



**THE HILLS**  
Sydney's Garden Shire

**THE HILLS SHIRE COUNCIL**  
3 Columbia Court, Norwest NSW 2153  
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17 August 2020

Ms Elizabeth Kimbell  
Acting Manager - Place and Infrastructure (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

**SECOND 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.

It is noted that the first update was provided by Council on 1 July 2020. This second update is now being provided in accordance with the timing specified in the Panel's decision, being three months from the date of the deferral decision.

Since the last update to the Panel, there have been ongoing discussions between Council officers and the Proponent, which culminated in the submission of a draft VPA by the Proponent on 3 August 2020.

Council officers are currently undertaking an internal review of the draft VPA, with the tentative objective of reporting the VPA offer to Council in September 2020. This will enable Council to determine whether or not to tentatively accept the offer, in principle, and commence the subsequent legal review and public exhibition process.

Once Council has a resolved position with respect to whether or not the VPA will proceed to the next steps in the process, this will be communicated to DPIE and the Panel for information.

Should you require further information with respect to this matter, please contact Kayla Atkins, Senior Town Planner on [REDACTED]

Yours faithfully

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