unit 76 for Bulky Goods Retailing

Property Details: Lot 1 DP 1113271, 16 Victoria Avenue, Castle Hill NSW 2154

Development Application No.: 71/2010/HB

Applicant: Toys R Us

Description: Expansion of Existing Tenancy 'Toys R Us' to Incorporate Unit 76 for Bulky Goods Retailing

Public Exhibition Period for the above applications: 28 July 2009–11 August 2009

Submission Deadline: 11 August 2009

Enquiries: Duty Town Planner, 9843 0469

DAs RECEIVED

3556/2000/ZA/C Lot 4 DP 1007443 Poole Road, Kellyville.
A proposed Section 96(1) modification to delete Stage 1 conditions 20 and 21 and Stage 2 conditions 31 and 32.

56/2010/ZC Lot 100 DP 1106069 No. 36–38 Murray Street, Northmead.
A proposed strata subdivision creating 15 lots numbered Lots 1–15.

50/2010/HA Lot 1 DP 1134333 No. 106B Windsor Road, Kellyville.
Change of use for café to retail shop to Kellyville Pets.

82/2008/HA/B Lot 6018 DP 1107886 & Lot 6010 DP 1098936 corner Norbrik & Elizabeth Macarthur Drive, Bella Vista.
Section 96(1A) modification to Norbrik entry walls, landscaping and signs.

49/2010/HD Lot 2 DP 270592 Circa Retail, 1 Circa Boulevarde, Bella Vista.
Fitout of new restaurant including signage.

3250/2004/HC/A Lot 4 DP 553505 Nos. 42–46 Darcey Road, Castle Hill.
Section 96AA(1) – SEPP Seniors living aged care facility.

42/2010/HA Lot 1, 2, 5 & 6 DP 805059 No. 241–245 Pennant Hills Road, Carlingford.
Commercial use of existing building and signage.

37/2010/HB Lot 4 DP 242749 No. 238 Excelsior Avenue, Castle Hill.
Additions to dual occupancy and front fence.

63/2010/HB Lot 1 SP 75860 No. 8–10 Boundary Road, Carlingford.
Additional 4 levels of apartments to existing approved development.

1220/2008/HA/C Lot 6016 DP 1107886 Norbrik Drive, Bella Vista.
Section 96 modification to commercial development and associated parking.

71/2010/HB Lot 1 DP 1113271 No. 16 Victoria Avenue, Castle Hill.
Bulky goods tenancy.

67/2010/HB Lot 1 DP 825050 No. 43 Parsonage Road, Castle Hill.
Detached dual occupancy.

78/2010/HD Lot 932 DP 2489 No. 6–18 Jenner Street, Baulkham Hills.
Viewing deck.

1942/2006/HB/A Lot 1 DP 572404 No. 29–29A Parsonage Road, Castle Hill.
Section 96(2) modification to townhouse development.

84/2010/HA Lot 40 DP 1132907 No. 7 Hoyle Avenue, Castle Hill.
Signage.

81/2010/HA Lot 1 DP 1086191 No. 2/40 Panmure Street, Rouse Hill.
Grocery and food store.

79/2010/HD Lot 7 DP 270392 & Lot 33 DP 81347
No. 24–32 Lexington Drive, Bella Vista.
Fitout for café.

75/2010/HA Lot 1 DP 270520 Community Association, Windsor Road, Rouse Hill.
Playground.

Development Applications Received as at 21 July 2009.

DAs 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.

1463/2009/ZA Lot 3 DP 1100015 No. 4A Westminster Avenue, Carlingford.
A proposed boundary adjustment within two allotments to create proposed lots 400–401.

DEVELOPMENT APPLICATIONS DETERMINED

78/2010/HD Various lots, No.6–18 Jenner Street, Baulkham Hills.
A viewing deck for the Hills District Bowling Club.

1555/2009/HB Lot 1 DP 1067090 No. 18 Victoria Avenue, Castle Hill.
Occupation and use as a timber flooring and shutters supplier.

1476/2009/HA Pt. Lot 1 DP 228521 No. 632 Old Northern Road, Dural.
Signage.

2165/2007/HB Lot 1 DP 1041253 No. 233A Annangrove Road, Annangrove.
Additional outdoor dining area for an existing restaurant.

14/2010/HA Lot 1496 DO 1016293 & Lot 1853 DP 1062498
No. 70 The Parkway, Beaumont Hills.
Fitout and occupation for a pizza restaurant.

1168/2009/HA Lot 23 DP 739791 Nol 37–43 Old Northern Road, Baulkham Hills.
Proposed alterations and additions to a restaurant.

1512/2009/HA Lot 11 DP 270520 Windsor Road, Rouse Hill Town Centre.
Two temporary signs.

847/2009/HA Lot 1 DP 845898 No. 7–17 Showground Road, Castle Hill.
Demolition of existing cottage and alterations and additions to an existing place of worship site (Castle Hill Baptist Church).

1537/2009/HD Lot 1496 DP 1016293 & Lot 1853 DP 1062498
No. 70 The Parkway, Beaumont Hills.
Fitout and occupation for a newsagency and dry cleaners.

1826/2003/HA/C **Withdrawn** – Lot 103 DP 802392 No. 11 Hoyle Avenue, Castle Hill.
Section 96 modification to an approved Gloria Jean's factory.

Development Applications Determined as at 21 July 2009.

NEED TO CONTACT YOUR COUNCIL?

Customer Service Centres:

Vinegar Hill Memorial Library:
Rouse Hill Town Centre
Castle Hill Library:
Cnr Pennant and Castle Streets, Castle Hill
Baulkham Hills Library:
Railway Street, Baulkham Hills
Carlingford Library:
Lloyds Avenue, Carlingford
Dural Library: Pellitt Lane, Dural

Administration Centre:
129 Showground Road, Castle Hill
Postal Address: PO Box 75, Castle Hill NSW 1765
Telephone: 9843 0555 • **Fax:** 9843 0409
After hours emergency telephone:
0412 705 090
Hours: 8.30am–4.30pm, Mon–Fri excluding public holidays
Email: council@thehills.nsw.gov.au
Website: www.thehills.nsw.gov.au
General Manager: Dave Walker

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.

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.

The HILLS SHIRE COUNCIL
the garden shire

Proactive leadership, creating vibrant communities, balancing urban growth, protecting our environment and building a modern local economy.