



Mr Craig Swift-McNair
General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 2028

Dear Mr Swift-McNair

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 amend Woollahra Local Environmental Plan (LEP) 2014 to introduce a minimum non-residential floor space ratio (FSR) of 1.3:1 in Double Bay Centre and new objectives for the B2 Local Centre Zone.

The Department of Planning, Industry and Environment (the Department) acknowledges the importance to ensure the long-term economic viability of Double Bay Centre as the key commercial and service hub for the local community. The initiative to protect the capacity of the Centre in accommodating employment generating and commercial land uses is noted. I also note Council's ongoing strategic work on the Centre regarding increased residential capacity and other improvements identified in the Double Bay Place Plan 2019-2023.

The Department has undertaken a detailed assessment of the planning proposal and carefully considered Council's approach to protecting non-residential floor space in Double Bay Centre. As advised in our letters dated 6 March 2019 and 7 February 2020, the proposal in its current form cannot be supported due to insufficient justifications for the proposed control.

Specifically, the proposal has not included a detailed analysis of the adequacy of the non-residential FSR control, in terms of the projected demand and supply for such floor space and development feasibility. The submitted economic study by Hill PDA in 2015 was for a different purpose, not directly related to the subject proposal, and is likely to contain outdated data.

In addition, the proposed non-residential FSR could result in a decreased housing capacity in Double Bay Centre. The potential impact on housing delivery and

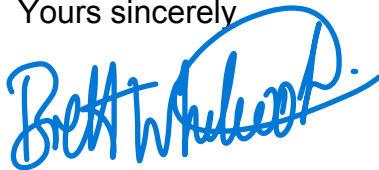
diversity has not been investigated. As such, the consistency with Ministerial Direction 3.1 Residential Zones remains unresolved.

A clear evidence base and detailed justifications are required to determine the optimum threshold for a non-residential FSR, as well as the appropriate balance between residential and non-residential uses in order to support the on-going viability of Double Bay Centre.

I encourage Council to continue to work with the Department with a view to preparing a new planning proposal to address the planning challenges affecting Double Bay. This would need to include a broader consideration of the strategic planning aspects of the Centre, including the role of the local residential population in supporting the economic performance of the Centre, any further incentives to encourage commercial and employment uses, housing delivery and diversity, as well as the urban design and place outcomes. The above should be informed by Council's current strategic investigations for Double Bay Centre.

Should you have any enquiries about this matter, I have arranged for Mr Simon Ip, Manager Place and Infrastructure to assist you. Mr Ip can be contacted on 8289 6714.

Yours sincerely



21 September 2020

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure

Encl: Gateway determination