



12 April 2022

Sonia Jacenko
Team Leader, Strategic Land Use
City of Parramatta

via email: sjacenko@cityofparramatta.nsw.gov.au

Dear Ms Jacenko,

Gateway Determination Review - Winston Hills Dual Occupancies Prohibition (PP-2021-6629) Questions on Notice

I refer to the above gateway determination review currently before the Independent Planning Commission (**Commission**) for determination.

As raised in yesterday's meeting between the Commission and City of Parramatta (**Council**), the Commission is seeking information from Council on the following matters:

1. Provide the written submissions and petition submitted to Council from residents of the site that relate to dual occupancy in the area
2. Whether there are any other areas in the LGA where a site-specific planning proposal has been, or is being prepared to apply the Dual Occupancy Prohibition Map (after exhibition of the Harmonisation Planning Proposal)
3. Confirmation of the widths of Naomi Street South and Lois Street
4. Confirm whether the permeability constraint relates exclusively to pedestrian movement
5. Provide details of the approved dual occupancies within the site, including the addresses and whether these sites have received development application approvals or complying development certificates
6. Any comments on the complying development certificate process and the potential for mitigation of dual occupancy development impacts at the site
7. Noting provision 4.1D(2)b of the draft Parramatta LEP Instrument (September 2021), confirm how many lots within the site would be precluded from dual occupancy development due to having street frontage widths of less than 15 metres. How does this impact on the Council's assessment of key constraints at the site?

The Commission requests that Council provide a response by **5pm on Wednesday 13 April 2022**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Mr Lindsey Blecher on lindsey.blecher@ipcn.nsw.gov.au or (02) 9383 2100.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S Barry', with a horizontal line underneath and a long, sweeping flourish extending downwards and to the right.

Stephen Barry
Planning Director