

17 August 2020

Elizabeth Kimbell
Acting Place Manager, The Hills & Hawkesbury
The Department of Planning
4 Parramatta Square, 12 Darcy Street
Parramatta
NSW 2150

Dear Ms Kimbell,

360-378 Windsor Road, Baulkam Hills (Bull and Bush Hotel) – Planning Proposal

We refer to the Planning Proposal prepared by Windsor Star 88 Pty Ltd (**Planning Proposal**).

As requested, this letter is to provide an update regarding the progress of the DCP and VPA.

Development Control Plan

Windsor Star has engaged Mark Grayson of Knight Frank to complete the Development Control Plan (DCP) document. Knight Frank are currently working on the DCP documents and are in the process of resolving any design issues that have arisen while working through the details of Development Control Plan.

We attach the draft documents that are a work in progress for your review and discussion with Mark Grayson on the 19th of August 2020. Further to the discussion taking place we may seek an extension for submission of the final DCP documents due to the complexity and detail involved in creating a DCP that generally Councils undertake for site specific sites.

The documents attached to this letter are as follows;

- Draft Development Control Plan
- Draft Key issues summary for inclusion in the planning statement
- Items Knight Frank are flagging to be resolved with Council and/or The Department of Planning

Voluntary Plan Agreement

Council is currently considering the Voluntary Plan Agreement (VPA) submitted to Nicholas Carlton from The Hills Shire Council on the 3rd of August 2020. Windsor Star Pty Ltd are yet to receive an update, however a follow up email has been sent to Nichols requesting an update and if any progress has been made. We await feedback and/or formal comments in order to understand the next steps required to progress the VPA.

We attach the draft VPA for evidence.

Should you require clarification on the content of this letter please do not hesitate to contact Ms Chemaine Shehadeh, Planning Manager on [REDACTED]



Ms Chemaine Shehadeh
Planning Manager
Windsor Star Pty Ltd