



12 April 2022

Jazmin Van Veen  
Director Central District GPOP  
Department of Planning and Environment

via email: [jazmin.vanveen@planning.nsw.gov.au](mailto:jazmin.vanveen@planning.nsw.gov.au)

Dear Ms Van Veen,

**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 the Department of Planning and Environment, the Commission is seeking information from the Department on the following matters:

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.
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?

The Commission requests that the Department provide a response by **5pm on Wednesday 13 March 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](mailto:lindsey.blecher@ipcn.nsw.gov.au) or (02) 9383 2100.

Yours sincerely,

Stephen Barry  
Planning Director