# 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.*

## TENDER – PURCHASE OF LAND

**Tender for Purchase 08/15 – No. 418 Withers Road, Kellyville**

Tenders are invited from interested and financially sound companies or consortia to enter into a Contract to purchase vacant land owned by Council at Withers Road, Kellyville. The land to be sold is Proposed Lot 102 in a subdivision of Lots 1 & 2 in Deposited Plan 801012, and Lot 12 in Deposited Plan 588472, known as 418 Withers Road, Kellyville.

The area of proposed Lot 102 (subject to final survey) is 25.95 hectares. At a meeting held on 25 March 2008, Council considered a Report on the land which is zoned residential 2(a) and resolved that it be offered for sale by public tender.

The subject site includes the former Waste Transfer Station and is constrained by Flora & Fauna issues as well as localised site contamination. The site adjoins the Kellyville Netball Complex.

Submissions will be received up to 4.00pm, Tuesday 17 June 2008. Tenders will only be received by placement in the Tender Box located within the Foyer of Council's Administration Centre. Late tenders will not be accepted.

A copy of the 'Request for Tender' documentation that includes the Contract details, Information for Tenderers, Conditions of Tender and Tender Return Schedule is available for inspection at the Customer Service Centre, Administration Building, 129 Showground Road, Castle Hill, or can be downloaded from Council's website **www.baulkhamhills.nsw.gov.au** Tender documents can be purchased at a charge of $220.

All enquiries should be directed to either:
Mr Stephen Cullen, Manager – Special Projects on 9843 0271, Mobile 0412 546 907 or email **scullen@bhsc.nsw.gov.au** or Mr Laurie Doorey, Manager – Property Development on 8853 1909, Mobile 0412 546 930 or email **ldoorey@bhsc.nsw.gov.au**

## DRAFT AMENDMENT – BHLEP 2005

**TITLE:** 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, corner of Carrington and Showground Roads, Castle Hill, and Castle Hill Library, corner of Castle Street and Pennant Street, Castle Hill.

**SUBMISSION DEADLINE:** Friday 27 June 2008.

**ENQUIRIES:** Joel Carson, Phone: 9843 0396.

## PUBLIC NOTICE

**PROPOSED ROADS NAMING – BALMORAL ROAD RELEASE AREA, KELLYVILLE**

In accordance with the Roads Act 1993, notice is given that Baulkham Hills Shire Council is to consider and approve the street naming for all new public roads to be created in the Balmoral Road Release Area.

A plan of the proposed roads to be named is available at Council's Customer Service Centre in the Council Chambers Administration building between 8.30am and 4.30pm, Monday to Friday or on Council's website **www.baulkhamhills.nsw.gov.au** under Major Plans on Exhibition. Any person may lodge a written submission with Council within a period of one month of the date of publication of this notice (Closing Date 17 June 2008). Any objection to this proposal should detail the reasons for such objection.

For further enquiries contact Council's Subdivision Technical Officer, Ms Sandra Tassone on 9843 0290.

## DEVELOPMENT CONTROL PLAN

**Baulkham Hills DCP Part C Section 8 – Business**

**DESCRIPTION:** Council resolved at its meeting of 22 April 2008 to adopt Draft Amendments to Part C Section 8 – Business of Baulkham Hills Development Control Plan. The amendment will come into force on the date of publication of this notice.

**DESCRIPTION OF AMENDMENT:** The draft plan amends Baulkham Hills Development Control Plan (BHDCP) Part C Section 8 – Business by inserting site specific development controls for the Wrights Road Town Centre with respect to site contamination, building setbacks, vegetation protection, pedestrian linkages, car parking, vehicular access, civic space and the built form. This Section of BHDCP will be available to view on Councils website under Development. The material will also be available to view and purchase from Council's Administration Centre.

**ENQUIRIES:** Senior Forward Planner, Robert Sherry 9843 0269

## DRAFT DEVELOPMENT CONTROLS

**EXHIBITION OF DRAFT DEVELOPMENT CONTROLS FOR RURAL AREA**

Draft Amendments to Baulkham Hills Development Control Plan Part C Section 1 – Rural

**DESCRIPTION:** Council resolved at its meeting of 22 April 2008 to prepare and exhibit an amendment to Part C Section 1 – Rural of BHDCP. The purpose of the draft DCP is to provide clearer guidelines for the development and assessment of land uses in the rural area. These land uses include:

- Agricultural products establishments;
- Farm dams;
- Filling of land;
- Intensive horticultural establishments;
- Intensive animal industry;
- Landscape supply establishment;
- Retail/wholesale plant nurseries;
- Rural industries;
- Rural sheds;
- Rural fencing;
- Rural workers dwellings;
- Rural-residential development; and
- Tennis courts.

This amendment will result in a number of Sections of BHDCP being combined into one Section. The Sections being combined as part of this amendment are Part C Section 1 – Rural 1(a), 1(b), 1(c), Part C Section 2 – Rural 1(d) and Part E Section 4 – Cnr Schwebel Lane & Old Northern Road.

**PUBLIC EXHIBITION PERIOD:** The draft Section of the DCP is on exhibition from Tuesday 3 June 2008 to Friday 4 July 2008 at the following locations:

- Customer Service Centre of Council's Administration Complex: cnr Carrington and Showground Roads, Castle Hill.
- Vinegar Hill Memorial Library, 29 Main Street, Rouse Hill Town Centre. The library opening hours are: Monday to Wednesday and Friday 10.00am to 6.00pm, Thursday 10.00am to 9.00pm, Saturday 10.00am to 5.00pm and Sunday 1.00pm to 5.00pm.

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 4 July 2008.

**ENQUIRIES:** Mr Robert Sherry, Senior Forward Planner on 9843 0269.

## DRAFT SECTION 94 CONTRIBUTIONS PLAN

**Draft Section 94 Contributions Plan No. 13 – North Kellyville Precinct**

**DESCRIPTION:** Council resolved at its meeting of 8 April 2008 to exhibit the draft Section 94 Contributions Plan No. 13 – North Kellyville Precinct. The purpose of the draft contributions plan is to ensure the provision of community and recreation facilities to address the needs of the future population of the North Kellyville Precinct release area.

The exhibition of the draft contributions plan is occurring concurrently with the draft North Kellyville Precinct Planning package prepared by the Growth Centres Commission.

**PUBLIC EXHIBITION PERIOD:** Wednesday 4 June 2008 to Friday 4 July 2008.

**PUBLIC EXHIBITION LOCATIONS:**

- Customer Service Centre of Council's Administration Building, Cnr Carrington and Showground Roads, Castle Hill between the hours of: 8.30am–4.30pm weekdays.
- Castle Hill Library, Cnr of Castle and Pennant Streets, Castle Hill between the hours of:
  Mon–Fri: 10am–8pm; Sat: 10am–5pm; Sun: 1pm–5pm
- Vinegar Hill Memorial Library, 29 Main Street, Rouse Hill between the hours of:
  Monday: 10am–6pm; Tuesday: 10am–6pm;
  Wednesday: 10am–6pm; Thursday: 10am–9pm;
  Friday: 10am–6pm; Saturday: 10am–5pm; Sunday: 1pm–5pm
- Growth Centres Commission, Level 5, 10 Valentine Avenue, Parramatta between the hours of: 9am–5pm weekdays.
- Department of Planning, 23–33 Bridge Street, Sydney between the hours of: 9am–5pm weekdays.

**SUBMISSION DEADLINE:** Friday 4 July 2008.

**ENQUIRIES:** Dana Quintal on 9843 0390.

## EXPRESSIONS OF INTEREST

**Expressions of Interest from Freelance Arts Facilitators**

Call for Expressions of Interest from Freelance Arts Facilitators (visual art, sculpture, video, music and/or digital practices)

**North West Rural Youth Arts Project**
**Baulkham Hills Shire Council**

Baulkham Hills Shire Council's Cultural Development Program is seeking Expressions of Interest (EOI) from suitably skilled and qualified freelance creative professionals with experience and interest in Community Cultural Development (CCD) projects.

The following three freelance roles are called for, to take up contracted work on the project:

**1 x Multi-Media/Arts Facilitator**
(must have skills in digital media as well as arts)

**2 x Arts Assistant Facilitators**
(any media, must be a resident of the Baulkham Hills Shire Local Government Area)

The Arts Facilitators will be required to work as a team under the leadership of a CCD Project Coordinator to implement a youth art and media workshop program. The program will be managed through a Council Project Group in consultation with a Community Advisory Committee. The project will run between June 2008 and February 2009 in the Baulkham Hills Shire.

All Expressions of Interest (EOI) must respond to the North West Rural Youth Project Worker Briefs which are available from the Cultural Development Coordinator:
Telephone: 9843 0199 Email: **sslough@bhsc.nsw.gov.au**
or from Council's website: **www.baulkhamhills.nsw.gov.au**

EOI's can be emailed to **sslough@bhsc.nsw.gov.au** or delivered to: North West Rural Youth Arts Facilitators EOI

**Attention:** Stuart Slough, Community Planning, Baulkham Hills Shire Council, 129 Showground Road, Castle Hill NSW 2154

**All Expressions of Interests are due by 4pm Friday 20 June 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 June 2008

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|---|---|---|---|
| Ordinary Meeting of Council | **Tuesday** | **10/6/2008** | **7.00pm** |
| Local Traffic Committee Meeting | **Monday** | **16/6/2008** | **2.00pm** |
| 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.

**www.baulkhamhills.nsw.gov.au**

# Baulkham Hills Shire Council

## 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:** SEPP (Housing for Seniors or People with a Disability) – Residential Care Facility

**Property Details:** Lot 4 DP 32271, Nos. 71–83 Samantha Riley Drive, Kellyville

**Development Application No:** 1902/2008/HB

**Applicant:** Moran Health Care Group

**Description:** The proposal is for the construction of a 252-bed 'residential care facility' and a day respite centre for the aged with associated hydrotherapy pool, basement car parking, communal and service areas.

**Proposed Development:** Proposed Building Supply/Hardware Facility and Bulky Goods Retail Premises

**Property Details:** Lot 1 DP 657013 & Lot 1 DP 660382, Nos. 21 & 23 Victoria Avenue, Castle Hill

**Development Application No:** 1857/2008/HB

**Applicant:** Restifa & Partners P/L

**Description:** The proposal is for the demolition of existing structures on site and the construction of a building supply/hardware facility and bulky goods retail centre, comprising two (2) levels of hardware and bulky goods retail floor area, one (1) level of basement car parking and a rooftop car park. Vehicular access will be provided from Carrington Road (ingress only), Salisbury Road (egress only) and Victoria Avenue (ingress and egress).

**Public Exhibition Period for the above applications:** 3 June 2008 – 2 July 2008

**Submission Deadline:** 2 July 2008.

**Enquiries:** Duty Town Planner on 9843 0469.

## DEVELOPMENT APPLICATIONS RECEIVED

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| **1916/08/ZB** | 276 Annangrove Road, Annangrove. A proposed subdivision creating 2 lots, using proposed lot numbers 401–402. |
| **1924/08/ZA** | Lot 907 Lavender Avenue, Kellyville. A 6 lot subdivision. |
| **1905/08/HA** | 281 Old Northern Road, Castle Hill. Yoga centre and signage. |
| **1176/06/HA/A** | 162 Excelsior Avenue, Castle Hill. Section 96 modification to proposed child care centre. |
| **1885/08/HA** | 2 Century Circuit, Baulkham Hills. Consent to use auditorium and associated facilities for commercial hiring at the Hillsong Church. |
| **1890/07/HA/B** | 340A North Rocks Road, North Rocks. Section 96 modification for external signage to First Choice Liquor Store. |
| **1888/08/HA** | 4–6 Celebration Drive, Bella Vista. Signage. |
| **1896/08/HA** | 2 Burbank Place, Baulkham Hills. Proposed fitout and use of part level 1. |

**Development Applications Received as at 27 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.

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| **1511/08/ZA** | 27 & 29 Mile End Road, Rouse Hill. Two lot subdivision. |
| **1727/08/HA** | Dural Village Shopping Centre, 644 Old Northern Road, Dural. Extension of existing pharmacy into Shop 5. |
| **1676/08/HD** | 1/2–4 Burbank Place, Baulkham Hills. Occupation and fitout for Huxley Homes. |
| **3308/03/HA/C** | 3–5 Showground Road, Castle Hill. Section 96 modification to trading hours of McDonalds. |
| **1469/08/HA** | Windsor Road, Rouse Hill Town Centre. Liquor licence for 'Wok on Inn' restaurant. |
| **3221/02/HA/D** | Cnr. Millcroft Way & Windsor Road, Beaumont Hills. Section 96 modification to redevelopment of 'Kellyville Pets.' |
| **794/08/HA** | 41/24–32 Lexington Drive, Bella Vista. Conversion of existing warehouse into a food premises. |

**Development Applications Determined as at 20 May 2008**

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|---|---|
| **1351/08/ZA** | Lot B Memorial Avenue, Kellyville. Lot 1 – future residential purposes and Lot 2 – residue allotment. |
| **1680/08/ZA** | 379 North Rocks Road, Carlingford. 2 conventional lots. |
| **1794/08/ZA** | 84–88 Cecil Avenue, Castle Hill. 1 residue lot. |
| **2029/07/ZA** | 194Z Glenhaven Road, Kellyville (Cattai Creek Conservation Area). 1 lot for road reserve. |
| **1678/08/HA** | 2–4 Burbank Place, Baulkham Hills. Occupation and fitout for NSW Department of Commerce. |
| **1769/08/HD** | 153/24–32 Lexington Drive, Bella Vista.Signage for 'Rent-A-Space' self storage. |
| **1422/08/HA** | 8 Gladstone Road, Castle Hill. Pylon sign. |
| **1838/08/HD** | 402/5 Celebration Drive, Bella Vista. Occupation and fitout for Norwest Association. |
| **1791/08/HA** | 24 Arnold Avenue, Kellyville. Demolition of a shed and construction of storage rooms and a fence. |
| **286/08/HC** | 71 Foxall Road, Kellyville. Change of use for a Place of Worship and caretaker's dwelling, construction of parking areas and a maintenance shed. |
| **2177/06/HA/C** | 29–31 Lexington Drive, Bella Vista. Section 96 modification to an approved commercial development. |
| **1699/08/HA** | Common Property, 10 Hudson Avenue, Castle Hill. Advertising signage. |
| **1788/08/HA** | **Withdrawn –** Windsor Road, Rouse Hill Town Centre. Occupation of shop for 'Spendless Shoes'. |

**Development Applications Determined as at 27 May 2008**

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