



27 May 2020

Ms Judith Portelli
Manager Development Assessment
Blacktown City Council
62 Flushcome Road
Blacktown NSW 2148

Attention Kelly Coyne
email: [REDACTED]

Dear Ms Coyne

Eastern Creek Business Hub Concept Proposal SSD 5175 Mod 5 and SSD 8858

I write in relation to the above Applications which are currently before the Independent Planning Commission (Commission) for determination. In its consideration, the Commission has identified a number of matters arising from Council's submissions that require further clarification as follows:

1. Can you give us some more detail on why you are objecting to the development on competition grounds?
2. Given the different character and nature of each of the local shopping centres, has the Council carried out any studies on the specific effects of the development on competition for each centre?
3. Council's letter identifies that the Minchin Drive centre was rezoned to Residential. What is the implication of this in terms of the Commission's determination of the DA, particularly as it still appears to be a centre that is currently trading?
4. The Council also mentions concerns with works that in Council's view were not addressed in Mod 4 (since determined in July 2019). Were these issues resolved and what is Council's concern in terms of the implication for the subject Applications?

The Commission would be grateful if Council could prepare a response to these matters by close of business on 4 June 2020.

Should you have any questions, I have asked Ms Heather Warton, [REDACTED] or [REDACTED] to liaise directly with you.

Yours sincerely

Stephen Barry
Planning Director