

PP\_2018\_WOOLL\_004\_00/IRF19/537

Mr Gary James  
General Manager  
Woollahra Municipal Council  
PO BOX 61  
DOUBLE BAY NSW 1360

Dear Mr James

**Planning proposal PP\_2018\_WOOLL\_004\_00 to amend Woollahra Local Environmental Plan 2014.**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the Environmental Planning and Assessment Act 1979 (the Act) in respect of the planning proposal to introduce a new provision setting a minimum non-residential FSR of 1.3:1 within the Double Bay Centre and new objectives for the B2 Local Centre Zone.

It is noted that the intended effect of the proposal is to protect the capacity to provide employment generating land uses in the Double Bay Centre. Specifically, the proposal has been initiated to address a recent development trend where new residential development is displacing existing employment generating uses in the centre. Council has stated that this development trend undermines the long term viability of the centre and its continuation as the primary business centre serving the surrounding residential area.

Further, Council believes the planning proposal will promote development that creates a vital and vibrant Double Bay Centre which would align with Council's ongoing strategic plans to revitalise the Double Bay Centre.

An assessment of the proposal has determined that further information is required in order to proceed to Gateway determination. Specifically, further evidence is needed to determine whether a non-residential FSR of 1.3:1 is the most appropriate to achieve the outlined planning proposal's aims and assess what impact the proposal may have to additional housing supply as encouraged by the District Plan.

The economic report provided with the planning proposal is not considered adequate in terms of providing evidence of the appropriateness of the proposed non-residential FSR as:

- it was prepared in 2015, so may not reflect current market conditions; and

- the report was prepared with different aims to that of the planning proposal and there is no specific assessment of the proposed non-residential FSR of 1.3:1 or its appropriateness.

Further assessment of the planning proposal by the Department will be placed on hold until such time as appropriate evidence, such as a current economic assessment and impacts to housing supply are supplied that specifically consider the proposed non-residential FSR for the Double Bay Centre.

Should you have any enquiries about this matter, I have arranged for Ms Melissa Halloran to assist you. Ms Halloran can be contacted on 8275 1228.

Yours sincerely

  
Amanda Harvey 6/3/19  
Executive Director, Regions  
Planning Services