

Proposal Title : Draft Amendment No 6 to The Hills LEP 2012 - Rezoning of Bella Vista Farm Park Proposal Summary: To rezone Bella Vista Farm from RE1 Public Recreation to B7 Business Park. PP Number: PP_2013_THILL_006_00 Dop File No : 13/08127-1 Ianning Team Recommendation Preparation of the planning proposal supported at this stage : Not Recommended S.117 directions : 1.1 Business and Industrial Zones 2.3 Heritage Conservation 6.1 Approval and Referral Requirements 6.3 Site Specific Provisions 7.1 Implementation of the Metropolitan Plan for Sydney 2036 Additional Information : It is recommended that the proposal not proceed. Supporting Reasons : As discussed in the "Assessment" section. Panel The planning proposal should proceed subject to the following conditions: Recommendation : 1. Prior to undertaking public exhibition, Council is to update the planning proposal to address the below matters: a. requirement under the conditions of land transfer, for the land to be used for community purposes and for any corrigenation from an alteration in the use, zoning or disposal of any part of the site to be paid to the Sydney Regional Development West precincts in the exite and North West Real Link Corridor Strategy, and d. the type and extent of future uses proposed for the subject site, the management of the site and structure plan of the North West Rail Link Corridor Strategy, and <t< th=""><th colspan="3">Praft Amendment No 6 to The Hills LEP 2012 - Rezoning of Bella Vista Farm Park</th></t<>	Praft Amendment No 6 to The Hills LEP 2012 - Rezoning of Bella Vista Farm Park		
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regional office.

3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

	Flamming and Assessment Act 1919 (LF da Act) as follows.
	(a) the planning proposal must be made publicly available for a minimum of 28 days; and (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).
	4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
20	NSW Aboriginal Land Council
	Office of Environment and Heritage
	Department of Planning and Infrastructure – Office of Strategic Lands
×	Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
	5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
	6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.
	Plan making delegations: It is recommended Council not be issued with delegation because various strategic matters are to be addressed by Council before the planning proposal can proceed to public exhibition, including matters regarding the conditions of land transfer. Furthermore, the Bella Vista Farm Conservation Management Plan - Review and Update has not been endorsed by the Office of Environment and Heritage.
	11 Advan
Signature:	U. Selem NERSEND Date: 19/6/13
Printed Name:	NERSEMO Date: 19/6/13