

THE HILLS SHIRE COUNCIL

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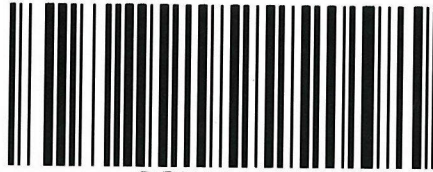
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9 June 2015



Marcus Ray
Deputy Secretary Planning Services
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 8/2013/PLP

Attn: Rachel Cumming, Director Metropolitan Region (Parramatta)

Dear Marcus

Planning Proposal for Bella Vista Farm Park (8/2013/PLP)



I am writing to inform you that at Council's Ordinary Meeting on 26 May 2015, Council considered a report on the outcomes of the public exhibition to rezone Bella Vista Farm from RE1 Public Recreation to B7 Business Park. Taking into account the issues raised in submissions received, Council resolved not to proceed with the rezoning and further resolved that:

"1. The planning proposal to rezone Bella Vista Farm from RE1 Public Recreation to B7 Business Park under Baulkham Hills LEP 2012 not proceed to finalisation.

2. Council initiate a Planning Proposal to amend Schedule 1 of Baulkham Hills LEP 2012 to include additional permitted uses for the site from the SP3 tourist zone.

3. In addition to the permitted uses in the RE1 Public Recreation zone, the following additional permitted uses be included from SP3 tourist zone whilst adhering to a two storey (9 metre) height limit with an 0.5 to 1 Floor Space Ratio:

(Tourist and Visitor Accommodation including, Bed & Breakfast accommodation, Farm Stay Accommodation, Hotel or Motel Accommodation and Serviced Apartments), Camping Grounds, Eco-Tourist Facilities, (Food and Drink premises including pubs, restaurants/cafes and take-away food & drink premises), entertainment facilities, function centres.

4. Council acknowledges the work and role of all members of the Bella Vista Farm Task Group and that further consultation be undertaken by the Task Group to develop future plans with the community in relation to investment at the Farm Park."

Council has responded to the issues raised by the community and this alternative outcome means that the existing RE1 Public Recreation zoning can be retained. As part of a separate planning proposal, Council will seek to identify additional permitted commercial uses which are compatible with the cultural and recreational significance of the Farm in Schedule 1 of LEP 2012 in addition to the commercial uses that are already allowed under the current zoning.

Noting the resolution of Council not to proceed with the planning proposal, it is requested that the Minister not make the proposed Local Environmental Plan.

A copy of the Council report and resolution is attached for your information.

If you have any questions in relation to this matter please contact Nicholas Carlton, Senior Town Planner on 9843 0416.

Yours faithfully

A handwritten signature in cursive script, reading "Stewart Seale".

Stewart Seale

MANAGER - FORWARD PLANNING