Baulkham Hills Shire Council

The Garden Shire – a dynamic, diverse and vibrant family oriented community working together, to enjoy life in a high-quality, open environment that reflects its heritage.

WOMEN IN THE HILLS

A chance to nominate outstanding Women in the Shire

Baulkham Hills Shire Council is encouraging the community to recognise the achievements of dedicated local women by nominating them as part of the 100 Years of Active Women in the Hills project.

There are many amazing women living and working in the Shire who have greatly contributed to the community. This project is an opportunity for these women to be recognised and acknowledged for their achievements and contributions through an online nomination process. The profiles of a selected number of outstanding women will be collated and published.

Do you know a woman who has made a significant and positive contribution to community life in the Shire? Why not nominate her today?

For further details or to nominate visit Council's website at **www.baulkhamhills.nsw.gov.au** or contact Council's Community Services on 9843 0190. Nominations close Friday 6 June 2008.

DRAFT AMENDMENT

Exhibition of Draft Amendment to Baulkham Hills Local Environmental Plan 2005 – Proposed Rezoning of Land For The Expansion of the Castle Towers Shopping Centre

DESCRIPTION: Council has resolved to place on exhibition an amendment to Baulkham Hills Local Environmental Plan 2005 to allow the expansion of Castle Towers Shopping Centre. The draft amendment involves the rezoning of the former Castle Hill Primary School site, adjoining residential properties fronting Kentwell Avenue and part of Pennant Street from Special Uses 5(b) (Existing and Proposed Roads), Residential 2(a2), and Special Uses 5(a) (Educational Establishment) to Business 3(a) (Retail).

PUBLIC EXHIBITION PERIOD: Tuesday 13 May 2008 to Friday 27 June 2008

LOCATION OF EXHIBITION:
Council's Administration Centre, cnr Carrington & Showground Roads, Castle Hill.
Castle Hill Library, cnr Castle Street & Pennant Street, Castle Hill.

SUBMISSION DEADLINE: Friday 27 June 2008

ENQUIRIES: Joel Carson, Student Planner on 9843 0396.

EXPRESSIONS OF INTEREST

REAL ESTATE VALUATION SERVICE TO COUNCIL

Baulkham Hills Shire Council uses a panel of Real Estate Valuers to provide valuations and expert advice in the purchase, sale and leasing of property. The current three-year term expires on 30 June 2008 and Expressions of Interest are now invited from suitable qualified and registered Valuers for the three-year period commencing 1 July 2008.

A written submission containing the following information is required:

Name of Firm; Business Structure & Principals; Principal Practitioners; Qualifications and Professional Associations; Major Clients; Experience, Expertise and Local Knowledge in the area of residential, rural, commercial and industrial property; Familiarity with applicable legislation and financial reporting standards, Negotiated compensation and arbitration skills; Indicative Fee Schedule; Evidence of Public Liability and Professional Indemnity insurance; and Response and Completion Times. Particular emphasis will be placed on experience in valuation of vacant land for public purposes e.g. open space reserves and road widening. Land & Environment Court experience is desirable and attendance at Council Meetings and Court may be required. Applicants must be registered valuers and quote registration number. Appointees are required to give an undertaking not to act for third parties in matters involving the Council without prior approval.

Submissions will be accepted up until 4.00pm on 27 May 2008, addressed to: "Confidential, Expressions of Interest – Valuers Panel" Dave Walker, General Manager, Baulkham Hills Shire Council, PO Box 75, Castle Hill NSW 1765

Further information may be obtained from Mr Rodney MacFarlane, Property Manager Phone 9843 0395 or Mr Stephen Cullen, Manager Special Projects Phone 9843 0271.

REAL ESTATE MANAGING AGENT – RESIDENTIAL PROPERTY PORTFOLIO

Baulkham Hills Shire Council invites Real Estate Agents to provide residential property management services for 24 urban and rural premises, for a three-year agreement term commencing 1 July 2008.

A written submission containing the following information is required:

Name of Firm; Business Structure & Principals; Property Management Practitioners; Qualifications and Professional Associations; Major Clients; Experience, Expertise and Local Knowledge in the area of residential property; Familiarity with applicable legislation, financial reporting standards and customer satisfaction surveys.

A Fee Schedule (exclusive of GST) which includes:

Commission on Rent, Annual Commission, Letting Fee, Re-letting Fee, Lease Preparation Fee, Statement Fee, Document preparation and attendance at Tribunal Fees, Emergency call-out etc.;

Evidence of Public Liability and Professional Indemnity insurance.

The successful firm will liaise with Council's Building Management Group regarding maintenance and property repair.

Written submissions will be accepted up until 4.00pm on 27 May 2008, addressed to: "Confidential Expressions of Interest – Real Estate Managing Agent – Residential Property Portfolio" Dave Walker, General Manager, Baulkham Hills Shire Council PO Box 75, Castle Hill NSW 1765

Further information may be obtained from Mr David King, Coordinator Lease Administration Phone 9843 0405 or Mr Stephen Cullen, Manager Special Projects Phone 9843 0271.

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.baulkhamhills.nsw.gov.au** and click on 'DA Tracking'.

Proposed Development: Proposed Town House Development

Property Details: Lot 10 and 11 DP 502963, No. 53–55 Showground Road, Castle Hill

Development Application No.: 1777/2008/HB

Applicant: Homeplan Architects

Description: The proposal is for demolition of existing structures and erection of a Town House Development comprising 5 x 3-bedroom and 3 x 2-bedroom dwellings with basement car parking.

Proposed Development: Construction of 4 x 3-bedroom townhouse units and adaptive reuse of a heritage building for commercial purposes

Property Details: Lot 1 DP 1038748 & Lot B DP 420528, 65–67 Old Northern Road, Baulkham Hills

Development Application No.: 1785/2008/HB

Applicant: Arthur Essey

Description: The proposed development is for the construction of 4 x 3-bedroom townhouses and the adaptive reuse of the heritage building for commercial purposes.

Public Exhibition Period for the above applications: 13 May 2008 – 11 June 2008

Submission Deadline: 11 June 2008

Enquiries: Duty Town Planner, 9843 0469

DEVELOPMENT APPLICATIONS RECEIVED

1793/08/ZA	1 Burns Road, Kellyville. A proposed 2 lot subdivision creating proposed lot numbers 201 to 202.
1794/08/ZA	84–88 Cecil Avenue, Castle Hill (Castle Hill Adventist Primary School). A subdivision of Lot 1 for road widening.
329/91/HA/A	27 Woodstock Road, Carlingford. Section 96 modification.
1742/08/HA	8/8 Gladstone Road, Castle Hill. Subdivision of unit 8 to create 2 factory units.
1760/08/HA	173 Bettington Road, Carlingford. Chiropractic and massage centre with parking.
1772/08/HA	2A Acres Road, Kellyville. Use of existing building for finance broking service.
1773/08/HA	1/524 Old Northern Road, Dural. Occupation and fitout of shop as a café/gift shop (Round Corner Plaza).
1764/08/HA	912 Old Northern Road, Glenorie. Removal of all fuel infrastructure, demolition of buildings, remediation of any contaminated soils and validation of the site.
1784/08/HA	Norbrik Drive, Norbrik Business Centre, Bella Vista. Retention and rebranding of 2 existing advertising signs.
1783/08/HA	Norbrik Drive, Norbrik Buisness Centre, Bella Vista. Retention, rebranding and establishment of new advertising signs.
1785/08/HB	65 & 67 Old Northern Road, Baulkham Hills. Townhouse development (4) and additions to Heritage House.
1766/08/HA	518 Windsor Road, Baulkham Hills. Additional car spaces to dental surgery.
1757/08/HA	10–14 Market Lane, Rouse Hill Town Centre, Rouse Hill. Automotive service centre within basement of Centre.

Development Applications Received as at 6 May 2008

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.

1508/08/ZA	5 Arnold Avenue, Kellyville. 1 conventional lot, 1 residue lot and 1 future open space lot.
808/08/ZA	4 Fairway Drive, Kellyville. 18 conventional lots, 1 residue lot, 1 public pathway and drainage link.
1099/08/HC	Corner Sanctuary Drive and Caddies Boulevarde, Rouse Hill. Erection of 12 dwellings and associated subdivision.
816/08/HA/A	2–4 Burbank Place, Baulkham Hills. Section 96 modification to application for fitout and use of commercial offices.
1623/08/HA	14–16 Lexington Drive, Bella Vista. Fitout and occupation of Unit 201 for an office and warehouse.
1405/08/HA	15 Carrington Road, Castle Hill. Mechanical workshop and signage.
1624/08/HA	312 North Rocks Road, North Rocks. Change of use for tiles and bathroom products.
1589/08/HA	8 Gladstone Road, Castle Hill. Occupation of Unit 14A for a distribution warehouse and ancillary office.
1634/08/HD	319 & 320/4 Columbia Court, Baulkham Hills. Commercial office fitout.
1371/08/HD	15/8 Gladstone Road, Castle Hill. Occupation and fitout of Unit 15 for production and distribution.
1444/08/HA	18 Victoria Avenue, Castle Hill. Erection of lifestyle graphics.
1602/05/HB	33–35 Windermere Avenue, Northmead. Demolition of existing buildings and construction of 12 townhouses.
2241/07/HA	**Refusal –** 22 Foxall Road, Kellyville. A home industry for a kitchen manufacturing business.

Development Applications Determined as at 29 April 2008

1600/08/ZC	7 Pleasant Court, Carlingford. 16 strata lots.
475/08/ZB	'Kienda', 114 Manning Road, North Sackville & 689–719 Sackville Ferry Road, Sackville North. 2 rural lots.
1522/08/HD	4–8 Celebration Drive, Bella Vista. Fitout and occupation for a bulky goods premises.
1675/08/HA	309/4 Columbia Court, Baulkham Hills. Podiatry clinic and IT Project Management office.
1220/08/HA	Norbrik Drive, Bella Vista. Commercial development and associated car parking.
955/07/HA/C	3 Columbia Court, Baulkham Hills. Section 96 modification to an approved commercial development.
1602/08/HA	2–8 Lexington Drive, Bella Vista. Use of an existing café within Bunnings.
1601/08/HA	2–4 Burbank Place, Baulkham Hills. Fitout and occupation for commercial offices.
1250/08/HA	6–14 Castle Street, Castle Towers Shopping Centre. Change of use to motor vehicle servicing and removal of existing car wash.
1552/08/HA	2 Kenthurst Road, Dural. Hairdressing salon.

Development Applications Determined as at 6 May 2008

sydneyhills.com.au

NEED TO CONTACT YOUR COUNCIL?

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

Meeting Dates for May 2008

Ordinary Meeting of Council	**Tuesday**	**13/5/2008**	**7.00pm**
Local Traffic Committee Meeting	**Monday**	**19/5/2008**	**2.00pm**
Ordinary Meeting of Council to be held off-site at Riverside Oaks Golf Club	**Tuesday**	**27/5/2008**	**7.00pm**
Audit Committee Meeting	**Thursday**	**29/5/2008**	**7.00pm**

MAKING A SUBMISSION TO COUNCIL? Any person may make a submission to Council. Submissions which contain objections must be specific in their content. All submissions must be addressed to the 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.

www.baulkhamhills.nsw.gov.au