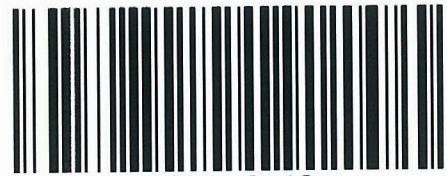


THE HILLS SHIRE COUNCIL

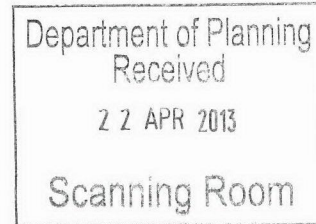
129 Showground Road, Castle Hill NSW 2154
PO Box 75, Castle Hill NSW 1765

Telephone 02 9843 0555 Email council@thehills.nsw.gov.au
Facsimile 02 9843 0409 www.thehills.nsw.gov.au
DX 8455 Castle Hill ABN No. 25 034 494 656



19 March 2013

Mr Peter Goth
Regional Director
Sydney West Region
Department of Planning
Locked Bag 5020
Parramatta NSW 2150



Our Ref:
PLP 8/2013

Dear Mr Goth

PLANNING PROPOSAL SECTION 56 NOTIFICATION
The Hills Local Environmental Plan 2012 (Amendment No.) – (Rezoning of Bella Vista Farm from RE1 Public Recreation to B7 Business Park.

Pursuant to Section 56 of the Environmental Planning and Assessment Act, 1979, it is advised that Council has resolved to prepare a Planning Proposal for the above amendment.

Please find enclosed the information required in accordance with the guidelines 'A guide to preparing local environmental plans' issued under Section 55(3) of the Environmental Planning and Assessment Act 1979, together with a locality map and Council's report on the matter.

Following receipt by Council of the Department's written advice, Council will proceed with the planning proposal.

Any future correspondence in relation to this matter should quote reference number (PLP 8/2013). Should you require further information please contact Bronwyn Smith on 9843 0269.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Stuart Seale'. The signature is written in a cursive, flowing style.

FORWARD PLANNING CO-ORDINATOR

Attachment 1: Planning Proposal

English:

This letter contains important information. If you do not speak English and require a translation/interpreter you can either:

- *Come to Council's Administration Centre where we will be happy to assist*
- *Contact the Telephone Interpreter Service on 13 14 50 and ask them to call Council on 9843-0555 and enquire on your behalf.*

Korean

이 편지는 중요한 정보를 포함하고 있습니다. 만일 영어를 몰라서 번역이나 통역이 필요하시면 다음 중 한 가지를 하십시오:

- 카운슬의 행정 센터로 오시면 저희가 기꺼히 도와 드립니다.
- 전화 13 14 50 로 전화 통역 서비스에 연락해서 통역에게 9843-0555로 카운슬에 전화하여 당신 대신에 문의해 달라고 부탁하십시오.

Chinese

這封信包含有重要的訊息，如果您不會說英語和要求一個翻譯員／傳譯員，您可以：

- 來市議會的行政中心，我們很樂意幫助您。
- 打電話 13 14 50 到電話傳譯服務處，請他們打電話9843-0555到市議會幫您諮詢有關詳情。

Arabic

هذه الرسالة تحتوي على معلومات هامة. إذا كنت لا تتكلم الإنجليزية وتحتاج الى ترجمة/ مترجم فيمكنك أن:

- تأتي إلى مركز إدارة المجلس حيث يساعدنا أن نساعدك
- تتصل بخدمة الترجمة الهاتفية على ١٣١-٤٥٠ واطلب منهم الإتصال بالمجلس على ٩٨٤٣-٠٥٥٥ ويقوموا بالإستفسار بالنيابة عنك.

Italian

Questa lettera contiene informazioni importanti. Se non parli inglese e hai bisogno di una traduzione o di un interprete puoi:

- o venire all'ufficio amministrativo centrale del municipio (*Council's Administration Centre*) dove saremo ben lieti di aiutarti.
- o contattare il servizio telefonico d'interpretariato (*Telephone Interpreter Service*) al numero 13 14 50 e chiedere loro di chiamare il municipio al numero 9843-0555 e chiedere ragguagli per te.

Greek

Το γράμμα αυτό περιλαμβάνει σημαντικές πληροφορίες. Αν δεν μιλάς Αγγλικά και χρειάζεσε μετάφραση/ διερμηνέα μπορείς να:

- Έλθεις στο Διοικητικό Κέντρο της Δημαρχείας όπου ευχαρίστως θα σε βοηθήσουμε, η
- Τηλεφωνήσε στη Τηλεφωνική Υπηρεσία Διερμηνέων στο 13 14 50 και πες τους να τηλεφωνήσουν στη Δημαρχεία στο 9843-0555 και να ζητήσουν πληροφορίες εκ μέρους σου.

PLANNING PROPOSAL

LOCAL GOVERNMENT AREA: The Hills Shire Council

NAME OF PLANNING PROPOSAL: The Hills Local Environmental Plan 2012 (Amendment No.)

ADDRESS OF LAND: Bella Vista Farm Park

MAPS:

- **MAP A** **Existing Zoning Map**
- **MAP B** **Proposed Zoning Map**

SUPPORTING MATERIAL

- **Attachment A** **State Environmental Planning Policies**
- **Attachment B** **Section 117 Ministerial Directions**
- **Attachment C** **Council Report and Resolution, 12 February 2013**

BACKGROUND

Bella Vista Farm is a significant cultural landscape on the Cumberland Plain, and is of exceptional significance to The Hills Shire and is listed as a Heritage Conservation Area within Schedule 5 of Councils Local Environmental Plan 2012 and on the New South Wales State Heritage Register.

The site is owned and managed by The Hills Shire Council and have undertaken in recent years major conservation works to a number of the buildings and provided new public recreation facilities. This proposal is seeking a rezoning for the likely appropriate uses/reuses of the site to ensure the long term financial sustainability of the site. The review and upgrade of the 2000 Conservation Management Plan (CMP) was presented as a first step towards that strategy.

Some of the key guiding principles that were developed to underpin the review and upgrade include:

1. Bella Vista Farm operated historically as a successful agricultural commercial development.
2. Adaptive re-use of Bella Vista Farm including commercial uses will provide for long term viability of Bella Vista.
3. Integration of the development of Bella Vista Farm with the surrounding commercial development of the Norwest Business Park will assist in overcoming isolation of the site in the future uses and development of those adjoining lands.
4. Provision of appropriate zoning and planning controls for Bella Vista Farm to ensure that the commercial viability of the site can be realised.
5. Consideration of development of a branding to market Bella Vista Farm to prospective developers and operators of the nearby Norwest Business Park, increase public awareness and the attraction of visitors.
6. Understanding of how the buildings work and their nature to facilitate appropriate adaptive re-uses.
7. Identifying opportunities for appropriate additions to the existing built forms.

A detailed review of the conservation policies and actions has been undertaken, together with the required works to be done, over what period of time, and an estimate of the costs involved. As a result of this review it is considered that Council should initiate a planning proposal to rezone the property to ensure the long term financial sustainability of the site.

SITE DESCRIPTION

Until the mid-1990s, the area was primarily used for small-scale agriculture. Since then, significant changes have become apparent as it incorporates a residential area and business park. The suburb of Bella Vista contains several shopping complexes a private hospital and a major hotel.

Bella Vista Farm is an 18.5 hectare site located adjacent to the existing Norwest Business Park, and also adjacent to Old Windsor Road and Norwest Boulevard in the suburb of Bella Vista.

It is a historic site with significant cultural landscape within the Cumberland Plain area and is located on a ridge with panoramic views, and includes pastures, remnant woodland, vernacular timber farm buildings some of which date from very early occupation of the site, landscaped gardens, a two storey homestead, originally c1840s Georgian and extended c1864 Italianate architectural style and a Bunya Pine lined drive planted c1890s. The area of the current site is much reduced from the original farm but provides a rare surviving link between the community today, the first European settlers, and some of Australia’s earliest rural development.

To the north, north east and west of the site is Norwest Business Park, to the east of the site are low to medium density residential areas, to the south of the site is the recently built Norwest Hospital.



Bella Vista Farm Park and surrounding development

PART 1 OBJECTIVES OR INTENDED OUTCOMES

The planning proposal is for the purpose of commencing the process to rezone Bella Vista Farm to permit the site to become financially sustainable, while allowing the community to use the site more frequently.

The rezoning will permit the site to be used for activities that are currently not permissible under the RE1 zone. Rezoning the site to a B7 Business Park zone will allow the property to become financially independent and provide a mechanism for the future maintenance of the property.

PART 2 EXPLANATION OF THE PROVISIONS

The Planning proposal involves an amendment to The Hills Local Environmental Plan 2012 to allow a range of sympathetic new uses which would achieve long-term financial sustainability for future preservation and maintenance.

Bella Vista Farm provides a vital link to our past and lends character to our community. Bella Vista Farm is a valuable tourism asset which is currently under-utilised which threatens its survival, and for heritage buildings to survive they need a viable use.

The best way to preserve Bella Vista is to give it a sympathetic new use. The most sympathetic use is usually the one a building was originally designed for.

PART 3 JUSTIFICATION

A. Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report

No, this planning proposal has been initiated by The Hills Shire Council to ensure the future of Bella Vista Farm Park.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes – The planning proposal to rezone the subject site is considered the most appropriate means of achieving the intended outcome.

B. Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Metropolitan Plan for Sydney 2036

The strategic plan prepared by the NSW Government entitled the Metropolitan Plan for Sydney 2036 aims to integrate land use and transport planning to provide a framework for the growth and development of the Sydney region to 2036.

The planning proposal will be providing community facilities within easy walking distance from the proposed North West Rail Link to be located at Norwest Business Centre.

Metropolitan Development Program

The NSW State Government has prepared a Metropolitan Development Program (MDP) for Sydney which aims to plan for Sydney's growth until 2031.

Draft North West Subregional Strategy

The draft North West Subregional Strategy was prepared by the NSW Government to implement the Metropolitan Plan and the State Plan. The planning proposal is consistent with this draft strategy as it provides an area that will be utilised by the community and the neighbouring business park.

4. Is the planning proposal consistent with a council's Local Strategy, or other local strategic plan?

The planning proposal is consistent with Hills 2026 Community Strategic Direction, Draft Local Strategy, Environment and Leisure Direction, as detailed below:

Hills 2026 Community Strategic Direction

The Hills 2026 Community Strategic Direction is the first 20 year outlook for The Hills Shire. It is a direction that creates a picture of where The Hills would like to be in the future. The direction is based on community aspirations gathered throughout months of community engagement and consultation with members of the community.

Hills 2026 identifies the community's vision for the Shire and outlines how Council will align its delivery of services and facilities to support this vision. Council's vision is for 'proactive leadership creating vibrant communities, balancing urban growth, protecting our environment and building a modern local economy'.

The planning proposal is consistent with the following Hills 2026 Community Outcomes:

- VC 3 I am connected to the community.
- PL 2.1 Provide and manage assets and infrastructure to meet the current and future needs of our community
- VC 3.1 Provide opportunities for our community to interact and volunteer and recognise, diversity and local heritage.
- BUG 2.2 Maintain the Shire's natural and cultural heritage through quality urban planning, development and maintenance.

The critical outcome which will be achieved through this proposal is a high quality community recreation which will be financially independent and fully maintained.

The Hills Shire Local Strategy

Environment and Leisure Direction

A key objective of the Environment and Leisure Direction is to provide high quality spaces for community recreation and enjoyment. The rezoning of the site to the proposed B7 – Business Park can assist in meeting some of the Key Directions of the Environment and Leisure Directions such as EL2 that strives to provide high quality spaces for community recreation and enjoyment, this can be achieved through the rezoning as the recreation, picnic facilities will be maintained while additionally providing opportunities for new uses that can allow more spaces and types of community enjoyment. EL4 will also support the rezoning of the site as the proposed zones will allow for spaces that will encourage community interaction through the existing sites spaces. This proposal works alongside The Hills Shire Local Strategies and Directions and can assist in achieving particular directions and objectives.

5. Is the planning proposal consistent with applicable state environmental planning policies?

An assessment of the planning proposal against State Environmental Planning Policies is provided in Attachment A. A detailed discussion on the consistency of the proposal with the relevant policies is provided below:

SREP NO. 20 Hawkesbury-Nepean River

The aim of SREP No. 20 (NO.2 1997) is to protect the environment of the Hawkesbury – Nepean River system by ensuring that the impacts of future land uses are considered in a regional context. This requires consideration of the impacts of the development on the environment, the feasibility of alternatives and consideration of specific matters such as environmentally sensitive areas, water quality, water quantity, flora and fauna, riverine scenic quality, agriculture, and metropolitan strategy.

It is considered that the planning proposal achieves satisfactory compliance with the provisions of SREP No. 20(No.2 – 1997)

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Section 117(2) of the Environmental Planning and Assessment Act 1979 (EP &A Act) enables the Minister for Planning and Infrastructure to issue directions that Councils must address when preparing planning proposals for a new Local Environmental Plan. The planning proposal is generally consistent with the following relevant 117 Directions:

- a) Business and Industrial Zones
- b) Heritage Conservation
- c) Approval and Referral Requirements
- d) Site Specific Provisions
- d) Implementation of the Metropolitan Plan for Sydney 2036.

A discussion on the consistency of the proposal with each relevant direction is provided below:

Direction 1.1 Business and Industrial Zones

The objectives of this Direction are to encourage employment growth, protect employment lands and support the viability of strategic centres. The Direction requires that where relevant a draft LEP shall:

- a) Give effect to the objectives of this direction;
- b) Retain business areas and locations of existing business and industrial zones;
- c) Not reduce the total potential floor space area for employment uses and related public services in business zones;
- d) Not reduce the total potential floor space for industrial uses in industrial zones; and
- e) Ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.

The planning proposal is considered to be consistent with this direction.

Direction 2.3 Heritage Conservation

This Direction aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. This Direction requires that a planning proposal must contain provisions that facilitate the conservation of environmental heritage. The proposal is considered to be consistent with this Direction as it will not impact on the existing heritage conservation provisions within both Council's Local Environmental Plan 2012 and NSW State Heritage.

Direction 6.1 Approval and Referral Requirements

The purpose of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development by minimising the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. The planning proposal is considered to be consistent with this Direction as it does not identify any development as designated development.

Direction 6.3 Reserving Land for a Public Purpose

The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. The proposal is consistent with this Direction as it will enable the desired land uses to be undertaken without imposing any development standards or requirements which are in addition to those already contained within the LEP 2012.

Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036

The planning proposal is consistent with the Strategic Directions and Key Policy Settings of the Metropolitan Plan for Sydney 2036.

C. Environmental, social and economic impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The proposed rezoning is unlikely to result in any adverse environmental impacts.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Should a Development Application be lodged, a full assessment of environmental impacts should be undertaken with respect to a specific development scheme. Any future Development Application should be accompanied by the environmental assessments including but not limited to, an acoustic impact assessment.

9. *How has the planning proposal adequately addressed any social and economic effects?*

Keeping and re-using heritage buildings have long term benefits for the communities that value them, and high profile losses have been met with sadness and disappointment. The re-use of heritage buildings is key to ensuring Bella Vista's character remains for future generations to enjoy.

The proposal seeks to provide opportunities for the community to use the farm in ways that are not possible under the current zoning. Proposed uses of the site as a restaurant or a function centre will provide a space for social activities and leisure while ensuring sensitivity towards the heritage items.

The proposed rezoning will have little effect on The Hills Council as the Council already owns and manages the property. However, rezoning the site will enable business opportunities which would lead to Bella Vista becoming financially sustainable through a range of uses that may create additional income that can be used for future restorations and maintenance of the property.

D. State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

The existing services may need to be upgraded and in this regard consultation may be required with the following service providers;

- Water & Sewerage Services
Consultation with Sydney Water Corporation will be required following receipt of the Gateway Determination.
- Electricity Services
Consultation with Transgrid and Endeavour Energy will be required following receipt of the Gateway Determination.
- Traffic Generation
Consultation with the Roads and Maritime Service will be required following receipt of the Gateway Determination.

11. What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination.

The views of State and Commonwealth Public Authorities will not be known until after the Gateway Determination. An initial list of public Authorities to be consulted includes, but not limited to, the following:

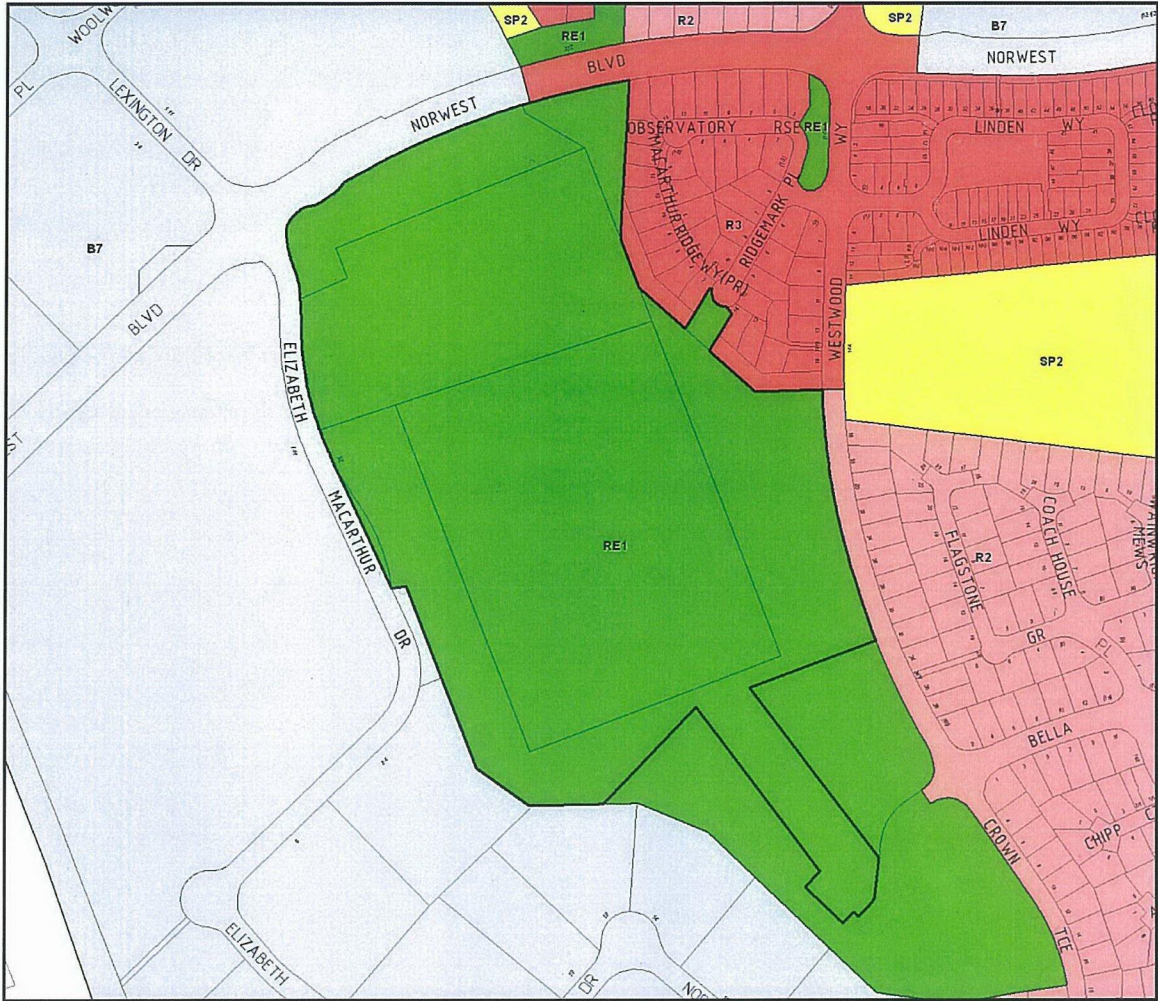
- NSW Roads and maritime Service;
- Sydney Water Corporation;
- Endeavour Energy;
- Transgrid;
- NSW Heritage Office; and
- Office of Environment and Heritage

PART 4 MAPPING

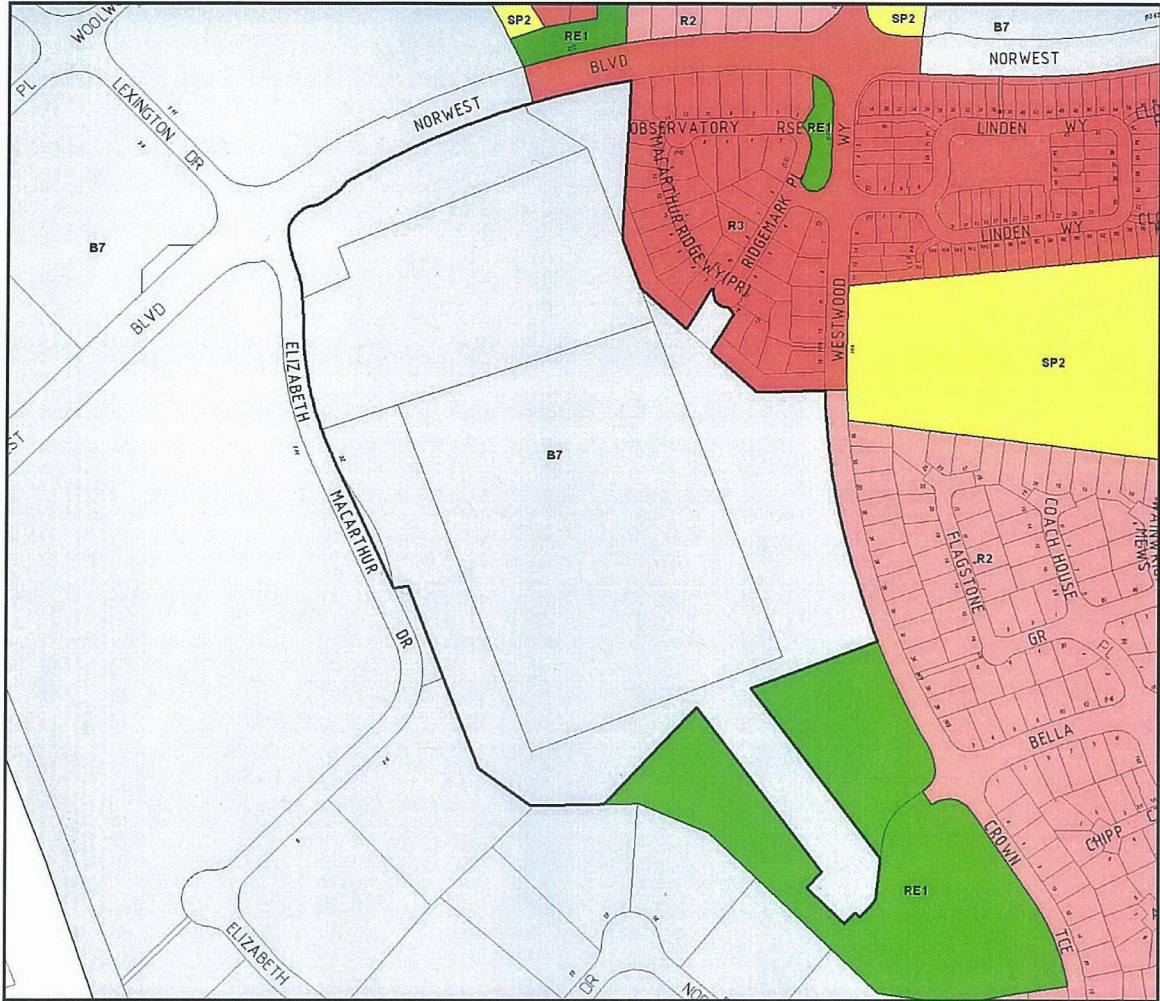
Planning proposals should be supported by relevant and accurate mapping where appropriate. The mapping should be clear and accurately identify, at an appropriate scale, relevant aspects of the proposal including:

- the land subject to the planning proposal
- current land use zone/s applying to the land
- current development standards relating to the land (ie FSR, building height, minimum lot size)
- the proposed alternative zone, if a change in zone is proposed
- a map illustrating the extent of the proposed revised development standard, if a change to a development standard is proposed.

Below is both the existing and proposed zoning map pursuant to Local Environmental Plan 2012.



Map Document S:\Projects\PlanServ\Zoning\PLP_Draft\EF\2013\08_2013_FLP\08_2013_FLP_LZN_Extract.mxd



Map Document: S:\Projects\PlanServ\Zoning\PLP_Draft\LEP\2013\08_2013_FLP\08_2013_FLP_LZN_Extract.mxd

PART 5 COMMUNITY CONSULTATION

It is intended to advertise the proposed amendments in the local newspaper. The exhibited material will be on display at Council’s Administration Building located at 129 Showground Road, Castle Hill between the hours of 8.30am to 4.30pm Monday to Friday as well as Castle Hill Library. The exhibition material will also be made available on Council’s website.

PART 6 PROJECT TIMELINE

The following project timeline provides an estimated timeframe for each stage of the planning proposal.

STAGE	ESTIMATED DATE
Estimated Commencement Date (Gateway Determination)	April 2013
Estimated pre exhibition government agency consultation (where required by the Gateway Determination)	May 2013
Estimated commencement of public exhibition period	June 2013
Estimated completion of public exhibition period	July/ August 2013
Estimated timeframe for consideration of submissions	August/ September 2013
Estimated timeframe for consideration of proposal post exhibition – Report to Council	October 2013
Estimated date Council will make the plan (if delegated)	November 2013
Estimated date Council will forward to Department for notification (if not delegated)	December 2013

**ATTACHMENT A
STATE ENVIRONMENTAL PLANNING POLICIES**

INSTRUMENT	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
<u>S.E.P.P.</u>		
1	Development Standards	NO
4	Development without Consent and Miscellaneous Exempt & Complying Development	NO
6	Number of Storeys in a Building	NO
10	Retention of Low-Cost Rental Accommodation	NO
19	Bushland in Urban Areas	NO
21	Caravan Parks	NO
22	Shops and Commercial Premises	NO
30	Intensive Agriculture	NO
32	Urban Consolidation	NO
33	Hazardous and Offensive Development	NO
50	Canal Estate Development	NO
55	Remediation of Land	NO
62	Sustainable Aquaculture	NO
64	Advertising and Signage	NO
65	Design Quality of Residential Flat Development	NO
70	Affordable Housing (Revised Schemes)	NO
	Housing for Seniors or People Living with a Disability (2004)	NO
	Building Sustainability Index: BASIX 2004	NO
	Major Projects 2005	NO
	Sydney Region Growth Centres 2006	NO
	Mining, Petroleum Production and Extractive Industries 2007	NO
	Temporary Structures and Places of Public Entertainment (2007)	NO
	Infrastructure (2007)	NO
<u>SYDNEY REP</u>		
9	Extractive Industry	NO
18	Public Transport Corridors	NO
19	Rouse Hill Development Area	NO
20	Hawkesbury – Nepean River	YES CONSISTENT

ATTACHMENT B
SECTION 117 DIRECTIONS

<u>S117(2) MINISTERIAL DIRECTIONS</u>	RELEVANT? (YES/NO)	(IF RELEVANT) INCONSISTENT/ CONSISTENT
1. Employment and Resources		
1.1 Business and Industrial Zones	YES	CONSISTENT
1.2 Rural Zones	NO	
1.3 Mining, Petroleum Production and Extractive Industries	NO	
1.4 Oyster Aquaculture	NO	
1.5 Rural Lands	NO	
2. Environment and Heritage		
2.1 Environmental Protection Zones	NO	
2.2 Coastal Protection	NO	
2.3 Heritage Conservation	YES	CONSISTENT
2.4 Recreation Vehicle Areas	NO	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	NO	
3.2 Caravan Parks and Manufactured Home Estates	NO	
3.3 Home Occupations	NO	
3.4 Integrating Land Use and Transport	NO	
3.5 Development Near Licensed Aerodromes	NO	
4. Hazard and Risk		
4.1 Acid Sulfate Soils	NO	
4.2 Mine Subsidence and Unstable Land	NO	
4.3 Flood Prone Land	NO	
4.4 Planning for Bushfire Protection	NO	
5. Regional Planning		
5.1 Implementation of Regional Strategies	NO	
5.2 Sydney Drinking Water Catchments	NO	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NO	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NO	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	NO	
5.6 Sydney to Canberra Corridor	NO	
5.7 Central Coast	NO	
5.8 Second Sydney Airport: Badgerys Creek	NO	
6. Local Plan Making		
6.1 Approval and Referral Requirements	YES	CONSISTENT
6.2 Reserving Land for Public Purpose	NO	
6.3 Site Specific Provisions	YES	CONSISTENT
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	YES	CONSISTENT



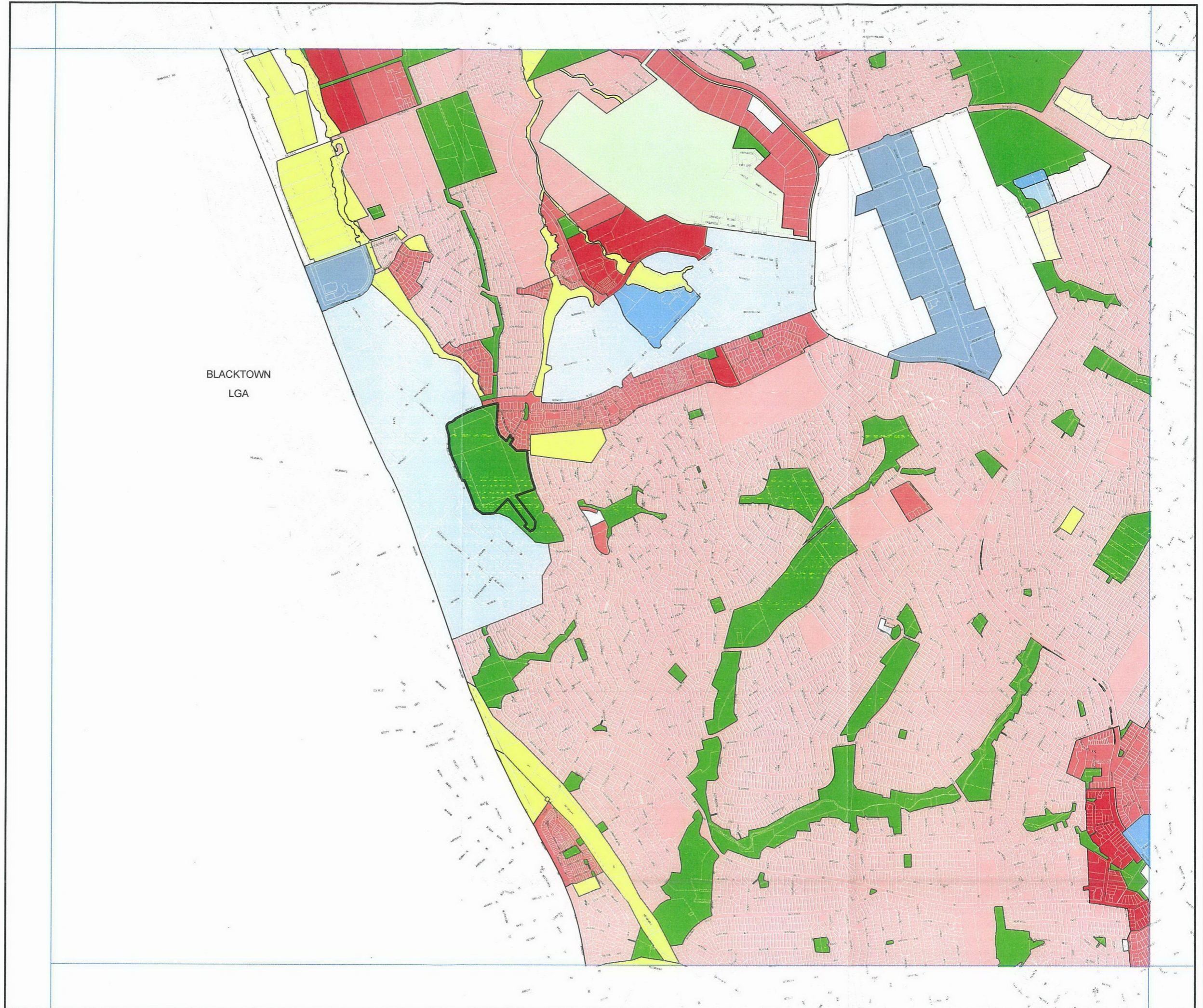
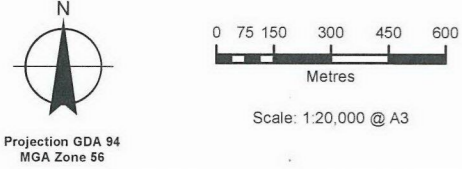
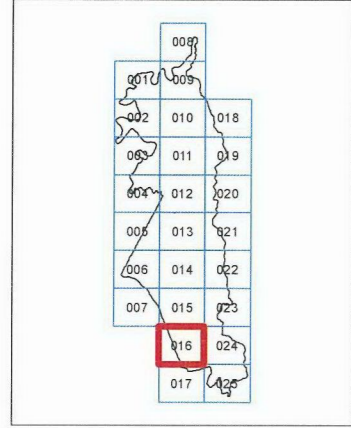
THE HILLS SHIRE COUNCIL

The Hills Local Environmental Plan 2012 (Amendment No. 06)

Site Identification Map - Sheet _016
0500_COM_LZN_016_020_20130312

- Existing Zone**
- Subject Land
 - B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B5 Business Development
 - B6 Enterprise Corridor
 - B7 Business Park
 - E1 National Parks and Nature Reserves
 - E2 Environmental Conservation
 - E3 Environmental Management
 - E4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R1 General Residential
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU3 Forestry
 - RU6 Transition
 - SP2 Infrastructure
 - SP3 Tourist
 - W2 Recreational Waterways
 - SRGC SEPP (Sydney Region Growth Centres) 2006

Cadastral
Cadastral 12/03/2013 © THSC





**The Hills
Local Environmental
Plan 2012**

THE HILLS
SHIRE COUNCIL

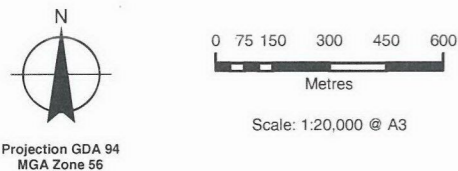
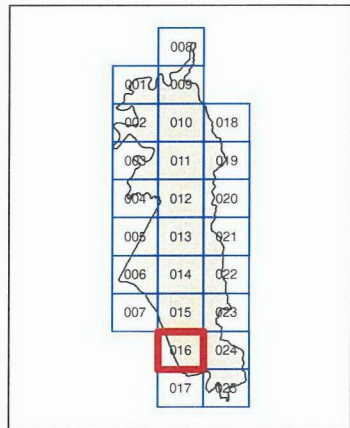
Land Zoning Map - Sheet LZN_016

Zone

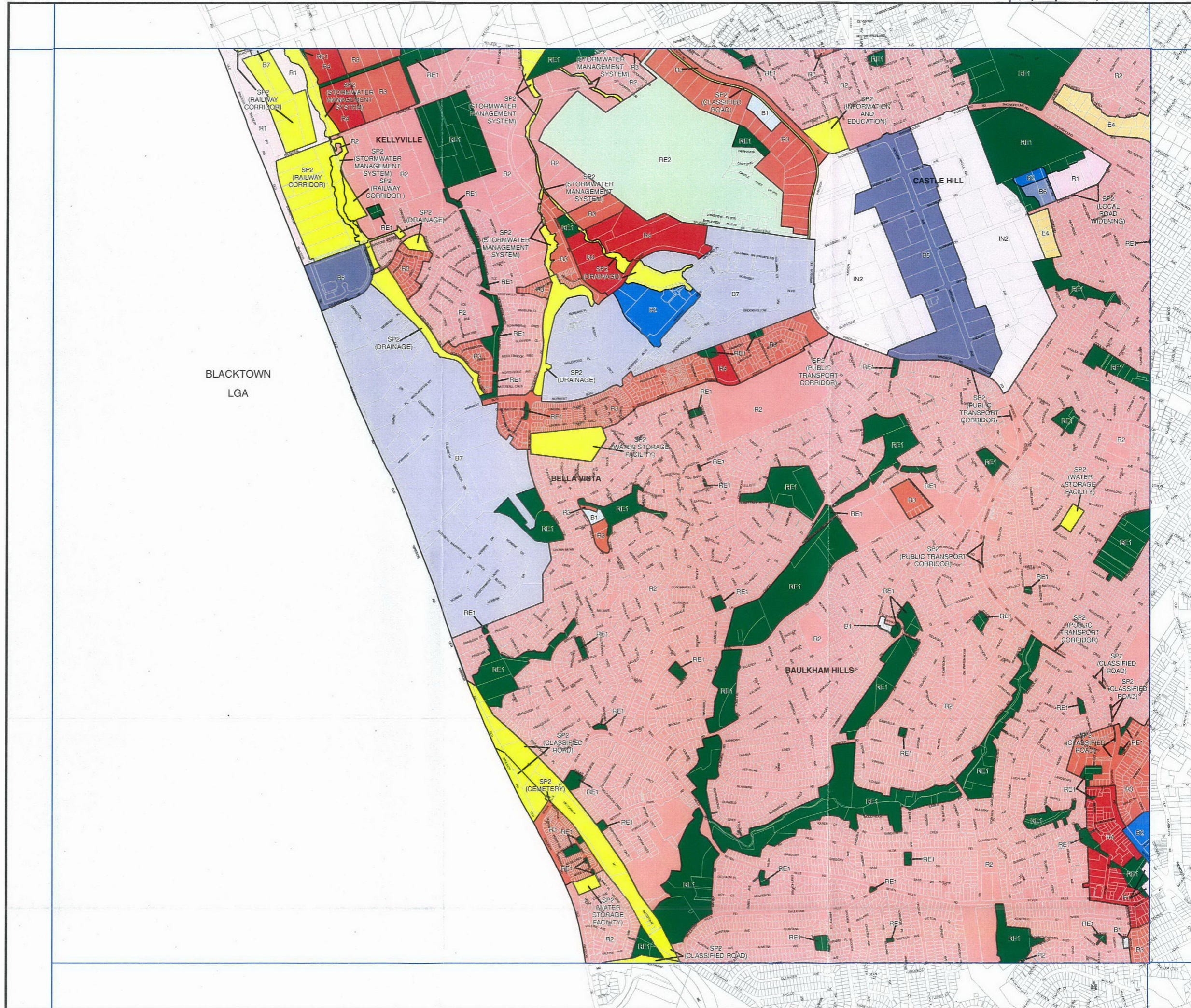
- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU3 Forestry
- RU6 Transition
- SP2 Infrastructure
- SP3 Tourist
- W2 Recreational Waterways
- SRGC SEPP (Sydney Region Growth Centres) 2006

Cadastre

Cadastre 17/08/2011 © THSC



Map Identification Number:
0500_COM_LZN_016_020_20130312



Still need to change cadastre

MINUTES of the duly convened Ordinary Meeting of The Hills Shire Council held in the Council Chambers on 12 February 2013

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Councillors Dr M.R. Byrne, R.K. Harty OAM, A.J. Hay, R. Tracey, M.G. Thomas, Dr J. Lowe, R. Preston, M. Taylor, Y. Keane, P. Gangemi, A.C. Jefferies, A. Haselden

VOTING AGAINST THE MOTION

None

Councillor Keane declared a non-pecuniary non-significant conflict of interest in the following Item-4 Planning Proposal for the Rezoning of Bella Vista Farm Park 8/2013/PLP as she is the CEO of an organisation that has booked the venue for New Year's Eve for a major public event. Councillor Keane signed the Conflicts of Interest Register and remained in the room.

ITEM-4 PLANNING PROPOSAL FOR THE REZONING OF BELLA VISTA FARM PARK 8/2013/PLP

A MOTION WAS MOVED BY COUNCILLOR HARTY OAM AND SECONDED BY COUNCILLOR TAYLOR THAT the Recommendation contained in the report be adopted.

THE MOTION WAS PUT AND CARRIED.

30 RESOLUTION

A planning proposal to rezone Bella Vista Farm from RE1 Public Recreation to B7 – Business Centre be forwarded to the Department of Planning and Infrastructure for a Gateway Determination.

Being a planning matter, the Mayor called for a division to record the votes on this matter

VOTING FOR THE MOTION

Councillors Dr M.R. Byrne, R.K. Harty OAM, A.J. Hay, M.G. Thomas, Dr J. Lowe, R. Preston, M. Taylor, Y. Keane, P. Gangemi, A.C. Jefferies, A. Haselden

VOTING AGAINST THE MOTION

Councillor R. Tracey

CALL OF THE AGENDA

A MOTION WAS MOVED BY COUNCILLOR HARTY OAM AND SECONDED BY COUNCILLOR KEANE THAT Items 6, 9, 10, 11, 12 and 14 be moved by exception and the recommendations contained in the reports be adopted.

THE MOTION WAS PUT AND CARRIED.

31 RESOLUTION

Items 6, 9, 10, 11, 12 and 14 be moved by exception and the recommendations contained in the reports be adopted.

ITEM-4	PLANNING PROPOSAL FOR THE REZONING OF BELLA VISTA FARM PARK 8/2013/PLP
THEME:	Balanced Urban Growth
HILLS 2026 OUTCOME/S:	VC 3 I am connected to the community. PL 2.1 Provide and manage assets and infrastructure to meet the current and future needs of our community. VC 3.1 Provide opportunities for our community to interact and volunteer and recognise diversity and local heritage.
COUNCIL STRATEGY/S:	BUG 2.2 Maintain the Shire's natural and cultural heritage through quality urban planning, development and maintenance.
GROUP:	STRATEGIC PLANNING
AUTHOR:	CORDINATOR - FORWARD PLANNING BRONWYN SMITH
RESPONSIBLE OFFICER:	MANAGER - FORWARD PLANNING STEWART SEALE

EXECUTIVE SUMMARY

Council considered a report at its Ordinary Meeting of 24 July 2012 following exhibition of a draft Conservation Management Plan prepared by Worley Parsons (Consultants). The Conservation Management Plan was endorsed by Council and one of the actions is for The Hills Shire Council to initiate a planning proposal to rezone Bella Vista Farm, in order for the property to become financially independent and provide a mechanism for the future maintenance of the property. This report recommends that Bella Vista Farm be rezoned from RE1 Public Recreation to B7 – Business Park.

The planning proposal is supported on the basis that Bella Vista Farm provides a vital link to our past and lends character to our community. Bella Vista Farm is a valuable tourism asset which is currently under-utilised which threatens its survival, and for heritage buildings to survive they need a viable use. The best way to preserve Bella Vista Farm is to allow a range of sympathetic new uses which would achieve long-term financial sustainability for future preservation and maintenance.

This report is supported by a Conservation Management Plan that encourages the future use of the site for commercial purposes.

APPLICANT

The Hills Shire Council – Council initiated

OWNER

The Hills Shire Council

THE HILLS LOCAL ENVIRONMENTAL PLAN 2012

Zone:	RE1 – Public Recreation
Height:	No height map available
FSR:	No FSR map available
Lot Size:	700m ²

Norwest Business Park Part B Section 6 Hills Development Control Plan 2011 is applicable to the site.

POLITICAL DONATIONS

No disclosures

BACKGROUND

Bella Vista Farm is a significant cultural landscape on the Cumberland Plain, and is of exceptional significance to The Hills Shire and is listed as a Heritage Conservation Area within Schedule 5 of Councils Local Environmental Plan 2012 and on the New South Wales State Heritage Register.

The site is owned and managed by The Hills Shire Council and have undertaken in recent years major conservation works to a number of the buildings and provided new public recreation facilities. This proposal is seeking a rezoning for the likely appropriate uses/reuses of the site to ensure the long term financial sustainability of the site. The review and upgrade of the 2000 Conservation Management Plan (CMP) was presented as a first step towards that strategy.

Some of the key guiding principles that were developed to underpin the review and upgrade include:

1. Bella Vista Farm operated historically as a successful agricultural commercial development.
2. Adaptive re-use of Bella Vista Farm including commercial uses will provide for long term viability of Bella Vista.
3. Integration of the development of Bella Vista Farm with the surrounding commercial development of the Norwest Business Park will assist in overcoming isolation of the site in the future uses and development of those adjoining lands.
4. Provision of appropriate zoning and planning controls for Bella Vista Farm to ensure that the commercial viability of the site can be realised.
5. Consideration of development of a branding to market Bella Vista Farm to prospective developers and operators of the nearby Norwest Business Park, increase public awareness and the attraction of visitors.
6. Understanding of how the buildings work and their nature to facilitate appropriate adaptive re-uses.
7. Identifying opportunities for appropriate additions to the existing built forms.

A detailed review of the conservation policies and actions has been undertaken, together with the required works to be done, over what period of time, and an estimate of the

costs involved. As a result of this review it is considered that Council should initiate a planning proposal to rezone the property to ensure the long term financial sustainability of the site.

REPORT

The purpose of this report is to consider amendments to The Hills Local Environmental Plan 2012 to rezone Bella Vista Farm from RE1 Public Recreation to B7 – Business Park.

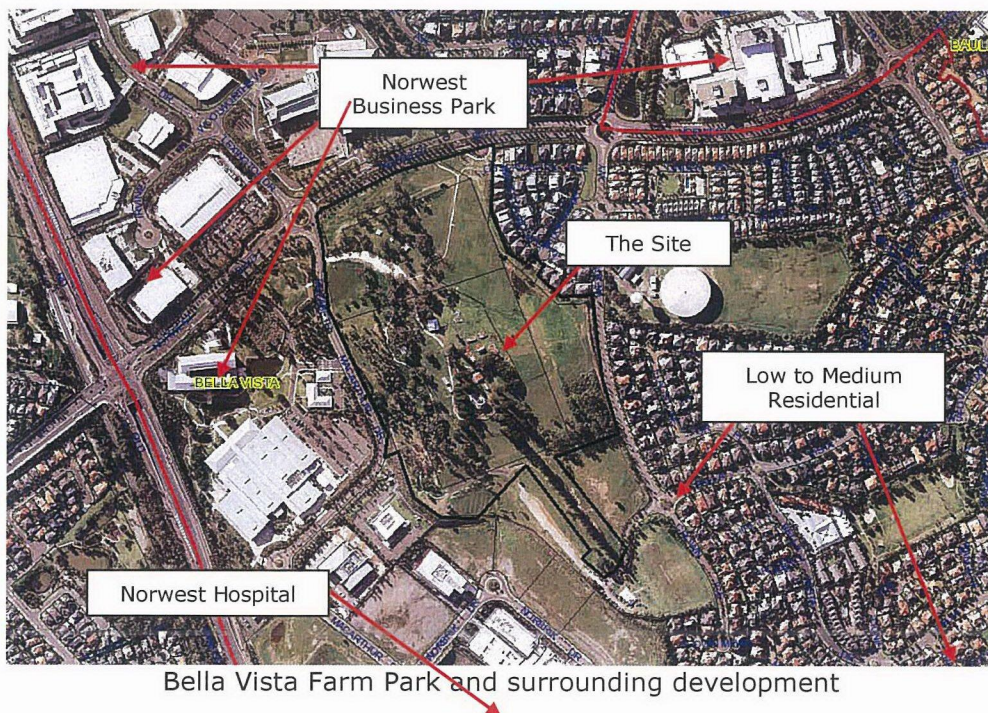
1. THE SITE

Until the mid-1990s, the area was primarily used for small-scale agriculture. Since then, significant changes have become apparent as it incorporates a residential area and business park. The suburb of Bella Vista contains several shopping complexes a private hospital and a major hotel.

Bella Vista Farm is an 18.5 hectare site located adjacent to the existing Norwest Business Park, and also adjacent to Old Windsor Road and Norwest Boulevard in the suburb of Bella Vista.

It is a historic site with significant cultural landscape within the Cumberland Plain area and is located on a ridge with panoramic views, and includes pastures, remnant woodland, vernacular timber farm buildings some of which date from very early occupation of the site, landscaped gardens, a two storey homestead, originally c1840s Georgian and extended c1864 Italianate architectural style and a Bunya Pine lined drive planted c1890s. The area of the current site is much reduced from the original farm but provides a rare surviving link between the community today, the first European settlers, and some of Australia's earliest rural development.

To the north, north east and west of the site is Norwest Business Park, to the east of the site are low to medium density residential areas, to the south of the site is the recently built Norwest Hospital.





Bella Vista Farm Homestead (front)



Bella Vista Farm Homestead (rear)

2. PLANNING PROPOSAL

The planning proposal is for the purpose of commencing the process to rezone Bella Vista Farm to permit the site to become financially sustainable, while allowing the community to use the site more frequently.

The rezoning will permit the site to be used for activities that are currently not permissible under the RE1 zone. Rezoning the site to a B7 Business Park zone will allow the property to become financially independent and provide a mechanism for the future maintenance of the property.

Bella Vista provides a vital link to our past and lends character to our community. Bella Vista is a valuable tourism asset which is currently under-utilised which threatens the survival of Bella Vista.

The best way to preserve Bella Vista is to give it a sympathetic new use. The most sympathetic use is usually the one a building was originally designed for.

3. CONSERVATION MANAGEMENT PLAN

Bella Vista Farm Conservation Management Plan prepared by Worley Parsons dated May 2012.

The Conservation Management Plan (CMP) aims to identify the cultural significance of Bella Vista Farm. The CMP is to be used as a basis for decision making not only for the area defined by the curtilage, but also for the surrounding context and setting, in order to achieve an integration of Bella Vista Farm into the surrounding development. The policies have been divided into sections, starting with planning and management issues followed by broader issues relating to the original extent of the former Elizabeth Macarthur's Seven Hills Farm, followed by more detailed policies regarding the conservation and maintenance works to the buildings and the landscape.

The CMP is intended to guide the processes of using, changing, conserving, repairing and maintaining the site. The policies are sufficiently flexible in recognising both operational building requirements and constraints, while enabling and ensuring that the significance of the place is conserved and maintained. It is intended that the CMP be used by both

Applicants when preparing development proposals and consent authorities when assessing future development proposals within the surrounding business park and residential development.

The CMP recommends that Bella Vista Farm Park implement a range of uses over multiple implementation stages. This should involve the use of the site for mixed purposes including community, commercial and educational uses. The CMP recommends identification of suitable adaptive re-use to incorporate appropriate commercial uses that will provide for the long term financial viability of Bella Vista Farm Park.

The key objectives of the CMP are;

- Determine a viable, long term approach to development of the site including commercial activity to ensure financial sustainability of the Farm, without compromising the importance of the heritage status of the site and the historical and educational value to the community at local and State levels.
- Ensure the special character, and setting of the site is retained and to conserve the heritage by ensuring that new development does not adversely affect the significance of Bella Vista Farm and its distinctive character.

Change is often required to maintain the ongoing viability of a heritage site. The facilities often need to be upgraded to improve levels of amenity and/or achieve compliance with safety standards, or a new use may be introduced where the original function of the place has become redundant.

Benefits of historic conservation include the benefits of commercial development to more intangible community benefits such as a sense of belonging, history, research and values. Historic conservation also benefits the future generation through preservation of heritage enabling continued access.

Through the recommendations provided in the CMP, Council has been advised that the best way to create financial sustainability for the heritage site is to implement appropriate adaptive re-use of the site that is sensitive to the cultural significance of the site which incorporates a rezoning of the site.

4. ADAPTIVE RE-USE

Since the endorsement of the 2000 CMP, Bella Vista Farm has undergone significant changes to restore and refurbish its original homestead, some outbuildings and parkland areas. These projects were a partnership between The Hills Shire Council, the Friends of Bella Vista Farm and other stakeholders and funding bodies. This has included the completion of the external restoration of the homestead, restoration of the packing shed, shop, kitchen/maids quarters and some repair and restoration works of the other farm sheds, as well as restoration and maintenance of the gardens and outer grounds, installation of a security fence, temporary amenities, and car parking area, and walking paths.

Since the establishment of the S355 Committee in 2009, the main focus has been to determine a viable, long term approach to development of the site including commercial activity to ensure financial sustainability of the Farm, without compromising the importance of the heritage significance of the site and the historical and educational value to the community. That educational value includes the demonstration of ecologically sustainable development and the satisfying of the principals of intergenerational equity in respect to the conservation of our heritage.

Key underlying principles in the selection of future uses are that:

- Bella Vista Farm operated historically as a successful agricultural commercial enterprise.
- As an historic site, it is an important example of the growth of the "commercial" use of the site for the purpose of agriculture, resulting in the creation of forms and spaces reflective of that use, i.e. a mixed use for agriculture and as a place of residence.
- The former use of the site as an agricultural venture on a commercial scale involved adaptation as necessary to new practices and as such this process of adaptation must be given equal weighting in the assessment processes and appreciation of the concept of adaptation and adaptive re-use, especially given the potential strategic relationship of the site with Norwest Business Park and the surrounding residential developments.
- Identification of suitable adaptive re-use is to incorporate appropriate commercial uses that will provide for long term financial viability of Bella Vista.

Adaptive re-use is the suggested way forward for Bella Vista Farm Park by the updated CMP, it is recommended to improve the sites heritage identity. Adaptive re-use of the farm can be done to ensure that community utility of the site for uses such as markets and picnicking can continue while additionally allowing the site to be used for further purposes. These can include the use of the site for a restaurant or as a function centre that can provide employment opportunities as well as creating income for the property that can be used in the future for property maintenance reducing financial dependency on the Council.

Adaptive re-use deals with the issues of conservation and heritage policies. The criteria for adaptive re-use are:

- The importance of the site to the community, and
- The historical importance of the site.

Both of the above criteria apply to Bella Vista Farm Park proving that the site is suitable for adaptive re-use. The best way to preserve heritage structures is to give them a sympathetic new use so they can continue to be used and appreciated. The rezoning of the property will minimise the current isolation of the site within the Norwest Business Park by connecting it through mixed uses that will promote the site and encourage community visitation.

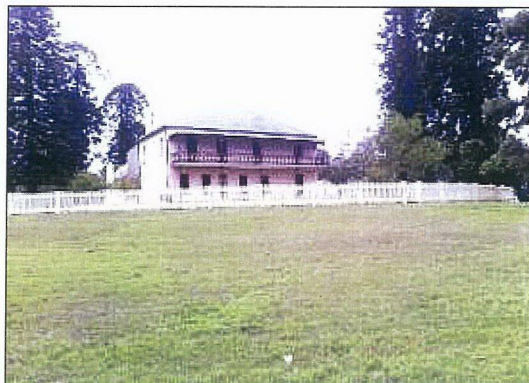
The CMP has identified the following uses for Bella Vista Farm:

- Mixed farming- demonstration farm or/and riding school;
- Education- specialised trades training, open days, programs and field days;
- Commercial- art/craft outlet, cafes, event receptions and functions; and
- Community- public recreation, community gardens and facilities and volunteer programs

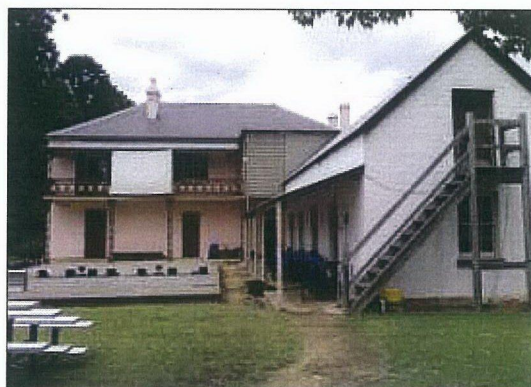
The recommended uses are sensitive in nature towards both the cultural heritage and the actual heritage items on the site. The CMP recommends that a mix of uses be implemented on the site that provides sensitive and successful adaptive re-use, and at the same time, would preserve the prevailing character of neighbourhoods by limiting impacts such as high amount of traffic, noise, smell, etc.

The Homestead

The Homestead was progressively extended in stages to create a larger family home, sited on top of the ridge to provide panoramic views. As a focus building on the site, it is to be made publicly accessible, where possible. It is considered that the use of the Homestead may be for hospitality, function or meetings rooms, galleries, a research centre or local history centre incorporating interpretative displays.

*The Kitchen Block*

The kitchen block was also used as servants' quarters, a dairy and storage. Its ground floor location and good condition makes it accessible for use in association with the Homestead, kitchen garden and courtyard space. The kitchen block can be used to support activities in the site.

*The Shop and Coach House*

These buildings provided services for the homestead. The Shop could continue to do so and its fabric is less significant and more easily adapted. It could also be leased for a compatible use such as an office, workshop or shop. The Coach House is highly significant and very fragile. It is not to be used for vehicles or farm animals. Its interpretation is exceptionally important and it has potential for use in specialised training activities in the history of building construction and conservation, history and interpretation. It could be used as undercover space for events in the courtyard or for temporary free standing installations.

It is considered that the Shop could be used for service functions for Bella Vista Farm or lease as an office, workshop or shop to support the activities of the site. The Coach House may be used for permanent interpretative display and in association with special events in the courtyard and specialised training activities.



The Homestead Gardens

The Homestead Garden has a formal ornamental garden. The future uses must be relative to its importance as an original garden. Historic gardens are popular tourist destinations and this could be managed with visits as part of a garden tour.

The kitchen garden could be re-established as a support for activities on the site.

The Homestead courtyard provided services for the Homestead and may continue to be needed for this purpose. It has the potential to be used for outdoor and temporary events and marquees could be erected in the area. This could support larger events and receptions held on the site. Continue to use the garden as a formal ornamental garden to support the activities of the site and/or occasional events and demonstrations or as part of training courses.

Establish the kitchen garden as a productive garden for the site and use the courtyard as open space to support the activities of the site and for temporary and outdoor events.

The Farm Yards and Home Paddock

These areas were the working farmyards and buildings and were used over time for various changing farm uses such as housing animals, fodder, machinery, processing crops, shearing, milking, wood storage, blacksmithing and so forth. The preferred use is farm related or traditional craft activities. Some spaces could accommodate farm animals. There is potential to lease buildings or spaces permanently for events such as markets.

The buildings and yards could be used as a small demonstration or model farm or for demonstrations and marketing of traditional craft, open days, festivals and markets.

5. PLANNING FRAMEWORK

a. Local Government Act 1993

The Local Government Act 1993 requires all land vested in a Council to be classified as either 'operational' or 'community'. It provides for land that is kept for use by the general public (such as a public park) to be classified as 'Community', which must be regulated via a plan of management.

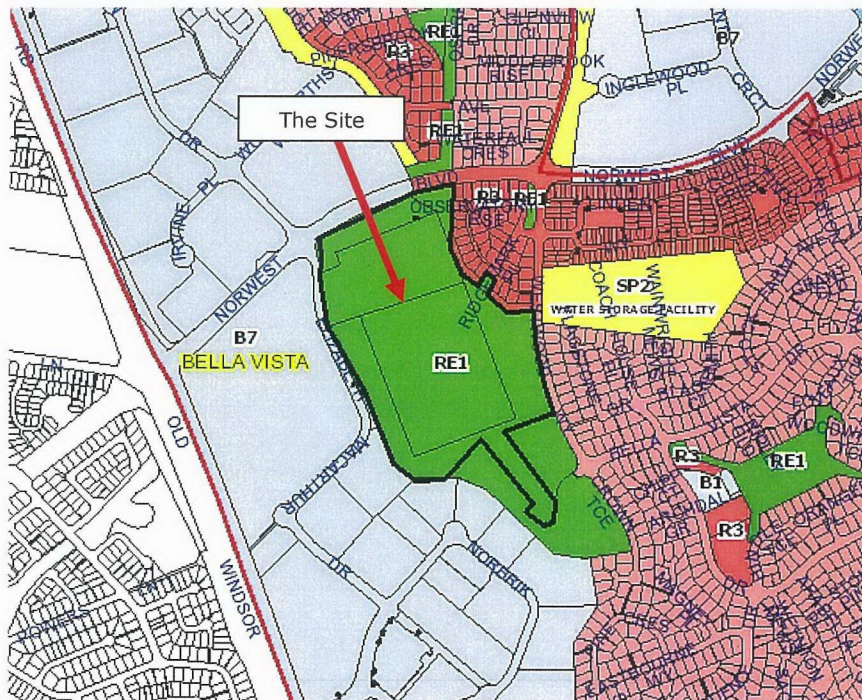
There are some properties within the Shire that are classified as Operational Land which have a clear public open space function for example Bella Vista Farm Park. In this particular case land was transferred to Council as Operational Land, pending refinement of proposed uses. Review of classifications is required to recognise spaces intended for ongoing use for community purposes. Consideration of the relevant Section 117

Direction 6.2 Reserving Land for Public Purpose must be taken into account when amending land classifications through the LEP process. Whilst planning, delivery and availability of public spaces are critical, attention also needs to be given to factors which ensure that people will continue to use and appreciate the public open space network. Spaces should be well maintained, attractively landscaped and safe for children with fenced play areas, shade and seating provided where needed. Bella Vista Farm Park is a publicly owned conservation area and has been identified as an item that should reflect public ownership, recreation and community function while also using the relevant Plan of Management when considering the range of permissible uses.

b. The Hills Local Environmental Plan 2012

The site is currently zoned RE1 Public Recreation under the provisions of LEP 2012 and the objectives of the zone are as follows:

- To enable land to be used for public open space or recreational purposes
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes



Bella Vista Farm Park and surrounding land-use zones

In relation to the future zoning of Bella Vista Farm, a key consideration will be of a zoning that reflects the historical commercial success of the site as a commercial agricultural use and its future uses and connections as part of the Norwest Business Park.

The Hills Shire Council proposes to amend the RE1 zoning of Bella Vista by means of a Planning Proposal, which would be prepared and submitted via the "gateway process" to the Department of Planning and Infrastructure (DOPI).

The two zones which have been considered for the site are as follows:

B5 – Business Development

The objectives of the zone are as follows:

- To enable a mix of business and warehouse uses, and bulky goods premises that require large floor area, in locations that are close to, and support the viability of, centres.
- To provide for bulky goods premises that meet community demand.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

Given that this zone permits bulky goods premises it is considered that this zone is inappropriate because of the potential adverse impact that would be created on Bella Vista.

B7 – Business Park

The objectives of the zone are as follows:

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of the workers in the area.
- To make provision for high technology industries that use and develop advanced technologies, products and processes.

The CMP proposes that a “commercial” zoning either B5 Business Development or B7 Business Park be applied that would achieve conservation and financial viability the objectives for the site of The Hills Shire Council and the Section 355 Committee. The appropriate “commercial” zoning would have a prescribed scope of uses that would be most appropriate to facilitate the long term conservation and financial viability of Bella Vista.

It is considered that the B7-Business Park would be the most appropriate zoning, however, it would be necessary to include local objectives within the zone to ensure that Bella Vista is protected such as;

- To ensure the special character and setting of the site is retained and to conserve the heritage by ensuring that new development does not adversely affect the significance of Bella Vista Farm and its distinctive character.
- To provide for activities that support and relate to the natural assets of the area, in particular Bella Vista Farm.
- To ensure that any development with respect to Bella Vista Farm is undertaken in a manner that is sympathetic to, and does not detract from the identified significance.
- To encourage innovative approaches to the conservation of Bella Vista Farm and to provide incentives for good management practices.

c. Local Strategy

Environment and Leisure Direction

A key objective of the Environment and Leisure Direction is to provide high quality spaces for community recreation and enjoyment. The rezoning of the site to the proposed B7 – Business Park can assist in meeting some of the Key Directions of the Environment and Leisure Directions such as EL2 that strives to provide high quality spaces for community recreation and enjoyment, this can be achieved through the rezoning as the recreation, picnic facilities will be maintained while additionally providing opportunities for new uses that can allow more spaces and types of community enjoyment. EL4 will also support

the rezoning of the site as the proposed zones will allow for spaces that will encourage community interaction through the existing sites spaces. This proposal works alongside The Hills Shire Local Strategies and Directions and can assist in achieving particular directions and objectives.

d. Ministerial Section 117 Directions

Section 117(2) of the Environmental Planning and Assessment Act 1979 (EP &A Act) enables the Minister for Planning and Infrastructure to issue directions that Councils must address when preparing planning proposals for a new Local Environmental Plan. The planning proposal is generally consistent with the following relevant 117 Directions:

- a) Business and Industrial Zones
- b) Heritage Conservation
- c) Approval and Referral Requirements
- d) Implementation of the Metropolitan Plan for Sydney 2036.

6. HERITAGE LISTINGS AND IMPLICATIONS**a. Baulkham Hills Heritage Study 1993-1994**

The Baulkham Hills Heritage Study, prepared 1993-1994 identified Bella Vista Farm as being significant and is listed under the inventory of 'Building and Other Works', as both the Bella Vista Homestead (ref.22501), the Bella Vista Outbuilding Complex (ref.22502) and as an archaeological site (ref.22500). It is listed as having Regional significance but this assessment predated the new State Heritage Register.

b. Sydney Regional Environmental Plan No 19-Rouse Hill Development Area

Bella Vista is listed as an item of environmental heritage under SREP No. 19 (deemed State Environmental Planning Policy). SREP No. 19 was established to co-ordinate planning and decision-making for long term growth, identifying land that is suitable for urban purposes and providing for the orderly and economic development for growth centres in the north-west sector, north of Blacktown.

c. Register of the National Estate

The Australian Heritage Council is a Commonwealth authority which compiles and maintains the *Register of the National Estate*, an inventory of places of significance in Australia. The basis for assessment of significance is the methodology and terminology of the *Burra Charter*.

Bella Vista was listed on the Register on 28 September 1982. A copy of the data sheet is contained within the **Appendix 1**. Other associated sites that are listed include the 'Old Windsor Road' and the 'Pearce Family Cemetery'.

However, some significant changes were made in 2007 in relation to the future of the Register as outlined below by the Department of Sustainability, Environment, Water, Populations and Communities (2011):

"Following amendments to the Australian Heritage Council Act 2003, the Register of the National Estate (RNE) was frozen on 19 February 2007, which means that no new places can be added, or removed.

The Register will continue as a statutory register until February 2012. During this period the Minister for the Environment, Heritage and the Arts (the Minister) is required to continue considering the Register when making some decisions under the Environment

Protection and Biodiversity Conservation Act 1999 (*EPBC Act*). *This transition period also allows states, territories, local and the Australian Government to complete the task of transferring places to appropriate heritage registers where necessary and to amend legislation that refers to the RNE as a statutory list.*

From February 2012 all references to the Register will be removed from the EPBC Act and the AHC Act. The RNE will be maintained after this time on a non-statutory basis as a publicly available archive.

Many places in the Register are already included in other statutory lists, such as the state heritage lists, or local government heritage registers. As a result, those places receive protection under the relevant federal, state or territory legislation, or under council bylaws."

The implications of these changes for Bella Vista are that the statutory protection will remain under the NSW Heritage Act 1977 as an item of state heritage significance on the NSW State Heritage Register.

d. Heritage Act 1977

Under the *Heritage Act 1977*, the approval of the Heritage Council is required for adaptive reuse, conservation and other work to items of state heritage significance.

Bella Vista is listed on the State Heritage Register. Therefore, the approval of the Heritage Council is required for all works, with the exception of works included in the standard exemptions under Section 57(2) of the *Heritage Act 1977*, gazetted on 25 March 2006.

The standard exemptions include:

- Maintenance and cleaning
- Repairs
- Painting
- Excavation
- Restoration
- Development endorsed by the heritage Council or director-general
- Minor activities with no adverse impact on heritage significance
- Non-significant fabric
- Change of use
- New buildings
- Temporary structures
- Landscape maintenance
- Signage
- Burial sites and cemeteries
- Compliance with minimum standards and orders
- Safety and security
- Movable heritage items

Works undertaken under exemption for the *Heritage Act 1977*, except for routine maintenance, may generally still require development consent. Any works where demolition of significant fabric is proposed will require Heritage Council Approval, under an integrated development application (DA).

An assessment of the impact of any proposed works on the heritage significance of the place needs to be undertaken for all works that involve modification of, or alteration to, the significant fabric of the place.

7. MATTERS FOR CONSIDERATION

a. Funding

Bella Vista Farm is a rare surviving link to Australian farming heritage. Restoration of the Homestead and Farm Buildings would not be possible without financial funding from a range of grant providers that include: The Hills Shire Council, Department of Urban Affairs Planning NSW, Greenspace Grant NSW Government, Friends of Bella Vista Farm, Heritage Office NSW Government, Federal Government – Cultural Heritage Grant and Regional Infrastructure Grant. However funding is becoming less and less as the restoration nears completion on this basis it is necessary to secure the financial stability of Bella Vista.

The CMP suggests that any income generated from the use of the site would be used to contribute to the maintenance of the site and to fund specific projects associated with the long term conservation of the site. Further, a rezoning would provide a level of business opportunities that would provide an income, ensuring the continued conservation and maintenance of the significant fabric of Bella Vista Farm.

b. Economic Issues

The proposed rezoning will have little effect on The Hills Council as the Council already owns and manages the property. However, rezoning the site will enable business opportunities which would lead to Bella Vista becoming financial sustainability through a range of uses that may create additional income that can be used for future restorations and maintenance of the property.

c. Social Issues

Keeping and re-using heritage buildings have long term benefits for the communities that value them, and high profile losses have been met with sadness and disappointment. The re-use of heritage buildings is key to ensuring Bella Vista's character remains for future generations to enjoy.

The proposal seeks to provide opportunities for the community to use the farm in ways that are not possible under the current zoning. Proposed uses of the site as a restaurant or a function centre will provide a space for social activities and leisure while ensuring sensitivity towards the heritage items.

d. Environmental Issues

The proposed rezoning is unlikely to result in any adverse environmental impacts. However, should a Development Application be lodged, a full assessment of environmental impacts should be undertaken with respect to a specific development scheme. Any future Development Application should be accompanied by the environmental assessments including but not limited to, an acoustic impact assessment.

CONCLUSION

This report recommends that Bella Vista Farm be rezoned from RE1 Public Recreation to B7 – Business Centre to allow suitable adaptive re-use of the property. Rezoning the site will provide many benefits for both the community and the Council. The benefits include heritage site promotion and increased use, continued preservation and maintenance of the property and reduced financial dependency on the Council through income generated by the proposed future uses. This proposal is the best option for the successful long term conservation of the property.

IMPACTS**Financial**

The proposed rezoning would enable the site to become financially independent and any additional income generated from the potential business opportunities would finance the ongoing maintenance of Bella Vista Farm.

Hills 2026

In accordance with the delivery programs working towards meeting the goals of the Hills 2026, the zoning contributes towards achieving the needs of the broader community, offering flexibility and a suitable range of uses of existing land while providing more opportunities for the heritage property to be efficiently managed in the long term.

RECOMMENDATION

A planning proposal to rezone Bella Vista Farm from RE1 Public Recreation to B7 – Business Centre be forwarded to the Department of Planning and Infrastructure for a Gateway Determination.

ATTACHMENTS

Nil