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.

PLANS ON EXHIBITION

PLANNING THE HILLS – EXHIBITION OF THE DRAFT ENVIRONMENT AND LEISURE DIRECTION

Description: To guide the preparation of Council's Template LEP 2010, a Draft Environment and Leisure Direction has been prepared. Informing Council's Local Strategy, the Draft Direction forms part of a suite of strategic work to provide an overall context for the planning and management of development and growth in the Hills, to 2031.

The Draft Environment and Leisure Direction focuses on protecting and managing the Shire's environment and leisure spaces to achieve high quality, accessible and well-connected areas for community recreation and enjoyment. The Direction also seeks to facilitate community interaction in the public domain, conserve the Shire's diversity of plants and animals, and protect Aboriginal cultural heritage from the impacts of development.

Public exhibition period: Tuesday 10 June 2008 to Friday 11 July 2008.

Submission Deadline: Friday 11 July 2008.

Enquiries: Bronwyn Lyle, Senior Forward Planner 9843 0511 or **www.baulkhamhills.nsw.gov.au/Planning-the-Hills**

EXHIBITION OF DRAFT AMENDMENTS TO BAULKHAM HILLS LOCAL ENVIRONMENTAL PLAN 2005 – HOUSEKEEPING (2)

Description: The draft Plan proposes minor amendments to Baulkham Hills LEP 2005 written instrument and map as follows:

- The rezoning of a number of properties to be consistent with their current, or more appropriate land use:
  - No. 9 Pellitt Lane, Dural;
  - Lot 2 DP 1023013 and Lot 13 DP 878984, York Road, Kellyville;
  - The affected road widening portion of Nos 758, 760, 762, 766, 768, 770, 772 and 774 Old Northern Road, Middle Dural;
  - Lot 1919 DP 1036205, Lot 20 DP 1069629 & Lot 27 DP 1077850, President Road, Kellyville;
  - No. 22Z Isobell Avenue, West Pennant Hills.
- Other minor zoning amendments to correct discrepancies;
- To revise clause 9 – Complying Development to make specific reference to Baulkham Hills Development Control Plan;
- Amendment to clause 30 – Land affected by geotechnical hazard to reflect geotechnical sites being highlighted with cross-hatching to be consistent with the LEP maps;
- Amendments to Schedule 1 – Heritage Items to correct property descriptions;
- Amendment to Schedule 2 – Exempt Development with respect of business identification signs;
- Amendment to Schedule 6 – Additional Development On Certain Land to update the property description for 2 Schwebel Lane, Glenorie.

Public exhibition period: Tuesday 24 June 2008 to Tuesday 22 July 2008.

Submission Deadline: Tuesday 22 July 2008.

Enquiries: Rob Sherry, Senior Forward Planner 9843 0269.

Location of Exhibition: Council's Administration Centre and Vinegar Hill Memorial Library at 29 Main Street, Rouse Hill (opening hours – Mondays to Wednesdays: 10am to 6pm, Thursdays: 10am to 9pm, Fridays: 10am to 6pm, Saturdays: 10am to 5pm, Sundays: 1pm to 5pm).

PUBLIC NOTICE

PARKING RESTRICTIONS NOW APPLY AT ROUSE HILL

Parking restrictions in and around the New Rouse Hill will commence on Monday 30 June 2008 and Baulkham Hills Shire Council is reminding all residents to re-check where they park to avoid a parking fine.

Council will be working together with the New Rouse Hill to enforce parking restrictions in and around the area.

To avoid parking fines residents should be aware of the following:

- Time-limited parking, no standing, no stopping and other regulatory signs will be enforced.
- Before leaving your vehicle, recheck the signage as a visual inspection outside the vehicle is more effective than reading the sign from the car.
- When parked in time-limited spaces, take into account the activity that is going to be conducted during this duration, for example an appointment can go overtime resulting in overstaying the legal limit.
- Particular vigilance will be paid to disabled parking spaces and school zones.

For more information contact Council on 9843 0555, visit the RTA's website at **www.rta.nsw.gov.au** or Council's website at **www.baulkhamhills.nsw.gov.au**

SHOP-FRONT AWNING AUDIT PROGRAM

- **Does your business have a shop-front awning?**
- **Have you had a recent awning audit by an engineer to asses its structural safety?**

Following a tragic accident in the Manly Municipality last year, Baulkham Hills Shire Council is taking a proactive approach to community safety by implementing a Shop Awning Safety Program.

Business owners are required to obtain a certificate from a Structural Engineer specialising in shop awning construction, certifying the safety and workmanship of their awning, and submit the certificate to Council.

Enquiries: Council's Development Monitoring team on 9843 0288 or visit Council's website **www.baulkhamhills.nsw.gov.au**

GRANTS 2008/2009

HERITAGE ASSISTANCE FUND

Description: At its meeting of 10 June 2008, Council considered applications received under the Heritage Assistance Fund and resolved pursuant to Section 356 of the *Local Government Act,* to advertise its intention to provide grant assistance to the owners of 13 heritage-listed properties. The proposed grants total approximately $20,466.65 and are to be used for specific heritage conservation projects as follows:

1. **"Kenthurst Literary Institute" 131 Kenthurst Road, Kenthurst**
   Funding($158.00) be granted.
2. **"Mount Saint Francis" 8 Greyfriar Place, Kellyville**
   Funding ($1375.00) be granted.
3. **"Fernleigh" 256 North Rocks Road, North Rocks**
   Funding($2000.00) be granted pending the submission and approval of a development application.
4. **House, 215 Windsor Road, Northmead**
   Funding ($2000.00) be granted.
5. **"Dogwoods" 74 Showground Road, Castle Hill**
   Fundingup to the value of $2000.00 be granted subject to the submission of a second quote.
6. **"Yalta" 45 Hezlett Road, Kellyville**
   Funding($2000.00) be granted.
7. **"Rosedale" 55 Nelson Road, Nelson**
   No funding be granted.
8. **"Longstone House" 15 Mount View Road, Glenorie**
   Fundingbe granted subject to the submission of a second quote.
9. **House, 175 Windsor Road, Northmead**
   Funding($900.00) be granted.
10. **"Glenhope" 113 Castle Hill Road, West Pennant Hills**
    Funding ($2000.00) be granted.
11. **House, 1/227 Windsor Road, Northmead**
    Funding($2000.00) be granted.
12. **"Bellerive" 164–166 Excelsior Avenue, Castle Hill**
    Fundingbe granted subject to the submission of second quotes.
13. **House, 19 Langford Smith Close, Kellyville**
    Funding($2000.00) be granted.
14. **"Garthowen" 14 Garthowen Crescent, Castle Hill**
    Funding($2000) be granted.
15. **House, 108 Old Castle Hill Road, Castle Hill**
    No fundingat this stage until the applicant has regularised unauthorised building work and addressed the eligibility criteria.

Public exhibition period:
Tuesday 24 June 2008 to Tuesday 22 July 2008.

Submission Deadline: Tuesday 22 July 2008.

Enquiries and detailed information on the proposed works for each property:
Kate Clinton, Forward Planning Coordinator 9843 0129.

DAs RECEIVED

2017/08/ZA	55–57 Gindurra Avenue, Castle Hill. A proposed subdivision creating 2 lots using proposed lot numbers 71–72.
1998/08/HA	14–16 Lexington Drive, Bella Vista. Office fitout.
2072/07/HB/B	20 Mungerie Road, Beaumont Hills. Permission to use St. Gregorys Armenian School for a temporary place of worship.
1984/08/HC	361–365 North Rocks Road, North Rocks. Reburbishment of existing building and construction of new carpark.
1982/08/HD	1.03/14–16 Lexington Drive, Bella Vista. Doctor's surgery.
692/08/HA/A	Coonara Avenue, West Pennant Hills (IBM). Relocation of proposed cooling towers.
2011/07/HB/A	Norbrik Drive, Bella Vista. Section 96 modification to Norbrik Shopping Centre.
1956/08/HA	1 Packard Avenue, Castle Hill. Car yard building.

Development Applications Received as at 17 June 2008.

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.

1231/08/ZB	8–12 Barker Street, Beaumont Hills. Three conventional lots.
1498/08/ZA	21 Pearce Street, Baulkham Hills. Two conventional lots.
1706/08/HA	Common property, 1 Terminus Street, Castle Hill. Signage.
1115/08/HA	228–230 Annangrove Road, Annangrove. A dam.
2602/04/HB/A	22 Oakes Road, West Pennant Hills. Section 96 modification to attached dual occupancy development with shared carriageway.
2585/04/HB/A	20 Oakes Road, West Pennant Hills. Section 96 modification to attached dual occupancy development with shared carriageway.
1890/07/HA/B	340A North Rocks Road, North Rocks. Section 96 modification to additional signage for Westfield North Rocks.
602/08/HC	340 Annangrove Road, Rouse Hill. Industrial development and community title subdivision.
1432/08/HA	34, 36 & 56/5 Inglewood Place, Baulkham Hills. Occupation of units 34, 36 and 56 within an existing commercial complex.
1862/08/HA	Windsor Road, Rouse Hill Town Centre - A liquor licence for "Thai Splendid" restaurant.
496/08/HC	43–53 Kenthurst Road, Kenthurst. Construction of playing courts, sports pavilion building, external works and expansion of sports field for The Hills Grammar School.

Development Applications Determined as at 17 June 2008.

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: Section 96(2) Modification to an Approved Attached Dual Occupancy

Property Details: Lot 2 DP 136018, No. 417 Windsor Road Baulkham Hills

Development Application No: 1434/2007/HB/A

Applicant: C Petro Design and Drafting Services

Description: The proposed modification includes enclosure of the first floor balcony, changes to external wall alignment and amendment to external finishes.

Public Exhibition Period for the above applications:
24 June 2008–8 July 2008.

Submission Deadline: 8 July 2008.

Enquiries: Duty Town Planner, 9843 0469.

Proposed Development: Use of Heritage Building for the Purpose of a Hairdressing Salon.

Property Details: Lot 1 DP 1039914, No. 19 Langford Smith Close, Kellyville

Development Application No: 2026/2008/HB

Applicant: Mr Steve Kavanagh

Description: The applicant seeks approval for the occupation and fitout of a heritage building for the use of a hairdressing salon, and construction of a carpark for eight vehicles. The applicant is relying on Council's Heritage Provisions to permit the use upon the subject site.

Proposed Development: Alterations and Additions to Hills District Bowling Club for an Outdoor Smoking Area

Property Details: Lot 39–45 Sec 2, DP 2489, Lot Z DP 400638 and Lot 4 DP 1108855, No. 6–18 Jenner Street Baulkham Hills

Development Application No: 1949/2008/HB

Applicant: Merlot Constructions (Aust) Pty Ltd

Description: The proposed works include demolition of existing windows and ceiling and conversion of an existing internal area of the club into an outdoor smoking area.

Public Exhibition Period for the above applications:
24 June 2008–25 July 2008

Submission Deadline: 25 July 2008.

Enquiries: Duty Town Planner, 9843 0469

Meeting Dates for June 2008

Ordinary Meeting of Council

Tuesday 24/6/2008 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.

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 **Fax:** 9843 0409
After hours emergency telephone: 0412 705 090
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

www.baulkhamhills.nsw.gov.au