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.

1525/2008/ZA/B	Lot 141 DP 1117780 Windsor Road, Kellyville – Section 96 modification to approved consent to amend road pattern.
625/2011/ZB	Lot 20A DP 402415, 17 Hezlett Road, Kellyville – A 22-lot subdivision.
772/2010/ZB	Lot 2 DP 251094 Mile End Road, Rouse Hill – A 5-lot subdivision.
775/2009/ZA/A	Lot 17 DP 17213, 30 Balmoral Road, Kellyville – A Section 96 modification to 19-lot subdivision.
999/2011/ZA	Lot 113 DP 818773, 30A Windsor Road, Kellyville – A 3-lot subdivision.
581/2006/HC/F	Lot 1 DP 1132643, 28 Rosebank Avenue, Dural – A Section 96AA(1) modification to a 70-unit SEPP (Seniors Living) 2004 integrated development.
1575/2009/HA	Lot 52 DP 1009490, 1 Adelphi Street, Rouse Hill – Health care premises.
891/2010/JP/A	Lot 1 DP 796954, 14 Victoria Avenue, Castle Hill – A Section 961(A) modification to Bunnings development for tree removal.
1010/2011/HA	Lot 52 SP 82892, 52/5 Gladstone Road, Castle Hill – Fitout of units 52 & 53 for a temporary place of worship.
825/2011/HA	Withdrawn – Lot 51 DP 1060302, 2A Victoria Avenue, Castle Hill – Temporary motor showroom facility and signage.

DEVELOPMENT APPLICATIONS RECEIVED

1208/2011/ZC	Lots 1 & 2 DP 1017074, 250–254 Old Northern Road, Castle Hill – A 2-lot strata subdivision.
1224/2011/ZB	Lot C DP 376359, 13 Curtis Road, Kellyville – A 16-lot subdivision.
1232/2011/ZA	Lot 1 DP 1087783, 23A Arnold Avenue, Kellyville – A 2-lot subdivision.
1234/2011/ZB	Lot 6 DP 247442, 11 Fairway Drive, Kellyville – A 35-lot subdivision in 2 stages.
1244/2011/ZE	Lot 2 DP 1107798, 22 Fairway Drive, Kellyville – Integrated housing development creating 6 lots.
881/2010/ZE/A	Lot 102 DP 1151284, 49–55 York Road, Kellyville – Section 96 modification to consents to remove trees.
823/2003/HA/A	Lot 43 DP 258618, 142 Tuckwell Road, Castle Hill – A Section 96(1A) modification to an approved health care premises.
3722/2003/HA/A	Lea DP 587192, Lot 1 DP 555082, Lot 1 DP 555082 & Lot 1 DP 651477, Muirfield Golf Course, 58 Barclay Road, North Rocks – A Section 96(1A) modification to alterations to existing golf course.
1195/2011/HA	Lot 181 DP 1005857, 2/65C Caprera Road, Northmead – Attached dual occupancy.
687/2006/HB/B	Various lots, 257 Windsor Road, Baulkham Hills – A Section 96(AA) amendment for the heritage building in proposed apartment building development & conservation of 2 heritage buildings.
2125/2007/HA/A	Lot 600 DP 531369, 130–132 Seven Hills Road, Baulkham Hills – A Section 96 modification to application for Fire Brigade.
1548/2008/HA/F	Lot 8 DP 1101691, 2–8 Brookhollow Avenue, Baulkham Hills – A Section 96 modification to a commercial development.
885/2009/HA/A	Lot 1 DP 251978, 28 Venetta Road, Glenorie – A Section 96 modification to home industry.
185/2010/HA/B	Lot 13 DP 1129346, 20 Memorial Avenue, Kellyville – A Section 96(1A) modification to an integrated housing development.
1449/2010/HA/A	Lot 2 DP 27223, 69 Showground Road, Castle Hill – A Section 96 modification to proposed health care premises.
881/2010/HC/A	Lot 14A DP 357075, 49–51 York Street, Kellyville – A Section 96 modification to proposed 10-lot residential subdivision in 3 stages.
598/2011/HA/A	Lot 39 DP 19113, 78 North Rocks Road, North Rocks – A Section 96(2) modification for a detached granny flat under SEPP (Affordable Rental Housing 2009).
972/2011/HA/A	Lot 2 DP 600744, 8 Kenthurst Road, Dural – A Section 96(1A) modification for health clinic.
1225/2011/HA	Lot 47 SP 70693, 47/9 Hoyle Avenue, Castle Hill – Fitout for mail order business.
1241/2011/HA	Lot 1 DP 615972, 281 Pitt Town Road, Kenthurst – Retention of unauthorized fill and redistribution into quarry.
1243/2011/HA	Lot 1 DP 135802, 794 Pennant Hills Road, Carlingford – Demolition & decommissioning of existing service station.
1236/2011/HD	Lot 5072 DP 878258, 4 Century Circuit, Baulkham Hills – Fitout of shop T11A within Norwest Marketown.

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 http://www.thehills.nsw.gov.au and click on DA Tracking.

Proposed Development: Central Residential Precinct Plan for Rouse Hill Regional Centre.

Property Details: Lots 8 and 23 DP 270520, Land bounded by Windsor Road and Caddies Creek, Rouse Hill.

Development Application No: 1210/2011/HB.

Applicant: Lend Lease GPT (Rouse Hill) Pty Ltd.

Description: The proposal is for the Central Residential Precinct Plan for the Rouse Hill Regional Centre, and identifies the key principles for development of the central residential development. No construction works are proposed as part of this Development Application.

The main components of the Central Residential Precinct Plan include but are not limited to the following:

- Identification of land uses, including a variety of dwelling types and the location of apartment buildings;
- Identification of heights of buildings and areas where retail/commercial uses are permitted at ground level;
- Location of roads, paths and public transport infrastructure; and
- Location of open space, landscaping and public domain areas.

The Central Residential Precinct Plan provides the principles for development in this residential area including land uses, dwelling types, building heights, road hierarchy and pedestrian networks and open space.

Proposed Development: Commercial use of an existing private dressage arena.

Property Details: Lot 220, DP 752047, No. 134 Cattai Ridge Road, Glenorie.

Development Application No: 1209/2011/HA.

Applicant: Melinda Hart.

Description: The application proposes the conversion of an existing covered private dressage arena for use as a commercial dressage arena providing accommodation for up to nine (9) horses.

Proposed Development: Single-Storey Dwelling House.

Property Details: Lot 7 DP 1147438, No. 34 Pellitt Lane, Dural.

Development Application No: 1131/2011/LD.

Applicant: Mr P F and Mrs M L Farrar.

Description: The Development Application is for a Single-Storey Dwelling.

The proposal is notifiable development as the site is zoned Special Uses 5(a) (Existing & Proposed) Zone and relies upon the neighbouring Residential 2(a3) zone for permissibility.

Public Exhibition Period for the above applications: 29 March–12 April 2011.

Submission Deadline: 12 April 2011.

Enquiries: Duty Town Planner, 9843 0469.

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.

PUBLIC EXHIBITIONS

Title: Draft The Hills Shire Wide Section 94A Contributions Plan (FP 134).

Description: Council resolved at its meeting of 22 February 2011 to exhibit The Draft The Hills Shire Wide Section 94A Contributions Plan. It is proposed to widen the application of the current Section 94A Contribution Plan to the following areas:

- Residential areas identified in Contribution Plans 1, 2, 3 and 4;
- Industrial areas of Castle Hill, North Rocks, Winston Hills and Northmead;
- Non-residential areas of Norwest; and
- Rural residential areas of the Shire.

The purpose of the Draft Plan is to assist Council in the provision, extension or argumentation of public facilities or services, or towards the recouping of the cost of their provision, extension or argumentation.

Public Exhibition Period: Tuesday, 15 March–Friday, 15 April 2011.

Location of Exhibition: Draft plans are available for inspection at the following locations:

- **Council's Customer Service Centre**, 129 Showground Road, Castle Hill between the hours of 8.30am to 4.30pm Monday–Friday; and
- **Castle Hill Library**, Cnr Castle and Pennant Streets, Castle Hill between the hours of 10am and 8pm, Monday–Friday; 10am to 5pm, Saturday; 1pm to 5pm, Sunday.

A copy of the Draft The Hills Shire Wide Section 94A Contributions Plan 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, 15 April 2011.

Enquiries: Cameron Byrne 9843 0265.

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 invites the rural community to attend a forum on how the Draft LEP 2010 applies to the rural area. Please call 9843 0206 to register your interest to attend at one of the following times:

- **Wednesday, 6 April 2011** at Rural Fire Services, 1A Angus Road, Kenthurst.
  Time: 6pm to 8pm; or
- **Saturday, 9 April 2011** at Box Hill Nelson Community Hall, Nelson Road, Box Hill.
  Time: 10am to 12pm.

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 three 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 proposes to swap the land zoned B1 Neighbourhood Centre with the R3 Medium Density Residential zone, thereby relocating the neighbourhood centre (known as Stone Mason Drive Neighbourhood Centre) to the Windsor Road frontage. Council is exhibiting their preferred approach:
  - 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.

PUBLIC NOTICE

DISPOSAL OF SURPLUS COMPUTER EQUIPMENT

Council at its meeting on 8 March 2011, resolved to dispose of computer equipment by way on donation from Council to local incorporated non-profit community groups.

The computer equipment is provided without any operating system, software, installation, support or warranty. Council will not be responsible for the set-up, maintenance or repair of any of this equipment, and it is provided in good faith free of charge.

The equipment comprises of:

- **Dell GX745 CPUs with 1 Gb RAM** each with monitor, keyboard and mouse.
  No operating system or software.
- **Dell GX520 CPUs with 512 Mb to 1 Gb RAM** each with monitor, keyboard and mouse.
  No operating system or software.
- **Dell GX280 CPUs with 512Mb** each with monitors, keyboard and mouse.
  No operating system or software.
- **HP 5500 Colour printers, 8150 Monochrome printers and 4300 Monochrome printers.**
- **Dell Laptops and Tablets.** No operating system or software.

If you are interested in any of this equipment, please contact Ann Tomlinson on 9843 0188 by Friday, 22 April 2011.

MEETING DATES

Ordinary Meeting of Council

Tuesday 12 April 2011 – 7pm, Council Chambers

Please note no Ordinary Meeting of Council will be held on 26 April 2011.

Local Traffic Committee Meeting

Monday 18 April 2011 – 2pm, 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.