

From: [Jazmin Van Veen](#)
To: [Lindsey Blecher](#)
Cc: [Angela Hynes](#); [Jorge Alvarez](#)
Subject: RE: Winston Hills Gateway Review - Letter
Date: Wednesday, 13 April 2022 1:30:37 PM
Attachments: [image005.png](#)
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[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Lindsey,

Please see our responses below, noting we are still assessing the Harmonisation Planning Proposal and therefore we're not able to share a great level of detail on this publicly prior to decision. Please let me know if you require anything further, noting our limitations around fettering the delegates decision on the Harmonisation proposal.

1. Comments on Council's projections for the supply of dual occupancy housing in the LGA, including its supply horizon (Council indicated 50yrs), whether it is meeting or exceeding its housing targets, and whether it is providing housing diversity.

DPE Response:

As per Council's planning proposal's assessment under the Greater Sydney Region Plan, Council asserts that as per Council's Local Housing Strategy, the City of Parramatta has the capacity to deliver more than a 50 year land supply of dual occupancy development on existing R2 and R3 zoned land in the LGA and considers the impact of prohibiting dual occupancies within the subject site is minor in comparison. This is based on the take up rate discussed in the Local Housing Strategy of 160 dwellings per year in total on R3 zoned land and 154 dwellings per year on R2 zoned land based on historical construction certificates issued.

In response to Council's Local Housing Strategy, the Department noted The LHS addresses the need for housing diversity, however it does not provide any concrete actions that would increase the supply of medium density housing and further Council is required to demonstrate the initiatives to achieve housing diversity (such as the Housing Diversity Precincts and any DCP changes) will deliver sufficient housing choice in the right locations and request Council considers additional housing diversity initiatives to support medium density.

Council has provided further discussion of this as part of their "Harmonisation" planning proposal (proposed Parramatta Local Environmental Plan 2022) which is being assessed by the Department for finalisation. Council's Harmonisation planning proposal in part seeks to further extend the dual occupancy prohibition map across the City of Parramatta. The Harmonisation planning proposal also seeks in part to rezone some areas from R3 Medium Density Residential to R2 Low Density Residential and to introduce a 15 metre lot width provision – both of which would also see a reduction in potential dual occupancy development to be delivered under the Parramatta LEP 2022.

The Department in its finalisation assessment of the Parramatta Harmonisation planning proposal is reviewing Council's quantitative analysis of impacts on dual occupancy supply and take up rates.

2. 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 Department's assessment of key constraints at the site?

DPE Response: As noted above, the street frontage width requirement of 15 metres is a new provision sought by the Parramatta "Harmonisation" planning proposal to introduce as an LEP provision under Parramatta Local Environmental Plan 2022. This control is currently a provision in City of Parramatta's Development Control Plan 2011. The Department does not have lot dimensions readily accessible.

A local environmental plan frontage width provision does not provide the same flexibility for a development application as a merit based assessment under the same type of provision in a development control plan.

The Parramatta "Harmonisation" planning proposal is under assessment for finalisation by the Department, including the proposed 15 metre street frontage width provision.

Thanks,
Jazmin

Jazmin van Veen
Acting Director, Central (GPOP)
Central River City

Strategic Land Use Planning | Department of Planning and Environment

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The Department of Planning and Environment acknowledges that it stands on Aboriginal land.

We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Lindsey Blecher <[REDACTED]>
Sent: Tuesday, 12 April 2022 11:26 AM
To: Jazmin Van Veen <[REDACTED]>
Cc: Angela Hynes <[REDACTED]>; Jorge Alvarez <[REDACTED]>
Subject: Winston Hills Gateway Review - Letter

Good morning Jazmin,

Please see the attached letter in regards to the Winston Hills Gateway Review.

Kind Regards,

Lindsey Blecher

Lindsey Blecher | Senior Planning Officer

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