



Ms Christine Gough
Director, Central (GPOP) Greater Sydney, Place &
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NSW Department of Planning, Industry &
Environment
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Our Reference	F2021/02475
Contact	Kashfia Hasan
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Dear Ms Gough,

Gateway Determination Request – Winston Hills Planning Proposal – Amendment to Parramatta Local Environmental Plan 2011

As you are aware, Council at its meeting on 12 July 2021 considered the outcomes of the public exhibition of the Harmonisation Planning Proposal and resolved to send to the Department of Planning, Industry and Environment (DPIE) for finalisation. In consideration of the public submissions received, Council, at its meeting of 12 July resolved to prepare an additional Planning Proposal relating to prohibition of dual occupancy dwellings on certain properties in Winston Hills, as follows:

- (a) (vi) *Council prepare a separate Planning Proposal seeking to prohibit dual occupancy in Simpson Street, Lois Street and Naomi Street South, Winston Hills (by adding the properties in these streets to the areas on the Dual Occupancy Prohibition Map) and this separate Planning Proposal is pursued as a matter of urgency to minimise the amount of time when dual occupancy remains permitted in Simpson Street, Lois Street and Naomi Street South and that the CEO be delegated responsibility for endorsing the final form of the Planning Proposal documents."*

Please note that the various properties subject to this Planning Proposal were not included in the land proposed for dual occupancy prohibition under the Harmonisation Planning Proposal which is currently with the Department for consideration for finalisation. Significant landowner support for the prohibition of this development was received during the exhibition of the Planning Proposal.

In accordance with the resolution, Council requests a Gateway Determination be issued for the Planning Proposal in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Please be advised that all relevant documentation associated with this Planning Proposal has been uploaded to the Planning Portal. Please contact Kashfia Hasan, Senior Project Officer Land Use Planning on (02) 9806 5791 or khasan@cityofparramatta.nsw.gov.au for any queries regarding this request.

Yours sincerely

Jennifer Concato
Executive Director City Planning & Design
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