


Monday 14th January 2019

Planning Panels Secretariat
GPO PO Box 39
Sydney NSW 2001

Dear Sir/Madam,

My name is  and I am a resident of Baulkham Hills, NSW. Below, I have outlined my submission for the Planning Proposal, for the meeting scheduled on 1st February 2019. I hope for a positive outcome.

Planning Proposal Title: Bull and Bush Hotel Site


Support or Reject: I reject this proposal.

Reasons:

My reasons for rejecting this proposal is because of the high density of the Hills District and being a traveller along the route to take the local public transport, it puts additional strain on the current residents, schools and overall community conditions. The whole situation has reached from bad to worse regarding the scope of high-rise buildings being constructed in the region.

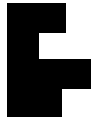
We have only a fixed number of government schools (both primary and high schools), and they are all functioning under a maximum capacity. This development as a result would be a short-sighted vision as the plethora of parents who would seek a place for their child, would encounter maximum competition for schooling.

Lastly, the Hills region prides itself on its village charm, and the fact these developments are going ahead means that the whole community-feel is diminishing by the day. Thus, demolishing the Bull and Bush Hotel will destroy the fabric of our community, by making the whole Seven Hills and Windsor Roads further crowded (causing even greater inconveniences to residents) and depriving us of a place where friends and family can get together and unite.

I hope the above points clarify the gravity of the situation residents such as myself have noticed. If in need of clarifications, please contact me on .

Thanks and regards,

.



From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of** [REDACTED]

Sent: Thursday, 17 January 2019 11:01 PM

To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>

Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application	2018SWC076 RPA
Address	[REDACTED]
Description	Bull and Bush Hotel Site (200 dwellings)
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Email of commenter	[REDACTED]

Comment

I live in Charles Street and are already being impacted by traffic "cutting" through to Windsor Road because the intersection of Arthur Street, Seven Hills and subsequently Windsor and Old Northern Roads is a nightmare. All roads in the immediate vicinity of the current and proposed Dyldam developments cannot cope now. How are they meant to cope with the additional traffic flow. The madness of development followed by barely adequate supporting infrastructure must stop.

Local Govt put their hands up saying we tried everything. State Govt put their hands up saying its a local issue or they meet their planning guidelines and targets.

Time to start voting accordingly at all levels of Government people. We have both a state and federal election coming up in the next few months. Good place to start I reckon!

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From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of** [REDACTED]

Sent: Friday, 11 January 2019 3:27 PM

To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>

Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application	2018SWC076 RPA
Address	360 Windsor Road, Baulkham Hills
Description	Bull and Bush Hotel Site (200 dwellings)
Name of commenter	[REDACTED]
Address of commenter	[REDACTED]
Email of commenter	[REDACTED]

Comment

I wish to lodge my objection to the proposed construction of residential towers to be constructed at the Bull & Bush hotel site as well as the removal of the hotel, which was until recently, heritage listed. This construction of some 200 apartments will create havoc at the already overcrowded Seven Hills / Old Northern Rd / Windsor Road intersection. It must be noted that the Hills Council is against this development and therefore as they are an important voice for the community and its future, their opinion as well as those of the local residents must be accepted and adhered to without compromise. It must also be pointed out that there is no rail link at Baulkham Hills, only bus and motor vehicle transport, so one has to query the need for additional apartments which would create additional traffic congestion and people movement across this major intersection. I would also ask why is there a need to demolish the past heritage listed Bull & Bush hotel which has been a landmark in the area for many years. With a little refurbishment (it has not been looked after since Dyldam acquired the hotel around 2 years ago) it could again become a social hub for the local community. Surely the Sydney Central City Planning Panel, who are I understand reviewing this building application, need to consider the negative impact additional high rise apartments would have, not only at this location, but within the Baulkham Hills area.

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From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of** [REDACTED]

Sent: Friday, 11 January 2019 9:28 AM

To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>

Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application	2018SWC076 RPA
Address	360 Windsor Road, Baulkham Hills
Description	Bull and Bush Hotel Site (200 dwellings)
Name of commenter	[REDACTED]
Address of commenter	[REDACTED]
Email of commenter	[REDACTED]

Comment

I object to this proposal of a new residential building to be built at that site (Bull n Bush) for 2 main reasons.

Traffic at the intersection of Windsor Road, Old Northern Road and Seven Hills road is way overloaded and has become a bottle neck. During peak times it can be backed up down Seven Hills road almost to Jasper Road, this creates issues for parents and busses trying to drop of kids to the Public school.

Windsor road can be backed up way back to Merindah Road, again this creates issues at Baulkham Hills School, not to mention traffic backing up in the side streets, this will already become worse with new developments currently being built throughout Kellyville and Bella Vista.

Old Northern Road can get backed up to Castle Hill, and there are huge developments underway there as well. Traffic is already a major issue at that intersection, and is well undersized in every direction.

Secondly, the Bull n Bush itself is part of The Hills past, even though it's not thought to be Heritage listed, it's a significant part of the history of the area. There have been a few Hotels and Inns at this site over the past 100 or so years and there would be significant structures , footings and artifacts all over the site.

We continually dismiss the the revelance of our history in the need to develop and grow. Most other countries embrace their history and preserve it for future generations, but we seem to put developments first, its all about the money these days, and not for the better of the region.



From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of** [REDACTED]

Sent: Thursday, 10 January 2019 11:47 AM

To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>

Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application	2018SWC076 RPA
Address	360 Windsor Road, Baulkham Hills
Description	Bull and Bush Hotel Site (200 dwellings)
Name of commenter	[REDACTED]
Address of commenter	[REDACTED]
Email of commenter	[REDACTED]

Comment

Is our suburb going to become a ghetto of street after street of bland high rise apartments, blocked roads and lack of infrastructure?

The Bull and Bush is a beautiful old building, a landmark full of character and history is the council going to allow it to be torn down?

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)





From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of** [REDACTED]

Sent: Wednesday, 9 January 2019 7:39 AM

To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>

Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application	2018SWC076 RPA
Address	360 Windsor Road, Baulkham Hills
Description	Bull and Bush Hotel Site (200 dwellings)
Name of commenter	[REDACTED]
Address of commenter	[REDACTED]
Email of commenter	[REDACTED]

Comment

I object to the proposed building. The infrastructure and roads around this intersection are already running at capacity if not overloaded. The residential tower on the opposite corner is yet to be opened and will create even more traffic.

The existing building, is of historical significance to the area as well and should not be compromised in any way.

The schools are running at capacity already, any more demand on already overloaded schools will be of detriment to our next generations futures.

Sporting facilities cannot cope with the demand of users already, any influx of families will again cause a strain in the existing fields and facilities.

Visually the changes to the Shire have already had an impact. The hills Shire was known as the Garden Shire, it's now becoming the high rise Shire and it is not for the better.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



General Enquiry, Request or Report

Open Forms Submission

Response 3815 submitted Thursday, 22 November 2018 3:11:57 PM

Please Note: This generic online submission form is to be used only if you were unable to find a specific form relating to your issue or request. As a result the processing and assigning of your request to the relevant Council Department may take longer.

Your Details

Title

■

First Name

■

Last Name

■

Company / Organisation Name (if applicable)

Unit/House/PO Box Number

■

Street Name

■

Suburb (use 'other' located at the bottom of the list if you live outside The Hills)

■

Property Location (if different to your address)

Daytime Telephone

Email

What would you like to report or request?

I have come across multiple articles over the years stating the possibility of the 'Bull n Bush' being demolished to be replaced with high rise units. It has been brought to my attention by the wider community within the hills and even surrounding that we are not pleased or supportive of such possible outcome! The Bull n Bush is a great local pub bringing many together over many nights of the week. The heart of Baulkham Hills is already condensed with high rise buildings..and I strongly believe along with many others as irrelevant as it may be, that demolishing such site is not appropriate or adored!!!!

What action would you like us to take?

Am I able to start a petition? I would just like to be updated with the outcome of the situation.

Upload supporting documentation

No files uploaded.

The personal information you have supplied on this form is required to assist Council officers when investigating this matter. Failure to provide some details may result in delays. The details provided are not publicly available. At any time you have access to view or correct any information you have supplied. The information you have supplied will be stored at Council offices and in Council's Electronic Records Management System.

Comment on a Development Application

Open Forms Submission

Response 2516 submitted Wednesday, 21 November 2018 11:46:16 AM

Please Note: This form should not be used to lodge information in relation to a DA under assessment (e.g the lodgement of amended plans etc).

Your Details

Title

■

First Name

■■■■

Last Name

■■■■

Company / Organisation Name (if applicable)

Unit/House/PO Box Number

■

Street Name

■■■■■■■■■■

Suburb

■■■■■■■■■■■■■■■■■■■■

Property Location (if different to your address)

Daytime Telephone

Email

Submission Details

Development Application Number

19/2016/plp

Your Submission

i strongly object to the proposal that the bull n bush be torn down to make 15 story apartments, the suburb already lacks in adequate infracture to support the current environment, let alone several hundred more apartments.

Upload supporting documentation

No files uploaded.

The personal information you have supplied on this form is required to assist Council officers when investigating this matter. Failure to provide some details may result in delays. The details provided are not publicly available. At any time you have access to view or correct any information you have supplied. The information you have supplied will be stored at Council offices and in Council's Electronic Records Management System.

Disclosure Statement -

Any submission may be accessed by third parties under the Government Information (Public Access) Act 2009 and may be publicly reproduced in Council reports or Court proceedings.

Under the Environmental Planning and Assessment Act 1979, a person who makes a public submission to Council in relation to a development application is required to disclose reportable political donations and/or gifts (if any) made by the person making the submission, or an associate of that person, within the period of 2 years before the submission is made ending

when the application is determined.

A Notice about this matter and the Disclosure Form to be included with any submission are available from the NSW Department of Planning website www.planning.nsw.gov.au

-I agree to the above statement

From: [REDACTED]
To: [Plan Comment Mailbox](#)
Subject: Bull and Bush hotel site
Date: Monday, 24 December 2018 1:58:15 PM

Bull and Bush Hotel Site ([2018SWC076](#)) - please do not publish my name.

I wish to lodge my objection to the above planning proposal for the following reasons:

- The road infrastructure cannot cope with more residents. The Modena apartments are not even open yet across the road from the Bull and Bush and already the traffic is backed up. This does not only occur during peak hour either. It can be at all time of the day that Seven Hills Road is completely blocked up. It can take me up to 10 minutes to turn out of Conie Avenue just down the road from this project at any time of day.
- The local schools are already at capacity. My children's school (Jasper Road) already has installed at least 8 demountable class rooms in the last 2 years with more on the way as the population increases. Again the Modena apartments are yet to open which will already greatly increase student numbers - therefore we cannot cope with more apartments.
- The Hills Shire Council has already rejected this proposal. They know what the area is capable of handling and this project is not suitable for this space.

I also wanted to note that the timing of this exhibition seems to be a very unsuitable time of year. To casually exhibit this very large proposal during the holiday season is unfair and will not reach the amount of people (many of who are away at this time of year) who may have liked to comment on this proposal. I hope this is taken into consideration when making a decision.

Thank you,
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: FW: Comment on application 2018SWC076 RPA
Date: Monday, 7 January 2019 9:26:26 AM

From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of** [REDACTED]
Sent: Thursday, 27 December 2018 11:49 AM
To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>
Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application	2018SWC076 RPA
Address	360 Windsor Road, Baulkham Hills
Description	Bull and Bush Hotel Site (200 dwellings)
Name of commenter	[REDACTED]
Address of commenter	[REDACTED]
Email of commenter	[REDACTED]

Comment

Surely this **MUST BE INDEPENDENTLY INVESTIGATED**.

If the Baulkham Hills Council are **TOTALLY AGAINST** this development and all the residents in the area already know the traffic congestion problems at the moment.

Note opposite the Bull & Bush is a development in progress so it's impact has yet to hit Baulkham Hills roads. So to then be even considering such a monstrous development is simply ludicrous.!!

Clearly the decision makers at the NSW JRPP don't live in the area, have no idea of the existing problems, and don't care.

An independent investigation needs to be held as it can **ONLY BE PRESUMED A LARGE SUM OF MONEY** (or similar benefits) has been offered or received by members of the panel.

If these large developments are being built in this area on the "supposed" basis everyone will take buses and not be using cars - if this was true and really believed by the panel, then these large developments should be built without car spaces !!! And I wonder then how many of the units will be sold - none.

Baulkham Hills is a wonderful family area, we like our space, we don't want overcrowding.

There is already a glut of units on the market, unit prices are going to crash in the next year, and now with the recent "Opal Building" fiasco in Homebush where inferior products, shortcuts, no council certification etc have led to the buildings potential collapse.

We do not need something like that in our area.

The owner of the property Dyldam knew the zoning of the property at the time of purchase, and the current infrastructure in the area. The over size and design is not acceptable to the council- that should be case closed.

As mentioned it should be investigated if there has been any “incentives” provided to the NSW JRPP as the approval IS NOT IN THE BEST INTERESTS OF BAULKHAM HILLS RESIDENTS. The only best interests is the developer.
Since when do DEVELOPERS TAKE PRIORITY OVER RESIDENTS???

A very concerned resident.

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From: [REDACTED]
To: [REDACTED]
Subject: FW: Comment on application 2018SWC076 RPA
Date: Monday, 7 January 2019 9:29:53 AM

From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of** [REDACTED]
Sent: Sunday, 30 December 2018 11:29 AM
To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>
Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application	2018SWC076 RPA
Address	360 Windsor Road, Baulkham Hills
Description	Bull and Bush Hotel Site (200 dwellings)
Name of commenter	[REDACTED]
Address of commenter	[REDACTED]
Email of commenter	[REDACTED]

Comment

I completely agreed with the comments from [REDACTED] For the best interest of Baulkham Hills residents, this proposed project should not be approved. For this proposed project, the Baulkham Hills residents would be the victims to suffer the traffic congestion forever but the Developer takes instant benefits and The Hills Shire Council also takes instant benefits (Section 94 Contributions) and the huge continuous and never-ending benefits (quarterly council rates from 200 units from completion date to forever instead of a single quarterly council rates from the existing property). If the project is approved, the current traffic congestion upon its completion becomes more and more serious and cannot be fixed. NSW JRPP should please put the Baulkham Hills residents' interests first and disapprove the proposed project. Thanks.

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From: [REDACTED]
To: [REDACTED]
Subject: FW: Comment on application 2018SWC076 RPA
Date: Monday, 7 January 2019 11:53:07 AM

From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of** [REDACTED]
Sent: Thursday, 3 January 2019 8:28 PM
To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>
Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application	2018SWC076 RPA
Address	360 Windsor Road, Baulkham Hills
Description	Bull and Bush Hotel Site (200 dwellings)
Name of commenter	[REDACTED]
Address of commenter	[REDACTED]
Email of commenter	[REDACTED]

Comment

We state our objection to the significant re-development of the Bull and Bush site, 360 Windsor Road, Baulkham Hills for the following reasons:

1. Traffic at the intersection and along Seven Hills Road is already exceeding capacity especially during morning, afternoon and evening peak times where traffic often queues back to Jasper Road. The impact of traffic from the existing re-development opposite the referenced site is yet to impact, however it will further exacerbate the current traffic issues in the area.
2. Access to the current site is already complex with difficult access from Windsor Road (towards Parramatta), Seven Hills Road and Old Northern Road (via Seven Hills Road). Access via all 3 is further hindered during the above-mentioned peak times. It is our understanding that RMS have no plans in place to improve for this intersection to meet current, future or proposed demand.
3. Transport links. Whilst the junction offers excellent bus links in all directions, it is not in proximity to the new railway line and the future of City bus routes following the opening of the railway are yet to be advised. The current City route is already in high demand and the related impact of current developments yet to be tested.
4. Local schools. The redevelopment will reside in the Jasper Road and Model Farms school precincts, along with several other new developments in the area including the development opposite the referenced site. Many students from these schools already come from the existing new developments and it could reasonably be expected this trend will continue in the new developments, placing further strain on these schools.

Both schools are already at significant capacity with ongoing requirements for additional demountables to accommodate increasing numbers with Jasper Road Primary already having a large portion of its play areas. Planned new schools in the Hills area will not impact the current catchment.

5. Sporting facilities. Local sporting clubs and fields are also operating at high capacity and struggling to accommodate those from the existing developments. For many well documented reasons it is imperative that children have access to local sporting facilities.

Given that Council has already raised significant concerns over the development and has highlighted errors in the Planning Proposal via their minutes dated 11 December 2018, this development should not proceed.

Any future development must incorporate significant infrastructure improvements including a major upgrade to the existing intersection by RMS (including but not limited to a pedestrian overbridge); a commitment from the NSW Government to provide new permanent buildings at the local primary and high schools to free up green space; and funding from government bodies to improve surrounding sporting facilities.

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Comment

The Windsor, Old Northern, & Seven Hills Roads junction represents the most significant road intersection in the Hills Shire. As such it sets the scene both as the pre-eminent & recognisable gateway to the various wards of the shire as well as a known aesthetically pleasing reference point for delineating location & direction to all who pass through.

In the past such community gateways typically embodied open space such as vegetated open space; parks & gardens with seating, facilities for community relaxation, casual meetings & memorials.

It is unfortunate that such valuable spaces are vulnerable to opportunistic exploitation. It is notable that the only significant example of this landuse, located on a major thoroughfare in close proximity to high density residential & commercial landuses in the Greater Hills District - The historic Castle Hill Park, has been recently consumed by a railway station.

The repurposing of the Bull & Busj site is a valuable opportunity lost to redress the lost balance where the commercial priorities of a few overpower the needs & wants of the many.

Utilising lands adjacent to major thoroughfares & intersections for the purposes of simply more nebulous unit block development not only results in a permanent loss of public amenity & identity but also crowds the surrounding streets with the unavoidable overflow of vehicles belonging to unit occupiers that invariably utilise more cars than can be accommodated on site due to the pitifully low minimum car space requirement of current planning requirements. These notably & grossly understate the typical number of cars associated with each unit - particularly those not located in walking proximity of a railway station - which in itself often does not reduce cars per residential unit.

In the context context of appropriate planning, there needs to be a mix of landuses that meets the needs of those living & working in the area that serves the social, cultural & inherent greenspace requirements of the population.

There is no such balance in removing the current public hotel facility with extensive car parking where various motoring & sporting groups regularly utilise as a convenient staging/meeting point prior to setting off on a trip, or as a social venue with parking for unwinding enroute home after a day's work.

Replacing the existing facility with residential towers does nothing to cater for the social & amenity fabric of the area & upsets the balance a mix of landuses traditionally provided to suit the needs of the people.

The development of this site for high density residential use in adjacent proximity to same development sets the scene as a high density residential unit precinct with associated traffic congestion, noise, & vehicular emissions impacts which are compounded due to the needs of, & close proximity to, pedestrians.

My objection is not to defend or maintain the existing hotel building or carpark in it's current form, given it's existing commercial viability but more of a concern for social function & practical landuse diversity in consideration of the needs of both residents & travellers.

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<<http://email2.planningalerts.org.au/12/219800677/99c7c5d0893a249c94928e94bf92ed6921e5c4b5?url=https%3A%2F%2Fwww.openaustraliafoundation.org.au>> for the public good. View this application on PlanningAlerts

<<http://email2.planningalerts.org.au/12/219800678/21d6c123fe6bd9c10451a8ae6f914dfe0ea2df27?url=https%3A%2F%2Fwww.planningalerts.org.au%2Fapplications%2F1023338>>

<<http://email2.planningalerts.org.au/o2/22320641/8c67a97ac24fdc2e5403b38eb4678f3a6df7653b.gif>>

PLANNING PANELS SECRETARIAT
GPO BOX 39
SYDNEY NSW 2001

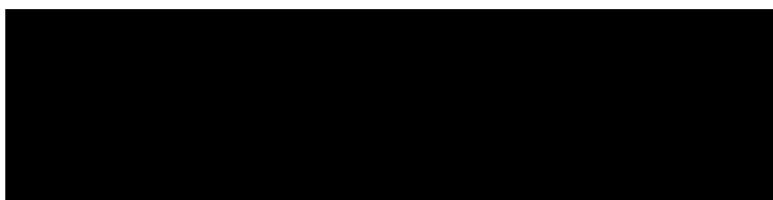
PLANNING PROPOSAL SUBMISSION

I do not support the proposal:

2018SWCO76
THE HILLS SHIRE COUNCIL_PP_2016_THILL_016_00

360-378 Windsor Road
Baulkham Hills
Bull and Bush Hotel

The reasons I do not support the proposal are stated on the following pages.



THE WRITER OF THIS SUBMISSION:



I came from Drummoyne but I had been teaching in Narrabri. My husband and I were transferred by the Department of Education to Castle Hill and Baulkham Hills respectively.

We bought a house in Winston Hills and we have lived in this area ever since, coming to live in a home unit on Seven Hills Road in 2014.

Our motivation for selling our house with its manicured lawns and garden in a quiet street where neighbours associated and talked was the lure of public transport.

We were finding it increasingly hard to park our cars in people's streets to catch a bus so we turned our backs on what we had and unknowingly made a bad mistake. We were not advised about the future developments here.

I have begun my submission about the Bull and Bush Proposal - which we have studied in depth at Castle Hill Library – with general comments:

- a. **the current life of a home unit dweller** here in Seven Hills Road which I believe reinforces some of my opinions about the ensuing proposal
- b. **impressions from reading the proposal**
- c. **some additional thoughts and questions.**

A personal anecdote:

When we left Narrabri we were given a town farewell at the Narrabri Golf Club. The last song the band played as the people farewelled us was, 'Down at the Old Bull and Bush.'

The Bull and Bush at Baulkham Hills presents as the face of Baulkham Hills and has done for a very long time. In its own way, it is what the Harbour Bridge is to Sydney.

CURRENT SITUATION IN BAULKHAM HILLS JUNCTION

Dangerous traffic congestion.

Perilous traffic entries and exits via increasing numbers of domestic driveways on busy roads that evolved from bush tracks.

Dangerous pedestrian crossings; an overhead pedestrian bridge has been needed over Windsor Road for a long time, well before the local current population growth.

The slow death of Baulkham Hills Shopping Centre and the heartbreak for many who have sought business opportunities on the strip.

Inadequate parking facilities for local people accessing transport viz. bus stops.

The new train network will not fulfil travelling needs of people living in this locality and cars will still be the mainstay for those needing to connect with trains or buses.

Promotion of apartment blocks - a developers' world that generates heat and dangerous ozone levels, creating dependence on clothes dryers, air conditioners and accounts for the increasing destruction of the suburb's old gardens and shade trees.

Obligatory developers' plantings are usually fast-growing with a short life span in bark-covered 'landscaping' that enhance the seller-buyer process. I believe that many species used in the quick landscaping approach are not suitable in the long term.

The rising urban heat in the western suburbs is a known fact; Baulkham Hills is a western suburb.

The 'Wow! It's the now' factor has infiltrated this locality while mental health has received scant regard. Masses of people living in boxes, lack communal interaction and sociability with loneliness an outcome; exacerbated in very big complexes.

Dust - a health issue; doors and windows cannot be opened until approximately 4.30 p.m. when current daily work on local sites finishes.

Taps on balconies cannot be used in most cases to hose off dust because of the resulting wash/splash-down, affecting people living underneath who legitimately complain. Once wet, the balconies trap mud and require ongoing hard cleaning.

Seven Hills Road is an embarrassment with Developers' rental houses awaiting demolition. In the meantime Developers are not forced into cutting out-of-control grasses or cleaning up empty pizza boxes and a variety of other rubbish thrown into the yard and onto the footpath. The renters do nothing and Council will not help.

A locality like ours with rental properties will always have an itinerant population problem and will never see a positive beautification contribution from those who don't care or repeatedly 'move on.' This is the gateway to the Hills 'Garden' Shire and a dismal entry point it has become.

IMPRESSIONS GLEANED FROM READING THE DEVELOPMENT PLAN

It would appear that an important reason for demolishing the Bull and Bush is the necessity to remove a 'symmetrical' section of the building for road widening and therefore the subsequent demolition of the entire building.

Which came first, the chicken or the egg? 'The immense traffic flow' (*Quote*) requiring a wider road, in my opinion is the result of excessive planning and greed. Not only have the suburbs beyond, reached outwards over the years we now intend to clog this very important intersection with more high-rise and hundreds more people with cars. This is suicidal and will have a seriously damaging effect on this locality.

It is almost too bizarre to think that this proposal has been put forward for an intersection that does not need any more housing, especially too when **none of us has yet seen the effect the Modena is going to have on the demographic.**

Why couldn't the road be widened from the other side opposite this site or has the Bull and Bush side of the road been chosen because it suits the developer; with the extra bonus of a large car park that can be utilised to its very limits?

'The existing restaurant addition has permanently degraded the significance of the original building.' (*Quote*)

The addition could be stripped off the old building in a jiffy! This in itself is a strange thing to say to justify the removal of this old building.

I am well aware of the history of the site and know it is not a heritage building.

Only history creates heritage buildings. If buildings are torn down every time it suits a developer to replace them with a concrete and steel packs-of-cards then the architecture of former years can never ever reach heritage status.

'The local centre itself currently lacks a significant public square or meeting place other than **internal spaces** within.'

 (*Quote*) *Ref. to Stockland.*

I believe there is a park opposite our residence here and I have not seen many people using it as a meeting place. Perhaps I am not looking on the right days and would stand corrected. The climate here does not lend itself to lingering outdoors, except for a short period in autumn, hence people will always use the internal spaces to meet and feel protected from the elements.

So - why are there no outdoor diners in the hot strip in Main Street Castle Hill? What happened? I could guess that even when the bus routes get back on track it will be too hot or too windy to utilise that strip as an eat street. This is not the Sydney's CBD or is it Parramatta with a river. Baulkham Hills and Castle Hill are very hot and/or cold places.

Why is it necessary **'to respect and re interpret the Bull and Bush as a cultural landmark?'** (*Quote*) Leave it as it is and it will command respect by just being 'it' and speak for itself. I cannot help but think the *interpretation* spoken of will be black and white photos on the walls inside a young people's pub with captions underneath paying empty respect to another readily-forgotten link with our past.

ADDITIONAL THOUGHTS AND QUESTIONS

The Bull and Bush is a Baulkham Hills Landmark revered by many, if not by people who feel they do not have a link with our past. Some may not have lived in Australia for long and perhaps do not feel the same bond that many of us do.

Coming home over the crest of the hill, the Bull and Bush comes into view and generates a feeling of comfort that the concrete and steel, lifeless packs-of-cards cannot do. It is a **meeting place; a homely place** for people of all ages.

It provides entertainment distanced from the Restaurant; jobs for musicians who are finding it increasingly hard to get work at venues like this and importantly on a Sunday as well.

It provides work for waiters old and young in the restaurant and the cellar door. It provides work for chefs and gardeners and as well **it provides a soul and a sense of belonging to something old in a locality that has lost its way.** How comforting it was recently to see three sets of parents eating in the restaurant, observing their teenage offspring playing tag on the lawn outside! Isn't this lifestyle to be cherished? Isn't this beautifully kept garden a thing of beauty to be used and cherished?

How much compassion is shown by developers? Are medical doctors and psychologists invited to contribute their knowledge and understanding of what living styles are best for human beings or is *cramming* the sole consideration?

Could developers forgo some of the financial gain and design buildings AROUND existing gardens instead of demolishing them to make way for a quick and presentable bark-filled landscape solution which unfortunately is passed by Council? Even if a garden lives it will take a lifetime to replace what is here now or what was here before. We stand to lose so much from the demolition of established gardens, psychologically, aesthetically and environmentally.

Why did David Elliott MP call for the State Government to oppose the Aqualand Development at the old St Joseph's site? Why has he campaigned for the **widening of Memorial Avenue?** Why is Memorial Ave getting an **Overhead Pedestrian Bridge?** Our busy locality has not only been ignored but the intention is to add fuel to the fire. A developer owns the Bull and Bush and profitable carpark land so we stand to suffer more population growth, more danger and more congestion with no support from a Local Member right here where it is needed - just as much as Kellyville or the St Joseph's site. Why do we have no spokespeople or MPs to support our plight?

Clothes dryers, gas hot water systems that use litres of water before reaching destination shower or kitchen, the disposal of waste from poisons to cooking fat and household liquids in unit blocks, destruction of gardens and old trees, urban heat from too many people living in buildings in close proximity, increased traffic and the destruction of a familiar landmark like the Bull and Bush all combine to cause human stress, unhappiness and environmental suicide.

Has the request for us to view the Bull and Bush Proposal been an empty gesture or will letters like mine be given just consideration?

The loss of greenery and shade, the rise of heat levels and the aesthetic destruction of Baulkham Hills is alarming.

These photos explain a little about the greenery we stand to lose on our back boundary when the homes in Yattenden Crescent Baulkham Hills are demolished and more unit development commences. A block of units in Yattenden is already underway diagonally behind us. In the front of the old homes in Yattenden Crescent are shady old gardens that were once kept with pride and now, most of them in ruin are awaiting destruction.

Our home unit landscaping consists mostly of lines of Dwarf Lilly Pilly, Westringia and Lomandra. Both of the latter are a current quick fix for hard-soiled, clayey landscaping. Many of our plants although nurtured have died, fallen over and others struggle for existence.

The very big trees that were here with their shady canopies were dug out. Our outlook will be concrete and steel packs-of-cards and balconies glaring back at us which no-one can use because of the privacy issue.

At the eastern end of the yard where the Modena is under construction and Dyldam's cranes are visible, is our eastern boundary fence and the houses there are also due for demolition. Very old shade trees will be bulldozed, because developers destroy established trees.

This intersection nightmare is being planned, yet so much is gradually being lost.



General Enquiry, Request or Report

Open Forms Submission

Response 3815 submitted Thursday, 22 November 2018 3:11:57 PM

Please Note: This generic online submission form is to be used only if you were unable to find a specific form relating to your issue or request. As a result the processing and assigning of your request to the relevant Council Department may take longer.

Your Details

Title

First Name

Last Name

Company / Organisation Name (if applicable)

Unit/House/PO Box Number

Street Name

Suburb (use 'other' located at the bottom of the list if you live outside The Hills)

Property Location (if different to your address)

Daytime Telephone

Email

What would you like to report or request?

I have come across multiple articles over the years stating the possibility of the 'Bull n Bush' being demolished to be replaced with high rise units. It has been brought to my attention by the wider community within the hills and even surrounding that we are not pleased or supportive of such possible outcome! The Bull n Bush is a great local pub bringing many together over many nights of the week. The heart of Baulkham Hills is already condensed with high rise buildings..and I strongly believe along with many others as irrelevant as it may be, that demolishing such site is not appropriate or adored!!!!

What action would you like us to take?

Am I able to start a petition? I would just like to be updated with the outcome of the situation.

Upload supporting documentation

No files uploaded.

The personal information you have supplied on this form is required to assist Council officers when investigating this matter. Failure to provide some details may result in delays. The details provided are not publicly available. At any time you have access to view or correct any information you have supplied. The information you have supplied will be stored at Council offices and in Council's Electronic Records Management System.

Subject:

FW: Comment on application 2018SWC076

RPA

From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of**

Sent: Wednesday, 26 June 2019 4:45 PM

To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>

Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application 2018SWC076 RPA

Address 360 Windsor Road, Baulkham Hills

Description Bull and Bush Hotel Site (200 dwellings)

Comment

I agree with [REDACTED]

I avoid exiting from Arthur Street onto Seven Hills Road like the plague. Just wait until the Dyldam complex opens spewing forth vehicles into Yattenden Crescent.

Surely the role of NSW Joint Regional Planning Panels (who I know have to read this) is to plan. Yes - I am having a dig at you. :-)

Not simply approve developments and pump more vehicles in and around an area that is already highly congested.

Please plan for further high rise developments to be near train lines.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](http://theopenaustraliafoundation.org.au) for the public good. [View this application on PlanningAlerts](#)



Subject:

FW: Comment on application 2018SWC076

RPA

From: PlanningAlerts <contact@planningalerts.org.au> **On Behalf Of**

Sent: Tuesday, 25 June 2019 1:52 PM

To: Planning Panels Mailbox <enquiry@planningpanels.nsw.gov.au>

Subject: Comment on application 2018SWC076 RPA

For the attention of the General Manager / Planning Manager / Planning Department

Application 2018SWC076 RPA

Address 360 Windsor Road, Baulkham Hills

Description Bull and Bush Hotel Site (200 dwellings)

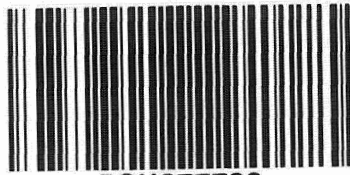
Comment

The traffic overload on Seven Hills Rd -as noted by every other objector - has long been evident; there can be no argument that the proposed development of the Bull & Bush site will not exacerbate the traffic/parking chaos in central Baulkham Hills. Residents were assured that traffic lights at Arthur St would be provided with contributions from the developments already completed on Seven Hills Rd; five years later and not one piece of infrastructure or traffic management!

Elderly or disabled residents or mothers with prams will not walk along the eastern side of Seven Hills Rd because Arthur St has no safe crossing (and the footpath is treacherous). People must cross Seven Hills Rd -again no safe crossing point - to avoid the Arthur St debacle. Pedestrian safety is greatly compromised by the dangerous exits at Centrelink and the new apartment complex; since Seven Hills Rd provides the only pedestrian access to central Baulkham Hills, traffic management infrastructure must be implemented (not merely promised) before another of these 'instant slums' is built.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)





PCU077739

Planning Proposal Submission 2018 SWC076
360 - 378 Windsor Road Baulkham Hills 2153

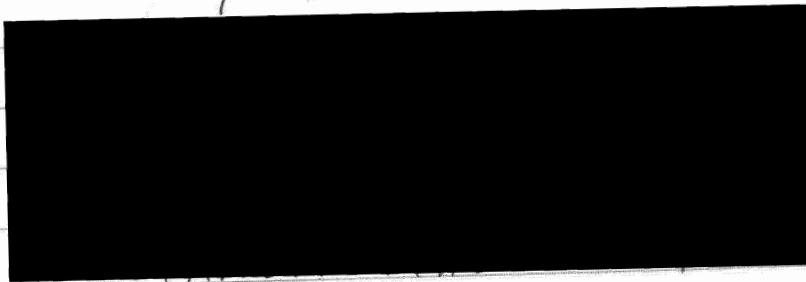
Dear Sir

I absolutely OBJECT to the above project.

Some of
My reasons:

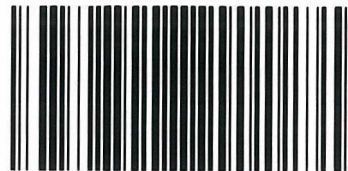
The Dull o Bush Hotel is an historic site
There are far too many high rise units being
built in "The Hills"
The traffic congestion is getting impossible.
The roads are becoming full of pot holes
owing to the large Double B excavation
trucks using the roads in the area.

Thanking you



Department of Planning
Received
25 JAN 2019
Scanning Room

Planning Panels Secretariat
GPO Box 39
Sydney NSW 2001



PCU077699

Date 17th January 2019

RE. BULL and BUSH HOTEL PLANNING PROPOSAL

On 12 December 2017 The Hills Shire Council resolved that this proposal should not proceed, primarily due to the expected increase in traffic congestion that will undoubtedly occur at the intersection of Windsor Road, Old Northern Road and Seven hills Road. Currently this intersection sustains increasing traffic jams in peak hour periods and with the recently completed high rise accommodation development in Seven Hills Road and the current high rise construction now in progress on the corner opposite the Bull and Bush site the impending traffic congestion is inevitable.

The lack of roadway infrastructure surrounding this very busy intersection has significantly impacted on the rate paying public and the business community within the Baulkham Hills CBD. and if this current proposal is successful it only highlights the Planning Panel's inability to understand the current and formidable burden that will be placed on the current residents.

By successfully seeking State Government alternative department approval for the proposal which Baulkham Hills Councillors rejected, it should be obvious to the Planning Panel that the proponent will stop at nothing to have his proposal successfully dealt with and that the proponent also has no regard for our rate paying public representative Baulkham Hills Council.

I trust the Planning Panel experts will seriously consider my concerns regarding this unwanted proposal on the Bull and Bush site.

