The Hills Shire Council
Development Applications and Public Notices

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.

647/2011/ZB	Lot 6 DP 27031, 6 Curtis Road, Kellyville – An 18-lot subdivision.
870/2009/HD/A	Lot 10 DP 1112363, 194 Glenhaven Road, Glenhaven – Section 96(2) modification to an approved temporary portable prayer facility.
1734/2010/HD	Lot 19 DP 514213, 26B Old Northern Road, Baulkham Hills – Fitout of an existing commercial building for an educational establishment.
761/2011/HA	Lot 1 DP 137432, 355–357 Windsor Road, Baulkham Hills – Construction of new KFC restaurant, signage, landscaping and car parking.
1190/2011/HA	Lot 24 SP 82294, 102/9 Norbrik Drive, Bella Vista – Fitout for a Class 9a licensed day procedure with 2 operating suites and recovery room.
1193/2011/HA	Lot 600 DP 102541, 6–14 Castle Street, Castle Towers Shopping Centre – Alterations to loading dock for K-Mart.
1223/2011/HA	Lot 5072 DP 878258, Norwest Marketown, 4 Century Circuit, Baulkham Hills – Fitout for discount vitamin store.
1225/2011/HA	Lot 47 SP 70693, 47/9 Hoyle Avenue, Castle Hill – Fitout for a training facility with associated showroom.
1284/2011/HA	Lot 199 DP 752020 Castle Hill Showground Reserve No. 129, 131Z Showground Road, Castle Hill – Temporary erection of tent for youth conference.
371/2011/HA	Withdrawn – Lot 1 DP 253754, 24 Barclay Road, North Rocks – Change of use of existing dwelling to a health care premises.
1167/2009/HA	Refused – Lot 100 DP 709572, 134–138 Seven Hills Road, Baulkham Hills – Construction of an automated car wash at petrol station.

DEVELOPMENT APPLICATIONS RECEIVED

1353/2011/ZB	Lot 61 DP 224917, 10 Arnold Avenue, Kellyville – A 20-lot subdivision over 2 stages.
1360/2011/ZA	Lot 4 DP 27031, 2 Curtis Road, Kellyville – A 3-lot subdivision.
1369/2011/ZA	Lot 100 DP 589735, 61 Oratava Avenue, West Pennant Hills – A 2-lot subdivision.
241/2011/ZB/A	Lot 9 DP 597048, 48 Range Road, West Pennant Hills – A Section 96(1A) modification to an approved subdivision.
1355/2011/HA	Lot 13 DP 253653, 101 Oakes Road, Carlingford – A bed and breakfast establishment.
1363/2011/HA	Lot 2 DP 564211, 173 Maguires Road, Maraylya – Agricultural products establishment.
1365/2011/HA	CP SP 31594 Common Property, 1 Terminus Street, Castle Hill – Signage.
1368/2011/HA	Lot 2 DP 1103859, 19 Arnold Avenue, Kellyville – Landfill.
1373/2011/HA	Lot 1 DP 996639, 93–95 Baker Street, Carlingford – A boarding house.
1361/2011/HB	Lot 102 DP 242330, 157 Merindah Road, Baulkham Hills – Construction of 4 townhouses under the provisions of SEPP (Affordable Rental Housing) 2009.
1376/2011/HD	Lot 13 DP 135351, 46 Windsor Road, Kellyville – Fitout for a real estate office and additions to building.
1374/2011/JP	Lot 1 DP 554972, RMB 49A Windsor Road, Kellyville – Staged development for construction of 86 dwellings.

DEVELOPMENT PROPOSALS

In accordance with Clause 10 of the Baulkham Hills Local Environmental Plan 2005, notice is given that Council has received the following advertised development application for which Council is the consent authority. The application, 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 these applications by visiting Council's website **http://www.thehills.nsw.gov.au** and click on DA Tracking.

Proposed Development: An integrated housing development and part community title subdivision creating 32 lots/dwellings including private road over 3 stages.

Property Details: Lot 1B DP 388319 Memorial Avenue, Kellyville NSW 2155.

Development Application No: 1346/2011/ZE.

Applicant: North Western Surveys Pty Ltd.

Description: An integrated housing development and part community title subdivision creating 32 lots/dwellings including private road over 3 stages. Stage 1 creates 8 lots/dwellings numbered 101 to 108. Stage 2 creates 15 lots/dwellings numbered 2 to 16 and new private road. Stage 3 creates 9 lots/dwellings numbered 201 to 209.

Public Exhibition Period: 26 April 2011 to 26 May 2011.

Submission Deadline: 26 May 2011.

Enquiries: Duty Subdivision Officer – 9843 0374.

Notice is given that Council has received the following advertised development application for which Council is the consent authority. The application is classed as nominated integrated development under the *Environmental Planning and Assessment Act 1979* as approval is required from the NSW Office of Water under the provisions of the *Water Management Act 2000*. The application, 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 **http://www.thehills.nsw.gov.au** and click on DA Tracking.

Proposed Development: A subdivision creating 20 lots over 2 stages including demolition and road.

Property Details: Lots 61 and 62 DP 224917, 10 and 12 Arnold Avenue, Kellyville NSW 2155.

Development Application No: 1353/2011/ZB.

Applicant: Proust And Gardner Consulting Pty Ltd.

Description: A subdivision creating 20 lots over 2 stages including demolition and road. Stage 1 creates 15 residential lots numbered 201 to 215, 1 residue lot numbered 200 and new road. Stage 2 creates 4 residential lots numbered 216 to 219, 1 residue lot numbered 200 and new road.

Public Exhibition Period: 26 April 2011 to 26 May 2011.

Submission Deadline: 26 May 2011.

Enquiries: Duty Subdivision Officer – 9843 0374.

PUBLIC EXHIBITIONS

Title: Draft The Hills Local Environmental Plan 2010 And Related Projects .

Description: Council has prepared a new Local Environmental Plan for the whole of the Shire, with the exception of land in the North Kellyville Growth Centre. The plan is known as the Draft The Hills Local Environmental Plan 2010 (Draft LEP 2010). The Draft LEP 2010 is a State Government endorsed legal document that identifies what can be built on an area of land or for what purpose it can be used. It is made up of a written instrument that describes the zones, what activities or buildings are allowed with the consent of Council and what are prohibited. It also includes maps that show the zoning, minimum lot size, building heights, floor space ratio in certain areas, and identifies heritage items, land acquisition and local constraints to provide for balanced urban growth.

Council encourages you to be involved, learn and get to know Draft The Hills Local Environmental Plan 2010.

Council also has the following related projects on exhibition concurrent with Draft LEP 2010:

- **Draft The Hills Development Control Plan 2011**

To ensure consistency with Draft The Hills LEP 2010 Council have prepared a new comprehensive development control plan known as Draft The Hills Development Control Plan 2011 (Draft DCP 2011). The current planning controls in the Baulkham Hills DCP have generally been carried across into a new Draft The Hills DCP 2011 format. Key changes relate to updating references to the Shire name and Draft LEP 2010 including new zone names and land use terms.

- **Reclassification of Council Owned Land – Public Hearing**

Council proposes to reclassify the following 3 parcels of Council owned land from 'Community' to 'Operational' in accordance with the provisions of the *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979*.

- Western portion of Lot 202 DP 258563 Cumberland Avenue, Castle Hill. This land is proposed to be rezoned from RE1 Public Recreation to R2 Low Density Residential as part of Draft LEP 2010. This will facilitate a land swap to create a usable area of open space on the eastern side of Cumberland Avenue; and
- Lot 27 and Lot 28 DP 30744, Rembrandt Drive, Baulkham Hills. This land is proposed to be rezoned from RE1 Public Recreation to R4 High Density Residential as part of Draft LEP 2010. This land has been identified as residue land that is not suitable for any community use.

A public hearing in relation to the reclassification is to be conducted on Wednesday, 18 May 2011 and is to commence at 6pm at Council's Administration Building 129 Showground Road, Castle Hill.

- **Preferred approach for Neighbourhood Centre RMB 71-75 Windsor Road, Baulkham Hills**

Draft LEP 2010 locates the B1 Neighbourhood Centre zone on the Windsor Road frontage of the subject site which is a change from the current zoned location of the neighbourhood centre (known as Stone Mason Drive Neighbourhood Centre). Council is also exhibiting their preferred approach which is:

- To maintain the existing B1 Neighbourhood Centre zone on the future Stone Mason Drive frontage with a minimum lot size requirement of 3000sqm, maximum floor space ratio of 0.5:1 and a maximum height of 10m.
- Amendment to Baulkham Hills Development Control Plan Part E Section 17 – Balmoral Road Release Area to include controls to guide the development of Stone Mason Drive Neighbourhood Centre.

Exhibition Period: Tuesday, 29 March 2011 to Friday, 13 May 2011.

Location of exhibition: Copies of the draft plan and related projects will be available at the following locations:

- **Online: http://planningthehills.com.au**
- **The Hills Shire Administration Centre:** 129 Showground Road, Castle Hill (Monday–Friday 8.30am to 4.30pm).
- **Vinegar Hill Memorial Library**, 'Nina Terry Room', 29 Main Street, Rouse Hill (Monday, Tuesday, Wednesday, Friday: 10am to 6pm; Thursday: 10am to 9pm; Saturday: 10am to 5pm, Sunday: 1pm to 5pm).
- **At all Council library branches.** Check **http://planningthehills.com.au** for branch locations and opening times.

Submission Deadline: Friday, 13 May 2011.

Any person may lodge a submission commenting on the draft plans. Submissions will be accepted in writing, email, online via the 'e-submission to a major plan on exhibition' or fax.

Enquiries: Planning The Hills team 9843 0206.

Public Hearing RSVP: Planning The Hills team 9843 0206 by Monday, 16 May 2011.

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. For your ease, Council's preferred method of receiving submissions is via the 'e-Submissions to a Development Application' request system on Council's website – select 'Customer e-Requests' from the 'Online Services' box on the left-hand side of the screen.

MEETING DATES

Ordinary Meeting of Council

Tuesday 10 May 2011 – 7pm, Council Chambers

Please note no Ordinary Meeting of Council will be held on 26 April

Local Traffic Committee Meeting

Monday 16 May 2011 – 2 pm, Committee Room 1

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.