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.

548/2012/ZA Lot 12 DP 814278, 594 Pennant Hills Road, West Pennant Hills – A boundary adjustment between 2 lots.

1553/2010/JP/B Lot 204 DP 816343, 22 Brookhollow Avenue, Baulkham Hills – Section 96(1A) modification to an approved multi-storey mixed-use commercial development.

1643/2011/HA/A Lot 1 DP 1080161, Castle Hill RSL Club, 77 Castle Street, Castle Hill – Section 96(1A) modification to relocate pylon sign.

125/2012/HA Lot 1 SP 38117, 1/6 Anella Avenue, Castle Hill – Fitout for a warehouse and distribution facility.

611/2012/HA Lot 11 DP 270520, Windsor Road, Rouse Hill Town Centre – Outdoor seating for restaurant, Suite GR079.

645/2012/HA Lot 66 SP 85410, 304/2–8 Brookhollow Avenue, Baulkham Hills – Occupation and Fitout for Units 304 & 305.

651/2012/HA Lot 114 SP 85410, 601/2–8 Brookhollow Avenue, Baulkham Hills – Occupation and fitout for Unit 601.

573/2012/HD Lot 1 DP 1144003, Stockland Mall 1–7 Olive Street, Baulkham Hills – Signage for shops 40–42.

610/2012/HD Lot 74 SP 79869, 412/4 Columbia Court, Baulkham Hills –Occupation and fitout of Unit 4.04.

DEVELOPMENT APPLICATIONS RECEIVED

1568/2010/ZA/B Lot 2 DP 1057556 Carioca Court, West Pennant Hills – An amendment to a 2-stage subdivision.

671/2012/ZB Lots 10 & 11 DP 630938, Lot 4 DP 41187, Lots 20, 22 & 23 DP 1002468, 102 Smallwood Road, Glenorie – A 2-lot subdivision.

690/2012/ZB Lot 2 DP 526294, 33 Barry Road, Kellyville – A 60-lot subdivision.

694/2012/ZA Lot 1 DP 1131540, 1 Hector Court, Kellyville – A 4-lot subdivision.

1464/2010/HA/A Lots 1 & 2 DP 1017074, 250–254 Old Northern Road, Castle Hill – Section 96 modification to an approved retail development.

237/2011/HC/C Lot 102 DP 1151284, 49 – 57 York Road, Kellyville – An amendment to a Torrens & Community Title subdivision including the construction of an integrated housing development.

656/2012/HA Lot 2 DP 224735, 353 Boundary Road, Maraylya – Construction of a horse arena.

675/2012/HA Lot 102 DP 733584, 336 Old Northern Road, Castle Hill –Fitout for a real estate office.

685/2012/HA Lot 4 DP 525389, 86 Excelsior Avenue, Castle Hill – Seniors Living Development under the provisions of SEPP (housing for seniors or people with a disability) 2004.

687/2012/HA CP SP 66670, 5–7 Inglewood Place, Baulkham Hills – Occupation and fitout of Unit 37 for product research and preparation kitchen.

695/2012/HA Lot 102 DP 616165, 14 Loyalty Road, North Rocks – Application for signage structures for 40 signs.

658/2012/HB Lot 1 DP 32469, 10 James Street, Carlingford – An apartment building development.

673/2012/HB Lot 102 DP 1155326, 4A Moseley Street, Carlingford – A detached dual occupancy.

684/2012/HB Lot 72 DP 701702, 341 North Rocks Road, North Rocks – An attached dual occupancy.

661/2012/HC Lot 21 DP 590193, 1 Wellgate Avenue, Kellyville – Construction of a Place of Worship and additions to existing primary school.

672/2012/HD Lots 91, 93, 95, 97 & 99 DP 38444, St. Matthews Uniting Church, 15 Edgar Street, Baulkham Hills – Internal alterations.

DA706/2012/ZB Lot 2 DP 1116177, 4 Arnold Avenue, Kellyville – An Integrated subdivision creating 32 Residential Lots and I Future Reserve using SEPP 1.

DA713/2012/ZB Lot 3610 DP 1166005, 45 Arnold Avenue, Kellyville – 5-lot subdivision including new road.

DA717/2012/JPZ Lot 1 DP 1131540, 1 Hector Court, Kellyville – Lot 3 DP 1149362, 16 Memorial Avenue, Kellyville Integrated House Development comprising 127 Dwellings over 4 Stages.

DA726/2012/ZD Lot 2 DP 135804, 370 Old Northern Road, Castle Hill – A staged community titled subdivision creating 17 lots including demolition and new private road

DA728/2012/ZA Lot 1 DP 1149362, Hector Court, Kellyville – A Subdivision creating 13 lots including new road.

DA704/2012/ZE Lot 1A DP 388319, 26A Windsor Road, Kellyville – Subdivision/integrated housing to create 17 lots/dwellings in two stages.

DEVELOPMENT PROPOSALS

Notice is given that Council has received the following advertised development applications 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 60 lots including new road.

Property Details: Lots 6 and 7 DP 220102, 33–35 Barry Rd, Proposed Lot 102 in a subdivision of Lot 1 DP 208713, 37 Barry Rd and Proposed Lot 230 in a subdivision of Lot 2 DP 600769, 6 White Gum Pl, Kellyville.

Development Application No: 690/2012/ZB

Applicant: Corrany Pty Ltd.

Description: A subdivision creating 59 residential lots numbered 301 to 359 and 1 trunk drainage lot numbered 360 including new road.

Public Exhibition Period: 10 January 2012–15 February 2012.

Submission Deadline: 15 February 2012.

Enquiries: Duty Subdivision Officer, 9843 0374.

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: Demolition of Existing Structures and Construction of a 14-storey Apartment Development with Retail component at ground floor.

Property Details: Lot 1 DP 32469, 10 James Street, Carlingford.

Development Application No: 658/2012/HB

Applicant: Aleksandar Design Group P/L.

Description: The proposal is for the demolition of existing structures and construction of a 14-storey mixed-use development consisting of 38 residential apartment units, 24sqm of ground floor retail space and 62 basement parking spaces.

Proposed Development: A 2-Storey Dwelling.

Property Details: Lot 204 DP 1152623, No. 90 St Pauls Avenue, Kellyville.

Development Application No: 520/2012/LD

Applicant: Mr R Naicker & Mrs. S Naicker.

Description: The Development Application is for a 2-storey dwelling with 4 bedrooms and double garage, on an allotment currently zoned Special Uses 5(a) pursuant to Baulkham Hills Local Environmental Plan 2005.

Proposed Development: Demolition of Outbuilding and Relocation of Dwelling from 77 Baker Street, Carlingford to create a Detached Dual Occupancy.

Property Details: Lot 102 DP 1155326, 4A Moseley Street, Carlingford and Lot 101 DP 1155326, 77 Baker Street, Carlingford.

Development Application No: 673/2012/HB

Applicant: Tony Vierboom.

Description: The proposal is for the demolition of an outbuilding to the rear of 4A Moseley Street and the relocation of the existing dwelling at 77 Baker Street to 4A Moseley Street to create a detached dual occupancy.

Proposed Development: In-ground Fibreglass Swimming Pool.

Property Details: Lot 8 DP 286168, 5 Duncan Place, North Rocks.

Development Application No: 691/2012/LA

Applicant: Leodia Pty Ltd.

Description: The Development Application is for the construction of a 33,000 litre in-ground fibreglass swimming pool at the rear of the subject property, currently zoned Special Uses 5(a) pursuant to Baulkham Hills Local Environmental Plan 2005.

Proposed Development: Demolition of an existing dwelling and construction of an attached dual occupancy.

Property Details: Lot 72 DP 701702, No. 341 North Rocks Road, North Rocks.

Development Application No: 684/2012/HB

Applicant: Design N Draft P/L.

Description: Demolition of an existing dwelling and construction of an attached 2-storey dual occupancy development.

Public Exhibition Period for the above applications: 10 January 2012–30 January 2012.

Submission Deadline: 30 January 2012.

Enquiries: Duty Town Planner, 9843 0469.

Proposed Development: Alterations and Additions to an Existing Place of Worship (Church)

Property Details: Lot 1232 DP 850907, No. 19 Chapel Lane, Baulkham Hills.

Development Application No: 700/2012/HC

Applicant: Mr T. Heywood.

Description: The Development Application is for alterations and additions to an existing place of worship (Church) including construction of a deck, shade sails and playground area.

The application is classified as 'Nominated Integrated Development' pursuant to Clause 91 of the *Environmental Planning and Assessment Act 1979* and Clause 5(1b) of the *Environmental Planning and Assessment Regulations 2000*, requiring referral to the NSW Office of Water for concurrence.

Public Exhibition Period for the above applications: 10 January 2012–14 February 2012.

Submission Deadline: 14 February 2012.

Enquiries: Duty Town Planner, 9843 0469.

PUBLIC NOTICES

Amendment to Baulkham Hills DCP Part C Section 8 – Business and Part E Section 8, Pennant Street Target Site

Description: Council resolved in part at its meeting of 13 December 2011 to adopt an amendment to Draft Baulkham Hills DCP Part C Section 8 – Business which introduces specific controls for bulky goods uses. Council at this time also resolved to adopt the Draft Baulkham Hills DCP Part E Section 8, Pennant Street Target Site. The DCP amendments will come into effect on the date of publication of this notice.

Enquiries: Janelle Atkins, 9843 0266.

Publication of preliminary documentation – Draft Public Environment Report and Construction Environmental Management Plan Proposed residential subdivisions, Withers Road, Kellyville NSW

EPBC 2010/5578

The Hills Shire council invites the public to comment on the draft Public Environment Report and Construction Environmental Management Plan for the proposed residential subdivisions located at Lot 1020 (Stage 3) and Lot 1022 (Stage 4) DP 1149731 No 418 Withers Road, Kellyville NSW. This document has been prepared in accordance with Part 8 and published in accordance with Section 98, of the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Matter: The controlling provisions under Part 3 of the EPBC Act are sections 18 and 18A 'Listed threatened species and ecological communities', and section 20 'Listed migratory species'.

Notification Period: 20 December 2011 to 30 January 2012.

Proponent: The Hills Shire Council (Manager Property Development – Laurie Doorey).

Material for viewing is available at:

- The Hills Shire Council website: **www.thehills.nsw.gov.au**
- The Hills Shire Council, 129 Showground Road, Castle Hill NSW.

Electronic and/or hard copy forms are also available (at cost) at the Customer Service Centre of:

- The Hills Shire Council, 129 Showground Road, Castle Hill NSW or by phoning 9843 0555.
- Vinegar Hill Memorial Library – 29 Main Street, Rouse Hill Town Centre NSW.
- Office of Environment and Heritage – 59–61 Goulburn Street, Sydney NSW.
- The Department of Sustainability, Environment, Water, Population and Communities Library – Ground Floor, John Gorton Building, King Edward Terrace, Parks, Canberra ACT.

Persons with special needs should phone 9843 0555 for assistance in accessing material for viewing.

Submissions to be forwarded or emailed to:
The Hills Shire Council, PO Box 75, Castle Hill NSW 1765
council@thehills.nsw.gov.au

Written comments to be submitted by 4pm Monday 30 January 2012.

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

Delegated Authority Meetings

Thursday 12 January 2012 – 3pm, Council Chambers

Wednesday 25 January 2012 – 3pm, Council Chambers

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.