



4 February 2019

Megan Munari
Acting Manager Forward Planning
The Hills Shire Council
3 Columbia Court
Norwest NSW 2153

Your ref: 3/2017/PLP

Dear Ms Munari

I refer to the rezoning review currently before the Independent Planning Commission (the Commission) for a planning proposal for multiple sites in the Showground Station Precinct, Castle Hill (RR_2018_THILL_003_03).

Council resolved not to proceed with the planning proposal at its Ordinary meeting of 24 April 2018. The proponent then lodged a request for a rezoning review with the Minister for Planning on 30 May 2018.

As part of the rezoning review process, Council wrote to the Department of Planning and Environment (the Department) on 29 June 2018 advising that the planning proposal considered by Council at its Ordinary meeting of 24 April 2018 was primarily based on information submitted by the proponent in November 2017 and early April 2018. It was indicated that the April 2018 planning proposal was a revised version of the November 2017 planning proposal.

Council also advised that, due to reporting timeframes, the revised April 2018 version of the planning proposal could not be assessed or considered by Council prior to the scheduled Ordinary meeting of 24 April 2018. Council indicated that the November 2017 planning proposal should be relied upon by the Sydney Central City Planning Panel as part of its rezoning review as there were several differences between the two versions.

Council staff met with the Commission on 19 December 2018 to discuss the proposal. The Commission seeks to clarify that the matters discussed at that meeting related to matters relevant to both the November 2017 and April 2018 planning proposals, or the November 2017 planning proposal only.

Council's clarification will assist the Commission in preparing its advice to the Department regarding the rezoning review.

Yours sincerely

Matthew Todd-Jones
A/Team Leader
Independent Planning Commission NSW