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.

PUBLIC NOTICE
DEVELOPMENT APPLICATION/DEVELOPMENT PROPOSAL
ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

Designated Development Extractive Industry:

Lot 1 DP 595538, No. 4624 Old Northern Road, Maroota

Applicant: Etra Pty Ltd as trustee for PF Formation Trust

Consent Authority: Baulkham Hills Shire Council

In accordance with Clause 79 of the *Environmental Planning & Assessment Act, 1979*, notice is hereby given that Council is in receipt of Development Application No.2030/2008/HE, prepared by DFA Consultants on behalf of Etra Pty Ltd as Trustee for PF Formation on the above property.

The development is defined as a "Designated Development" under Schedule 3 of the Environmental Planning & Assessment Regulation, 2000.

The proposal includes, but is not limited to, the following:

- Clearing of vegetation prior to extraction;
- Extraction of friable sandstone to an average depth of approximately five (5) metres;
- Screening of the sandstone on-site or loading and transport of the extracted material via articulated vehicles to the processing plant located on Lot 198;
- Processing and stockpiling of sand at the existing central wash plant in accordance with the existing consent for the operation;
- Transport of the product off-site in accordance with the existing consent; and
- Rehabilitation of the extracted area on the site to create an integrated continuous landform across all extracted areas as the basis for productive future use.

The Development Application and Environmental Impact Statement (EIS) are available for public inspection from 8 July 2008 until 8 August 2008 at the following places:

- Department of Planning, 3 Marist Place, Parramatta;
- Department of Planning, 23–33 Bridge Street, Sydney;
- Council's Customer Service Centre, Council's Administration Centre, between the hours of 8.30am and 4.30pm weekdays;
- Dural Public Library;
- Maroota Resource Centre, Maroota Public School.

Any person may make a submission in writing to Council in relation to the development application, and where a submission is made by way of an objection the grounds of that objection must be specified. Submissions are to be received no later than 8 August 2008. The planner responsible for the application is Kristine McKenzie who can be contacted on 9843 0319.

Any person who makes a submission by way of an objection and who is dissatisfied with the determination, if the Council were to grant consent to the Development Application, may appeal to the Land & Environment Court in accordance with Section 98 of the Environmental Planning & Assessment Act, 1979. However, if a Commission of Inquiry is held, the Minister's determination of the application is final and is not subject to Appeal.

DRAFT POSITIVE AGEING STRATEGY

Council at its meeting on Tuesday, 24 June 2008 adopted that the Draft Positive Ageing Strategy be publicly exhibited for a period of 28 days. Baulkham Hills Shire Council works in partnership with many organisations and the Shire's residents, workers and visitors to create and maintain a senior friendly community.

The Draft Positive Ageing Strategy was developed by Council in partnership with the community. The plan will focus on the promotion of positive ageing strategies within the Shire, and will provide a strategic approach to addressing the needs and aspirations of people to continue to participate in their community as they age.

Council is seeking comment on the draft plan which may be reviewed at the Council's Service Centre, 129 Showground Road, Castle Hill and at Council's libraries. It is also available on Council's website at **www.baulkhamhills.nsw.gov.au** Further information may be obtained by contacting Gaynor Corfield, Council's Community Planning Coordinator, on 9843 0361.

All comments received will be considered by Council in the finalisation of the plan. Please forward written responses to the General Manager, Baulkham Hills Shire Council by 5.00pm on Monday 4 August 2008.

DRAFT AMENDMENT

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.

Copies of all draft Plan will be available to view on Council's website under Major Plans on Exhibition. The material will also be available to purchase from Council's Administration Centre.

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: Stage 5 Extensions to the Hills Homemaker Centre for Bulky Goods Retailing including Partial Closure of Hudson Avenue.

Property Details: Lot 1 DP 1113271 & Lot 1 DP 1067090, Nos. 16 and 18 Victoria Avenue, Castle Hill & Hudson Avenue, Castle Hill

Development Application No: 2064/2008/HB

Applicant: Restifa & Partners Pty Ltd

Description: The proposal involves partial closure of Hudson Avenue (towards the Victoria Avenue intersection) and the construction of Stage 5 Extensions to the Hills Homemaker Centre (rebranded as the Supa Centre). These extensions include connection of the existing southern and northern buildings, replacing part of Hudson Avenue, for bulky goods retailing, roof-top car parking, additional basement car parking and landscaping works.

Proposed Development: Proposed Modification to an Approved Villa Development

Property Details: Lot A DP 36394, 21–23 Prince Street, Oatlands

Development Application No: 2006/2006/HB/A

Applicant: Maurice Melan

Description: It is proposed to modify the approved villa development on the subject property by rectifying the typographical errors relating to levels on the approved plans, reconfiguring the floor layout for Units 1–5 inclusive and providing a fence to the Prince Street frontage to delineate the public and private areas.

Public Exhibition Period for the above applications: 8 July 2008 – 6 August 2008

Submission Deadline: 6 August 2008

Enquiries: Duty Town Planner, 9843 0469

DAs RECEIVED

2056/08/ZB	11 Castle Hill Road, West Pennant Hills. A proposed 2-lot subdivision creating lots 21 and 22.
2057/08/ZD	Norbrik Drive, Bella Vista. A proposed community title subdivision creating 3 lots, using proposed lot numbers 100–102.
2058/08/ZC	Norbrik Drive, Bella Vista. A proposed strata subdivision to create 46 lots using proposed lot numbers 1–46.
2062/08/ZA	29 Fairway Drive, Kellyville. A proposed subdivision creating 2 lots, using proposed lot numbers 3 and 4.
2072/08/ZA	11 Fairway Drive, Kellyville. A 2-lot Torrens subdivision creating proposed lots 61 and 62.
2076/08/ZA	2A Burns Road, Kellyville. A proposed subdivision creating 15 lots using proposed lot numbers 1001–1015.
2030/08/HE	4624 Old Northern Road, Maroota. Extraction of sand from part of Lot 1 DP 535538 and recontouring of site.
2034/08/HA	25 Terminus Street, Castle Hill. Body shaping studio.
2036/08/HA	36 Carrington Road, Castle Hill. Increase in numbers of children from 59 to 65.
2044/08/HA	11–13 Solent Circuit, Baulkham Hills. Conversion of gymnasium in the existing Glaciarium into offices and meeting rooms.
2041/08/HA	317 Windsor Road, Baulkham Hills. Retailing of Persian rugs.
178/04/HB/B	220–230 Old Northern Road, Castle Hill. Section 96 modification to residential apartments.
1660/08/HA/A	5/16 Adelphi Street, Rouse Hill. Section 96 modification to hairdressing salon fitout.
2047/08/HA	16/6 Victoria Avenue, Castle Hill. Occupation for a performing arts studio.
2059/08/HA	10–14 Market Lane, Rouse Hill Town Centre. Fitout of community college and training rooms.
2070/08/HD	24 Lexington Drive, Norwest Business Park. Internal partitions to commercial office.
2067/08/HD	29–31 Lexington Drive, Norwest Business Park. Office fitout, internal walls only.
2065/08/HA	1 Gibbon Road, Winston Hills. Occupation of an industrial premise for manufacture of plastic components including fitout.
2006/06/HB/A	21–23 Prince Street, Oatlands. Section 96 modification to villa development.

Development Applications Received as at 1 July 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

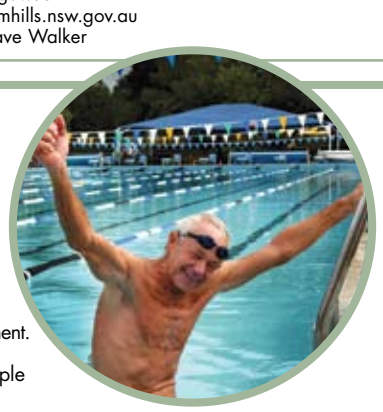
Meeting Dates for July 2008

Ordinary Meeting of Council	**Tuesday**	**8/7/08**	**7.00pm**
Local Traffic Committee Meeting	**Monday**	**21/7/08**	**2.00pm**
Ordinary Meeting of Council	**Tuesday**	**22/7/08**	**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.



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