



7 November 2018

Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Amanda Harvey, Director- Sydney Region East

Dear Carolyn McNally

Planning proposal for non-residential floor space controls for the Double Bay Centre

The planning proposal (attached) seeks to amend the *Woollahra Local Environmental Plan 2014* (LEP) to introduce a minimum non-residential FSR for the Double Bay local centre. The planning proposal is submitted for a gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979* (the Act). Council also requests delegation of the plan-making steps under section 3.36 of the Act, as this matter is of local significance. This delegation will be to the position of General Manager, and sub-delegated to the Director - Planning and Development as set out in the Council's resolution of 26 November 2012.

On 20 August 2018 Council resolved to prepare a planning proposal to introduce a minimum non-residential FSR for the Double Bay local centre. The objective of the planning proposal is to protect local employment opportunities.

On 13 September 2018, Council referred a draft of the planning proposal to the Woollahra Local Planning Panel (WLPP) for advice. The WLPP advised Council that it supported the planning proposal.

The WLPP advice was reported to the Environmental Planning Committee on 15 October 2018. On 29 October 2018, Council resolved, in part, to:

- Forward the planning proposal to the Greater Sydney Commission with a request for a gateway determination to allow public exhibition.
- Request delegation of the plan-making steps under section 3.36 of the Act, as this matter is of local significance.

The following documents are attached:

- Information checklist (section 3.33(2)(a)-(e)).
- Department's checklist titled 'Evaluation criteria for the delegation of plan making functions'.
- Planning proposal.
- Supplementary information including:
 - Environmental Planning Committee agendas – 6 August and 15 October 2018.
 - WLPP meeting agenda and minutes – 13 September 2018.
 - Council resolutions – 20 August and 29 October 2018
 - Draft amendments to Chapter D5 of the Woollahra DCP 2015.

If you require further information please feel free to contact me.

Yours sincerely

Anne White

A/Manager-Strategic Planning