



Ms Abigail Goldberg
Chair
Sydney Central City Planning Panel
GPO Box 39
SYDNEY NSW 2001

IRF19/4271

Dear Ms Goldberg

Submissions report to Sydney Central City Planning Panel – Bull and Bush Hotel – PP_2016_THILL_016_00

I am writing to advise that a report summarising issues raised in submissions for the Bull and Bush Hotel planning proposal has been prepared by the Department of Planning, Industry and Environment (the Department) and to request that the Panel reviews and considers the report and its recommendations.

The planning proposal seeks to rezone the site at 360-378 Windsor Road, Baulkham Hills from R1 General Residential to B2 Local Centre and increase the achievable maximum height of buildings and floor space ratio applying to the site under The Hills Local Environmental Plan 2019. The amendment would facilitate a mixed-use retail/commercial and residential development on the site, which includes the following:

- a minimum of 6,040m² of commercial and retail floor space (including a hotel/pub);
- a minimum of 2,500m² of community floor space (including library and community centre floor space); and
- 20,582m² of residential floor space (approximately 200 units).

A copy of the planning proposal, agency and community submissions and a submissions report by the Department is enclosed for your consideration. I encourage the Panel to meet with the Department to clarify any issues before making a determination on the proposal.

Should you have any enquiries about this matter, I have arranged for Ms Elizabeth Kimbell at the Department to assist you. Ms Kimbell can be contacted on 9860 1521.

Yours sincerely

**Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure**

22 April 2020

Encl: Planning proposal, agency and community submissions, Department's submissions report