



**THE HILLS**  
Sydney's Garden Shire

**THE HILLS SHIRE COUNCIL**  
3 Columbia Court, Norwest NSW 2153  
PO Box 7064, Norwest 2153  
ABN 25 034 494 656 | DX 9966 Norwest

1 July 2020

Elizabeth Kimbell  
Acting Place Manager, The Hills and Hawkesbury  
Department of Planning, Industry and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Your Ref: 2018SWC076 –  
PP\_2016\_THILL\_016\_00  
Our Ref: 19/2016/PLP

Dear Ms Kimbell,

**PROGRESS UPDATE – BULL AND BUSH HOTEL – 360-378 WINDSOR ROAD, BAULKHAM HILLS (19/2016/PLP)**

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I refer to the above matter and the determination of the Sydney Central City Planning Panel on 20 May 2020.

The Panel's deferral decision requested that Council provide written updates to the Department on the progress of discussions between Council and the Proponent with respect to community infrastructure, with the first written update due six weeks from the date of the deferral decision.

By way of update, the Proponent contacted Council on 1 June 2020 to request a meeting to discuss the deferral decision and matters relating to community infrastructure. A preliminary meeting was subsequently held on Friday 12 June 2020. During this meeting, the Proponent advised of their intention to further consider local infrastructure needs associated with the proposal and submit to Council a letter of offer to enter into a Voluntary Planning Agreement (VPA). A letter of offer has not yet been received by Council and the proposed terms of the potential offer were not disclosed by the Proponent during the meeting. A further meeting date to discuss the matter further has not yet been set.

Notwithstanding the formal resolution of Council that this Proposal should not proceed, we are prepared to continue discussions at officer level in good faith following receipt of a revised position from the Proponent. Ultimately of course, Council would be required to consider the matter formally prior to being able to confirm a resolved position.

Should you require further information with respect to this matter, please contact Bronwyn Inglis, Acting Principal Coordinator, Forward Planning on [REDACTED]

Yours faithfully

**Nicholas Carlton**  
**MANAGER FORWARD PLANNING**