



Draft Double Bay Community Impact Statement

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1 Introduction

The purpose of this Community Impact Statement (CIS) is to explain the potential outcomes and implications of the proposed planning controls outlined in the *Draft Double Bay Centre Planning and Urban Design Strategy* (2022) (Draft Strategy).

The Draft Strategy provides a new and cohesive planning and urban design framework to guide the future of the Double Bay Local Centre as one of Woollahra's unique centres. Having reviewed current planning controls in *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) and *Woollahra Development Control Plan 2015* (Woollahra DCP 2015), the Draft Strategy is recommending a new framework to retain the Centre's¹ stylish bayside village character.

The Draft Strategy seeks to maintain and enhance the existing unique character of the Centre as Sydney's stylish bayside village, whilst creating opportunities to address future community needs, including:

- The provision of additional housing choices for people to live and work in the Centre
- Our continued commitment to placemaking, and improvements to the public domain
- Opportunities to replace older building stock with new buildings demonstrating design excellence
- Opportunities for more people in the Centre to contribute to its vitality and vibrancy
- More sustainable living
- Supporting local jobs and businesses in the Centre.

On 20 August 2018, Council resolved (in part):

- G. *THAT Council adopt the following process for the consideration and review of the planning controls for the Double Bay commercial Centre in relation to maximum FSRs and building heights, arising from consideration of the Hill PDA economic feasibility study:*
1. *Any proposed changes to floor space ratio, height controls, colonnades as well as other related amendments, be submitted as soon as possible to a meeting of the Environmental Planning Committee.*
 2. *Following the endorsement of the planning control changes Council commence an inclusive and representative community engagement program which includes:*
 - i *a series of community workshops at which the control changes and likely impacts will be explained and feedback sought from participants*
 - ii *publication of relevant explanatory material on Council's website under "Our Woollahra – Your Say."*
 - iii *an on-line survey*
 - iv *a public exhibition of proposed changes to be held at Council's customer service area and at a suitable location in Double Bay.*
 - v *3D visualisations of indicative future development.*
 - vi *a community impact statement which explains the likely impacts of the proposed changes.*
 - vii *Other innovative engagement methods as may be recommended by Council's communications team.*
 3. *Following the completion of the community engagement program, a planning proposal and associated DCP amendments be prepared and referred to the Woollahra Local Planning Panel for advice prior to submission to the Environmental Planning Committee.*

¹ For this report, the term 'Double Bay' will refer to the suburb and 'the Centre' to the Double Bay Centre. The 'community' will refer to all users of the Double Bay Centre, including people who live, work, shop and visit.

This CIS has been prepared in response to part G 2(vi) of this resolution. This CIS recognises that the proposed changes to the planning controls and the urban fabric will have potential impacts on the community. These impacts will extend beyond the Centre, including the surrounding residential areas. In the main, this statement assesses community impacts against the Liveability Directions and objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018). **Table 1** below summarises the proposed changes to the planning controls and their potential impacts on the community.

Table 1: Summary of the Draft Strategy and their potential impacts on the community

Draft Strategy Recommendations	Potential community impacts
Building height and street wall height: <ul style="list-style-type: none"> Maximum height of 6 storeys on some sites Lower street wall height of 2 or 4 storeys (subject to the street/block characteristics) 	Maintain the Centre's human scale and preserve the village character where people want to live, work and visit. Maintain and improve solar access in key public spaces by moderating building height and providing setbacks. Encourage the regeneration of older building stock and provide opportunities for high-quality buildings with good internal amenity and design excellence.
Built form recommendations: <ul style="list-style-type: none"> Setbacks and separation distances Building depth Built form transition 	Address overshadowing and create more liveable places. Maintain and enhance the internal amenity of the residential units, including solar access and cross ventilation. Provide opportunities for communal open spaces and urban greening, while mitigating the perceived bulk and scale of development from the public domain.
Unit mix: <ul style="list-style-type: none"> Capacity for smaller, more compact dwellings throughout the Centre 	Potentially attract a new demographic to the community.
Land use: <ul style="list-style-type: none"> Increase non-residential floor space in the Centre Active retail uses on the ground level Non-residential on Level 1 Residential development on upper levels 	Retain and enhance the Centre's mixed-use function whilst increasing employment opportunities, making the Centre a destination to both live and work. Discourage developer-led spot rezonings that are inconsistent with the desired future character. Encourage mixed-use development and active frontages to create a vibrant streetscape, increase passive surveillance and facilitate a night-time economy.
Amalgamation pattern	Maximise active frontages and minimise service/deactivated façades to create a more vibrant and pedestrian-oriented public domain, whilst also facilitating on-site car parking and waste management.
Public domain improvements: <ul style="list-style-type: none"> Pedestrian links and arcades Shared laneways and pedestrianised streets Urban parks and civic spaces 	Increase pedestrian permeability and walkability. Maximise street activation and pedestrian amenity. Provide opportunities for pop-up events and cultural activities in the public domain. Improve community liveability via public domain improvements which would be consistent with the Double Bay Centre Public Domain & Lighting Strategies.
Active transport and parking requirements: <ul style="list-style-type: none"> Reduce car parking for studio and one-bedroom apartments Provide active transport infrastructure 	Encourage a modal travel shift by increasing the use of active transport in and around the Centre Enhance pedestrian and cyclists' safety Encourage and support health and wellbeing outcomes

2 Double Bay Economic Feasibility Study 2015 and 2018

In 2015, Hill PDA was appointed to investigate the challenges and barriers to the future redevelopment in the Centre from an economic perspective. The study was considered necessary to provide a better understanding of why limited development had taken place in the Centre in recent years. The study identified:

- Significant demand for housing in the Centre due to its distinctive waterfront location and proximity to the Sydney CBD
- Living in the Centre is attractive to a younger demographic, however, this is not attainable based on the current offerings and market values

The main conclusion of this study was that redevelopment under the current planning controls, in most cases, was not economically viable. The economic constraints were:

- The high underlying land values in the Centre
- The high investment value of sites (that is the return achieved by the existing businesses and uses on the sites)
- The need to amalgamate sites to achieve a development site of a reasonable scale

The key recommendation from this study was that whilst the Centre has become increasingly attractive for investment, most sites require an FSR of between 3:1 and 3.5:1 to facilitate development. The report qualified that an appropriate FSR in this range will require the consideration of the built form impacts associated with building bulk, scale and heights. The report did not comment on built form impacts. The report recognised that the economic viability of new development was only one of a number of planning and urban design considerations.

Additionally, the report recommended five other options to support appropriate future development:

- A reduction in mandatory car parking rates for studio and one-bedroom apartments
- A minimum requirement for the provision of studio and/or one-bedroom apartments to attract a younger demographic of 'city makers' and support the overall vitality of the Centre
- A maximum unit size for all (or the majority) of 1 bedroom and 2 bedroom apartments (no more than 10% in size above SEPP 65 minimums) with the aim of providing more affordable prices
- A bonus FSR as an incentive for development proposals to include additional smaller units
- A range of compact apartments sized below the SEPP 65 guidelines of 50sqm for 1 bedroom apartments e.g. 40sqm to facilitating additional residents and more affordable prices.

In early 2018, staff expressed concerns with the proposed land use mix in recent development applications (DAs) in Double Bay. These DAs incorporated retail elements on the ground floor and residential dwellings above. However, no office or business floor space was proposed.

The long term benefits of providing office and business floor space are:

- Future-proofing/flexible land use opportunities
- Protection of employment opportunities
- Daytime foot traffic to support businesses such as retail uses,
- Encourage live/work opportunities
- Maintain and enhance day time vitality & vibrancy

- High-quality businesses and activities that attract people to the Centre
- Products and services for the needs of residents

To maintain and enhance the non-residential character of the Centre, it was recommended to retain two levels of non-residential floor space. However, this requirement may impact the viability of new development in the Centre, resulting in higher residential FSRs to offset the commercial value. To test this viability, in May 2018 Hill PDA was commissioned to provide an economic feasibility test.

This report recommends that Council consider a review of the FSR controls in the Centre to permit an FSR of 4:1 for one floor of commercial floor space and an FSR of 4.5:1 for two floors of commercial floor space. Consistent with the Hill PDA Study from 2015, the most appropriate FSR or FSRs within this range would be dependent on urban design testing and other environmental considerations. Each site and its “tipping point” must be considered on its merits. The Draft Strategy has been provided in response to the recommendations of the feasibility study to provide a strong and cohesive planning and urban design framework to guide the future of the Centre.

3 Context²

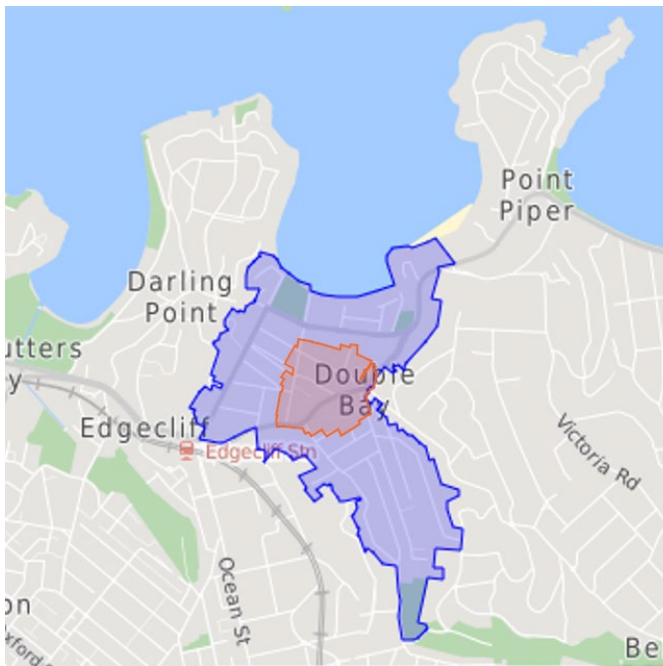


Figure 1: Map illustrating the boundary of the Double Bay suburb (in blue) and the Double Bay Centre (in red)

The Double Bay Centre is located in the suburb of Double Bay, as shown in Figure 1. The Centre enjoys a privileged position near the southern edge of Sydney Harbour in Sydney's Eastern Suburbs. It is located on New South Head Road, which is the main arterial spine connecting Sydney CBD to the eastern suburbs. The Centre is located within a 10-15 minute walking catchment of Edgecliff Railway Station, approximately 500m from the Double Bay Ferry Wharf, and less than 4 kilometres from the Sydney CBD.

3.1 Population

In 2016, the population of the Double Bay suburb was 4,642, which accounted for 8.56% of the total population of the Woollahra Local Government Area (LGA). Children aged 0 - 14 years made up 11.4% of the population and people aged 65 years and over made up 21.9% of the population.

The proportion of the different age groups is summarised below:

- 15-24 Years - 8.6%
- 25-29 years - 11.5%;
- 30-34 years - 11.7%;
- 35-39 years - 7.8%
- 40-49 years - 11.7%
- 50-54 years - 4.6%
- 55-59 years - 5.7%
- 60-64 years - 5.1%

The median age of the population was 39 years. A relatively small percentage of the population is in the age groups of 20 to 24 years (5.3%) and 15 to 19 years (3.3%) as compared to the state average of 6.5% and 6% respectively.

The provision of additional housing, especially smaller housing types, will have the potential to encourage a younger age group to live in and activate the Centre.

² The data for the context section was sourced from the 2016 Census. However, we note that these figures may have been impacted from recent events including the Covid-19 Pandemic.

3.2 Housing type and household composition

In 2016, the Double Bay housing stock was dominated by apartments (75.1% of all dwellings), followed by separate houses (14.6%) and semi-detached dwellings (9.6%). The percentage of apartments in Double Bay (75%) was much higher than the average for Woollahra (50.2%) and NSW (19.9%).

The suburb had an average of 2.1 people per household. In 2016 the predominant composition of households in Double Bay was:

- families – 1,123 (56.4%)
- single persons – 663 (33.3%)
- groups – 206 (10.3%)

Of all family households, 52.5% were couples without children, 32.4% were couples with children, and 12.3% were one-parent families. The proportion of single-person households (33.3%) was much larger than the average in NSW (23.8%). Similarly, the proportion of group households (10.3%) was also larger than the average in NSW (4.2%).

Consistent with the Hill PDA studies, encouraging additional housing, particularly smaller housing types such as studios and 1 bedroom apartments will cater to this demand.

3.3 Employment and journey to work

The majority of Double Bay's population were employed in full or part-time work (93%), with only 3.4% of the population being unemployed.

In 2016, the most common methods of travel to work for employed people were: Car, as driver 32.3%, Train 20.3% and Walked only 8.4%. Other common responses were worked at home 8.0% and Train, bus 5.6%.

Cycling as a form of active transport is encouraged by Council and has been investigated as part of the Transport Study in 2020. The study recommends infrastructure upgrade to encourage a modal shift from private vehicles to active transport, in particular, walking and cycling in and around the Centre. Council has endorsed the Double Bay Pedestrianisation Study (on 29 September 2020) which provides a series of recommendations for the Centre. In addition, Council staff are currently working with SCT to prepare a Council-wide Active Transport Plan.

The Draft Strategy maintains and enhances the residential and non-residential floor space ratio to increase live/work opportunity within the Centre, reducing travel times. It is also anticipated that the suggested public domain improvements (including pedestrianisation) will further encourage people to walk and cycle through and to the Centre.

3.4 Housing supply target for the LGA

The Greater Sydney Commission has set housing targets for the LGA in the Eastern City District Plan, which include the following:

- Five-year housing target of 300 dwellings between 2016 and 2021
- An indicative target of 500-600 dwellings between 2021 and 2026
- The 6-10 year and 20-year targets will be developed during the preparation of Woollahra's Local Housing Strategy.

To comply with the housing objectives and targets of the NSW Government, Action 25 of Woollahra LSPS 2020 requires that the Local Housing Strategy:

- a. responds to the requirement for the delivery of five-year housing supply targets for the LGA*
- b. responds to the requirement for the delivery of 6-10 year (when agreed) housing supply targets for the LGA*
- c. investigates capacity to contribute to the longer-term 20-year strategic housing target for the Eastern City District.*

The Woollahra Local Housing Strategy (LHS) 2021 was prepared and adopted by Council on 25 October 2021. The LHS identifies how we will accommodate new homes and identifies investigations for longer-term outcomes to cater for changing community needs.

The LHS was informed by a residential market analysis for the LGA prepared by SGS Economics and Planning. Based on their analysis, SGS Economics recommended, in part, that:

- future estimated demand is relatively modest based on the population projections, and particularly once recent and proposed developments are considered*
- capacity in the planning controls appears constrained and there is a need to provide capacity for around 1000 apartments from 2026 to 2036*
- planning for additional capacity in Edgecliff and Double Bay represents a prudent and responsible approach to provide a planning buffer, particularly for the period beyond 2026.*

Consistent with the objectives of the strategic framework, local centres such as Double Bay with frequent public transport, community facilities and employment opportunities will provide opportunities to contribute to achieving Woollahra's housing targets.

4 Draft Double Bay Centre Planning and Urban Design Strategy (Draft Strategy)

4.1 Summary of the Draft Strategy

The Draft Strategy recommends amendments to the future built form in the Centre which will be facilitated with changes to the Woollahra LEP 2014 and the Woollahra DCP 2015.

The recommendations in the Draft Strategy were created using detailed building envelopes for each of the review sites. These building envelopes were crafted based on building height, street wall heights and detailed setbacks. **Figure 2** below illustrates the review sites and the detailed building envelopes for these sites are shown in orange.



Figure 2: Indicative building envelopes as per the Draft Strategy (2020)

In order to facilitate development in the Centre, and consistent with the reports prepared by Hill PDA, the Draft Strategy recommends a maximum height of six storeys for certain sites in the Centre.

In reviewing the potential outcomes of the proposed building envelopes, it is noted that this will have implications to the permissible gross floor area (GFA) on the review sites.

Figure 3 below diagrammatically illustrates³ three different scenarios for each of the review sites.

- **Scenario 1** Illustrates how the existing development on the site might look
- **Scenario 2** Illustrates the current applicable controls (including land use mix) under Woollahra LEP 2014 & Woollahra DCP 2015.
- **Scenario 3** Illustrates the proposed controls in accordance with the Strategy.

³ Diagrams are conceptual only, and do not represent the existing or proposed building envelopes.

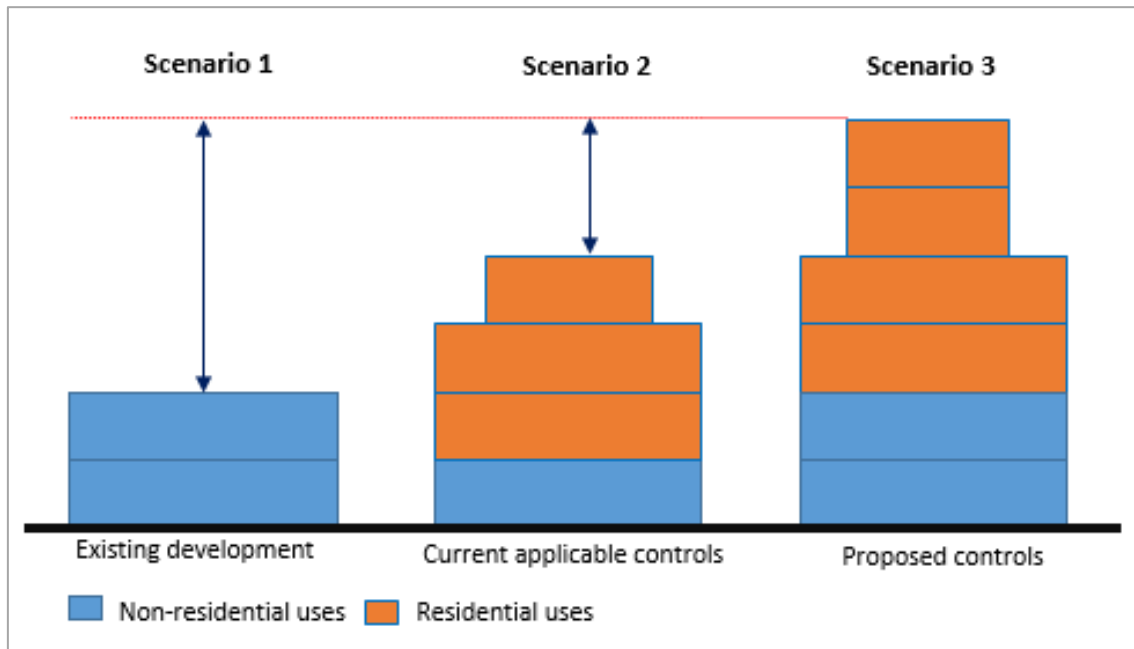


Figure 3: Indicative bulk, scale and land use configuration of a review site based on three scenarios.

Having analysed the potential built form for each of the review sites, Council staff have calculated the total indicative yield based on each of these three scenarios. **Table 2** below contains the following for each scenario:

- Total indicative residential and non-residential yield
- Estimated number of dwellings based on an average size of 100m²
- Estimated maximum number of residential and non-residential parking spaces

The estimated number of residential and non-residential parking spaces was created using the current maximum parking provision rates and parking multipliers within *Chapter E1 Parking and Access* of the Woollahra DCP 2015.

An average unit size of 100m² for two-bedroom apartment was based on market research carried out by Hill PDA in preparing the *Double Bay Economic Feasibility Study 2015*.

Table 2: Indicative total yield of the review sites based on three scenarios

Yield (Estimated)	Scenario 1: Existing development	Scenario 2: Current applicable controls	Scenario 3: Proposed controls
Minimum non-residential uses total GFA (m ²)	40,448	36,530 (Ground floor only)	60,163 – 63,702 (Minimum ground and first floor)
Residential uses Total GFA (m ²)	4,704	37,648	37,665 – 40,176
Number of dwellings (Based on 100m ²)	42	338	338 – 361
Maximum non-residential parking spaces	184	723	1,046 – 1,108
Maximum residential parking spaces	5	405	405 – 433

As identified in **Table 2**, the proposed building envelopes would facilitate approximately 23 additional dwellings when compared to the current planning controls (based on a unit size of 100m²). Whilst this is a relatively modest uplift, as we have been advised by Hill PDA, without the additional uplift the *review sites* will not be economically viable to redevelop. There is a greater uplift in non-residential floor space, where there is an increase of approximately 20,000 m² of GFA, assuming that there are two levels of non-residential GFA as part of the development.

The traffic and transport implications can be mitigated by implementing the recommendations of the Transport Study prepared by SCT. There are also a number of other complementary reports such as the *Draft Woollahra Integrated Transport Strategy*, *Draft Woollahra Active Transport Study* and the *Double Bay Pedestrianisation Study* which, if implemented, will further enhance the liveability of the Centre.

The Draft Strategy maintains and enhances the existing unique character of the Centre as Sydney's stylish bayside village, whilst creating opportunities to address future community needs including:

- The provision of additional housing choices for people to live and work in the Centre
- Opportunities to replace older building stock with new buildings demonstrating design excellence
- Our continued commitment to placemaking, and improving the public domain
- Sustainable living
- Opportunities for more people to live in and visit the Centre, contributing to its ongoing vitality and vibrancy
- Supporting local jobs and businesses in the Centre.

The recommendations of the Draft Strategy, CIS and the Transport Study demonstrate that the Centre is capable of accommodating the scale and density nominated in the Draft Strategy.

5 Anticipated built form outcome

To assist with illustrating the Draft Strategy and the potential built form outcomes, a series of photomontages from SJB Architects (2019) were prepared. These images provide an example of the proposed built form if new development is designed and built consistent with the proposed controls for the review sites.

These photomontages identify the existing built form and streetscape at the time of preparing the Draft Strategy. They represent a point in time and do not illustrate recent development approvals which may change between approval and final construction stages.

5.1 Bay Street

Some of the key elements illustrated in the Bay Street photomontage at **Figure 4** are:

- Four-storey street wall height to maintain the human scale
- Green and leafy streetscape
- Sensitive alterations and additions to the character buildings
- Fine-grain facade⁴
- Active frontages on the ground level with outdoor dining area



Figure 4: View looking down Bay Street towards New South Head Road

⁴ For the purpose of this Strategy, fine-grain development, facade or streetscape is (or represented) as small and narrow, permeable, well articulated development which encourages a diversity of forms, uses and tenures and allows a rich variety of buildings to emerge. Fine-grain blocks, lots and connections facilitate a village lifestyle which promotes liveability and encourages walking, exploring and social interactions.

5.2 Cross Street

Some of the key elements illustrated in the Cross Street photomontage below at **Figure 5** are:

- Two-storey street wall height on the northern side of the street and four-storey street wall height on the southern side of the street to enhance the human-scaled character of the street
- Recessed built form above the street wall heights to mitigate the perceived bulk and scale from the street and incorporate further landscaping to enhance the streetscape character
- Built form articulation to achieve a fine-grain development especially on lower levels
- Urban greening
- Active retail frontages at the ground level, and non-residential uses on the first floor
- Continuous awning for weather protection.



Figure 5: View looking down Cross Street just before Transvaal Avenue.

5.3 Knox Street

Some of the key elements illustrated in the Knox Street photomontage at **Figure 6** are:

- Two-storey street wall height on the northern side of the street
- Significant secondary setbacks above the street wall height
- Rooftop landscape above podium which enhances the green character of the street
- Fine-grain facade with active retail frontages on the ground level

The outdoor café area at the front of the Cosmopolitan Centre is an important part of the Centre's offering and a key contribution to footpath dining in Double Bay. The built form recommendations in the Draft Strategy has been prepared to ensure adequate solar access is achieved to this location.



Figure 6: View looking from New South Head Road into Knox Street.

In March 2019, Council resolved to *investigate the opportunities and formulate a plan for turning more of the Double Bay Commercial Centre into pedestrian-only precincts*. Subsequently, Council engaged transport consultants, SCT Consulting, to prepare a study to pedestrianise more of the Double Bay Commercial Centre. The Double Bay Pedestrianisation Study was endorsed by Council on 29 September 2020. The Draft Strategy is consistent with the recommendations of the Double Bay Pedestrianisation Study.

It is noted that the pedestrianisation of Knox Street (between Bay Street & Goldman Lane) is one of the recommendations of the Double Bay Centre Pedestrianisation Study (endorsed by Council on 29 September 2020). The proposed pedestrianisation of this part of Double Bay will enhance permeability and walkability and provide opportunities for public art, urban greening and a range of pop-up events and activities.

Concepts for the proposed pedestrianisation of Knox Street were publicly exhibited in February 2022 (see **Figure 7**).

The Draft Strategy, including the built form recommendations in Knox Street is consistent with and responds to the outcome of the Double Bay Pedestrianisation Study in Knox Street by providing a human-scale development, maximising solar access and enhancing pedestrian permeability.



Figure 7: Artist's impression of the proposed pedestrianisation of Knox Street Double Bay, as exhibited in February 2022.

5.4 Transvaal Avenue

Some of the key elements illustrated in the Transvaal Avenue photomontage at **Figure 8** are:

- Two-storey street wall height with a recessed built form above the street wall
- Built form articulation to enhance the fine-grain character of the street
- Built form transition to Transvaal Avenue Heritage Conservation Area
- Ground-level setbacks of the site at No 19-27 Cross Street to maintain the sightline from Goldman Lane to Transvaal Avenue Heritage Conservation Area.

The recommendations of the Draft Strategy allows for an appropriate human-scaled streetscape with a gradual and sensitive transition to the heritage conservation area⁵.

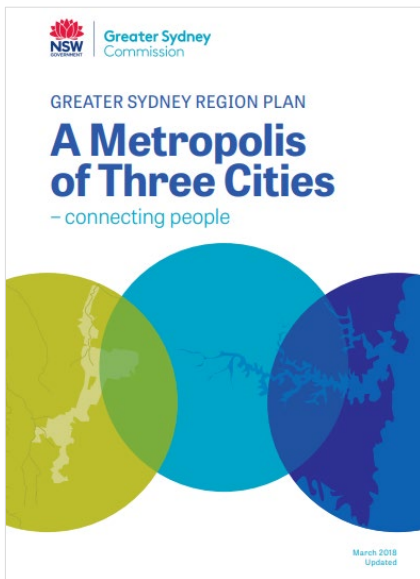


Figure 8: View from Transvaal Avenue looking towards Cross Street.

The pedestrianisation of the eastern side of Transvaal Avenue is also a recommendation of the Double Bay Centre Pedestrianisation Study. This will enhance pedestrian permeability and Centre's walkability and provides increased opportunities for outdoor dining and other social and cultural activities. The recommended upgrades to Transvaal Avenue will be progressed as funding options become available. The Draft Strategy is consistent with the recommendations of the Double Bay Centre Pedestrianisation Study.

⁵ We note that this photomontages identifies the existing built form and streetscape at the time of preparing the Draft Strategy. It does not represent recently approved development applications.

6 Discussion of potential community impacts - response to the strategic plans



The Greater Sydney Region Plan is a comprehensive strategic plan which guides change and growth throughout the Sydney metropolitan region.

'The Greater Sydney Region Plan, A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places'. (P 9 of the plan)

Located within 30 minutes of strategic centres and employment hubs including Bondi Junction and the Sydney CBD via public transport, the Centre is well-positioned to facilitate the vision of a '30 minute city'.

For the purpose of this report, we have discussed the outcome of the Draft Strategy and the built form implications against the Liveability Directions and objectives of the Greater Sydney Region Plan which are:

- *A city for people (pg 50)*
 - Objective 6. Services and infrastructure meet communities' changing needs*
 - Objective 7. Communities are healthy, resilient and socially connected*
 - Objective 8. Greater Sydney's communities are culturally rich with diverse neighbourhoods*
 - Objective 9. Greater Sydney celebrates the arts and supports creative industries and innovation*
- *Housing the city (pg 58)*
 - Objective 10. Greater housing supply*
 - Objective 11. Housing is more diverse and affordable*
- *A city of great places (pg 73)*
 - Objective 12. Great places that bring people together 73*
 - Objective 13. Environmental heritage is identified, conserved and enhanced*

Annexure 1 provides a comprehensive summary of the community impacts of the Draft Strategy against the relevant strategic documents as well as Council's plans and policies.

6.1 A city for people

- *Objective 6: Services and infrastructure meet communities' changing needs (pg 50).*

Proposed changes to the Woollahra LEP 2014, including increases in height and FSR, as well as specific clauses to guide the way the residential unit mix and non-residential floor space will have implications on the urban fabric of the Centre. This residential uplift and the provision of a variety of apartment sizes will draw a new demographic to the Centre and the provision of non-residential floor space will efficiently cater for these changing needs. It is noted that the demographic shift will most effectively be achieved if there is a limit placed on the maximum size of new residential apartments in the Centre.

Commercial Waste Study

Council staff commissioned Talis Consultants to provide a Commercial Waste Study in the Centre (CWS). The CWS provides a series of best practice waste management solutions which could be introduced into the Double Bay Centre. Specifically, the CWS was commissioned to provide potential solutions to transform the laneways into attractive, activated places. The recommendations of the CWS include smart waste strategies, sustainable waste education programs and encouraging further innovation. The CWS has informed the Draft Strategy.

The recommendations of the CWS have implications on the different functions of Council. Where relevant to the planning provisions, they will be incorporated into the Draft Strategy and consequently (subject to the implementation of the Draft Strategy) an amendment to the Woollahra LEP 2014 and Woollahra DCP 2015.

Access to services and infrastructure

Figures 9 - 11 show the Liveability Indicator Mapping prepared by SGS Economics and Planning for the Southern Sydney Regional Organisation of Councils (SSROC) (2017). The Centre has relatively good access to community facilities, cultural precincts, health services and open spaces, which are all essential pieces of social infrastructure that enhance social opportunity in a centre.

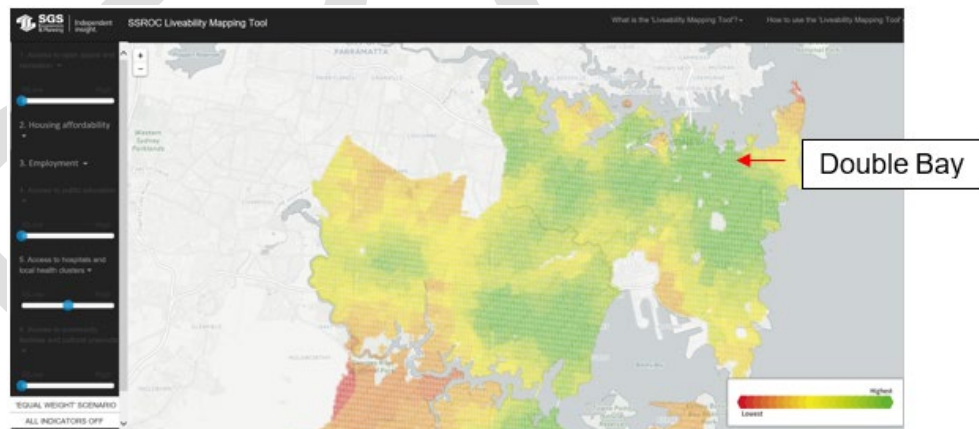


Figure 9: Double Bay has high-level access to major and minor hospitals and health clusters.

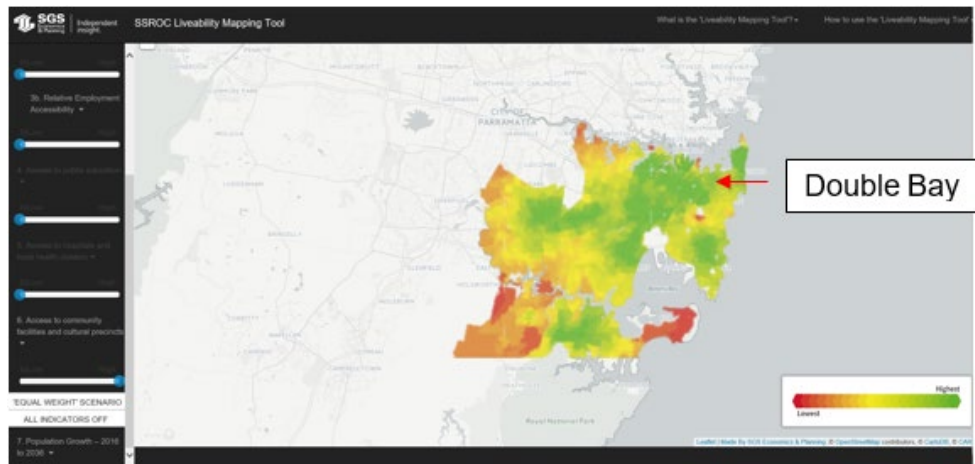


Figure 10: Double Bay has high access to community facilities and cultural precincts.

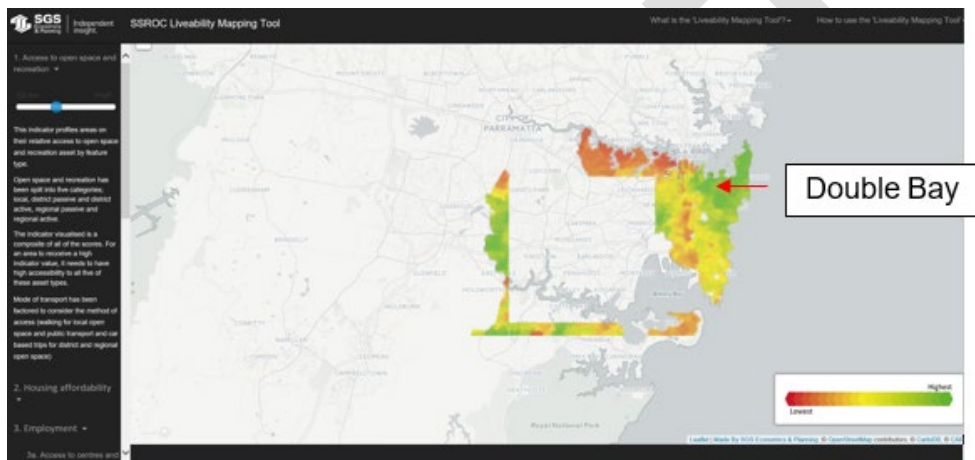


Figure 11: Double Bay has high accessibility to all five categories of open space including local, district passive, district active, regional passive and regional active.

The Centre is in close proximity to St Vincent's hospital in Darlinghurst, and there are a number of General Practitioner's and specialist health clinics throughout the Centre. The Woollahra Library in Double Bay provides a world-class community facility in the heart of the Centre. The Centre also has access to a number of educational institutions:

- According to the Liveability Indicator Mapping (SSROC 2017), the Centre has mid-level access to public education.
- The Double Bay Public School is at a short walking distance of the Centre.
- Double Bay has good access to a number of high-quality private high schools.
- Double Bay has good access to the University of Notre Dame and the University of NSW Art and Design campus.

The Centre has close access to Sydney Harbour and to a number of high-quality parks such as Steyne Park, Yarranabee Park and Cooper Park. It also has relatively good access to open space in the wider area, including Centennial Parklands and beaches such as Double Bay Beach and Redleaf Pool.

The built form outcomes of the Draft Strategy results in a relatively minor residential uplift when compared to the current planning controls, which can be supported by the existing community infrastructure. All of these components together foster social opportunity, ensuring that the future community of Double Bay have the facilities and services available to live and belong to the community.

- *Objective 7: Communities are healthy, resilient and socially connected (pg 55).*

The proposed ideas and strategies, as identified in the Double Bay Place Plan will strengthen social connections in the Centre.

The proposed changes to planning controls are consistent with the Place Plan's vision for the Centre as "Sydney's stylish bayside village". The proposed building envelopes are designed to retain and enhance the village character with an appropriate scale and quality of built form, whilst maintaining the fine-grained connectivity through small streets, laneways and arcades.

In addition, the ongoing implementation of the Public Domain Strategy will create a public domain which is people orientated, comfortable, safe, attractive and active. Footway dining, a variety of businesses, community facilities and nearby parks will continue to make the Centre a great place to be social, to meet and to stay.

- *Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods (pg 56).*

Our Place Plan set out a range of initiatives to improve the physical attractiveness, providing high quality and flexible public domain that everyone can access and supports a range of business offerings and community activities, events, festivals, arts and cultural programs.

In alignment with the Public Domain Strategy and the Place Plan, the Draft Strategy creates a range of high-quality pedestrian-oriented public spaces to enhance the Centre's capacity for cultural activities, events, public arts and festivals.

Heritage items and contributory buildings form an important part of the community's collective memory. The proposed built form recommendations of the Draft Strategy maintain the structure and design integrity of the heritage conservation area, heritage items and contributory buildings through sensitive transitions.

Furthermore, the recommendations of the Draft Strategy to enhance unit mix encourage younger demographics to work and live in the Centre, which will further foster a healthy, creative, culturally rich and socially diverse/connected community.

- *Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation (pg 57).*

Implementation of the Draft Strategy and the Place Plan will facilitate events and activities that cultivate arts and creative industries by providing vibrant public spaces and lively streetscapes for community interaction.

Council strives to encourage innovation, which can be demonstrated in the Woollahra Library at Double Bay that contains state of the digital art technology for public use. It contains a Microsoft Surface Hub to facilitate teleconferencing and collaboration for business and community use. Council also encourages opportunities for innovation and creative hubs in new developments, an example of which is the Edge Offices at 377 New South Head Road.

6.2 Housing the city

- *Objective 10: Greater housing supply (pg 58) &*
- *Objective 11: Housing is more diverse and affordable (pg 68).*

Smaller and potentially more affordable apartments could be facilitated by the inclusion of a clause in Woollahra LEP 2014, which provides that:

- A minimum requirement for a development mix i.e. 30 - 40% of all dwellings to be provided as a studio or one-bedroom apartments within the Centre.
- All (or the majority) of one-bedroom and two-bedroom apartments are no more than 10% in size above SEPP 65 minimums i.e. 50sqm + 10% and 70sqm + 10% respectively.
- Provision of apartments sized below the SEPP 65 guidelines of 50sqm for one-bedroom apartments e.g. 40sqm.

The proposed controls for studio and 1 bedroom apartments is expected to reduce the price point for entry into the Double Bay housing market and increase housing choice in a well-located and well-serviced centre. We anticipate that these housing opportunities will then attract younger demographics to live and work in the Centre.

6.3 A city of great places

- *Objective 12: Great places that bring people together (pg 73).*



Figure 12: 'Elements of great places' 'A Metropolis of Three Cities' (Greater Sydney Commission, 2018)

As identified in **Figure 12**, 'great places' include:

○ *A sense of welcome and belonging – social opportunity*

The Centre provides all the elements identified in the above diagram, which are consistent with providing a sense of welcome and belonging. The recommendations of the Draft Strategy (and other associated reports) will improve the character of the public domain and provide opportunities for a range of pedestrian-oriented places for the community to meet and interact in a safe, inclusive and attractive environment. The recommendations include:

- Provision of a human scale streetscape and maximising sunny outdoor dining areas
- Introduction of new plaza/civic spaces in Kiaora Lane and Transvaal Avenue
- Pedestrianisation of Knox Street, Transvaal Avenue (in part) and shared laneways consistent with the recommendations of the Double Bay Centre Pedestrianisation Study
- Introduction of new through-site pedestrian links
- Façade (retail) activation on the ground level
- Active transport study to enhance walking and cycling

○ *Sense of care – good design and built form*

The Draft Strategy was carried out with a fine-grain approach on a block-by-block basis to ensure that future building envelopes result in appropriate heights, scale, setbacks and floorplates. The proposed envelopes are designed to provide good internal amenity and compliance with the State Environmental Planning Policy 65 (SEPP 65) and the Apartment Design Guide. In addition to these changes, Chapter D5 of the Woollahra DCP 2015 contains objectives and controls to ensure a high standard of architectural and landscape design. The proposed built form changes to the Centre will further enhance the character and liveability of the Centre.

Increasing economic viability in the area will improve the quality of the built environment by encouraging the replacement of older poor quality buildings with newer buildings, consistent with the vision of a modern and stylish bayside village.

New development will generate increased income through Section 7.11 and 7.12 of the NSW Environmental Planning and Assessment Act 1979 which will be directed towards implementing public domain improvements to street lighting, commercial waste, wayfinding, laneway activation, open spaces, beaches and waterfronts. These components will improve liveability throughout the Centre for both its residents and visitors.

The Draft Strategy also enhances the potential to improve community liveability outcomes delivered through the Woollahra Voluntary Planning Agreement Policy (adopted 10 February 2020). These outcomes may be provided as a material public benefit or monetary contributions which can contribute to enhancing Double Bay's public domain through our Public Domain and Lighting Strategies.

○ *Sense of place – fine-grain urban form and land use mix*

The Draft Strategy recommends that building heights for a limited number of sites in the Centre are increased up to a maximum of six storeys with appropriate building envelopes, setbacks and transitions.

The proposed building envelopes will maintain a sense of human scale throughout the Centre and increase passive surveillance in the Centre. The upper storey setbacks will provide opportunities for private open spaces and/or communal open spaces whilst mitigating excessive bulk and scale.

Providing a mix of land uses with non-residential uses on the ground and first levels with active frontages will ensure the Centre is a place people want to visit and stay during the day and at night. Activate frontages will create a vibrant streetscape and encourage a healthy night-time economy.

The Draft Strategy also identifies sites where through-site pedestrian linkages could be integrated into new developments to break-up long frontages and provide vibrant streets. The increase in pedestrian permeability throughout the Centre will encourage residents and visitors to stay and enjoy the Centre, providing an attractive, safe and lively place to live in and visit.

Further aligning with this, the Transport Study encourages a modal shift from private vehicles to active transport, in particular, walking and cycling in the Centre. This approach aims to mitigate the potential adverse impacts of vehicle traffic generated by future development. The study also recommends active transport infrastructure to enhance the pedestrian and cyclists' safety.

Council commissioned SCT Consulting to prepare a Pedestrianisation Study to encourage and promote safe connectivity throughout the Centre, significantly enhancing liveability for residents and visitors. The study including the following recommendations was endorsed by Council on 29 September 2020. Council resolved in part:

B. THAT Council staff explore funding opportunities for the following projects identified in the Double Bay Pedestrianisation Study:

- i. Knox Street Pedestrian Only Zone (between Bay Street & Goldman Lane)*
- ii. 40km/hr High Pedestrian Activity Area (HPAA) for streets bounded by New South Head Road, Ocean Avenue and William Street (noting that further reducing the speed limit in the Double Bay Commercial Centre to 30km/hr will be considered as part of a future report to Council)*
- iii. Transvaal Avenue Pedestrian Only Zone (eastern side)*
- iv. Transvaal Avenue 10km/hr Shared Zone (western side)*
- v. Bay Street 10km/hr Shared Zone*
- vi. Knox Lane 10km/hr Shared Zone*
- vii. Short Street 10km/hr Shared Zone*
- viii. Gum Tree Lane 10km/hr Shared Zone*
- ix. Goldman Lane 10km/hr Shared Zone (Short Street to Knox Street).*

In 2021, council sought funding for the Knox Street pedestrian plaza (between Bay Street and Goldman Lane) under the NSW Government's Public Spaces Legacy Program. The concept design for the Knox Street pedestrian plaza was on public exhibition from 3-23 February 2022. The feedback received during the public exhibition will be reported to Council to determine the next steps.

Should the Knox Street pedestrian plaza and other identified projects be funded and implemented, they would enhance the pedestrian connectivity across the Centre and transform the existing servicing laneways into more lively places.

• *Objective 13 Environmental heritage is identified, conserved and enhanced*

The built form recommendations of the Draft Strategy will maintain the village character with high-quality, contemporary architecture that responds to the Centre's unique places, heritage and contributory items.

The recommendations will maintain and enhances the character of the existing heritage items and Transvaal Avenue Heritage Conservation Area through crafting sensitive built form solutions for their nearby/adjacent buildings/development such as:

- fine-grain façades
- gradual built form transition
- appropriate setbacks and separation distances
- landscaping

The Draft Strategy has also identified new sites that have high streetscape value because of their strong architectural character and the way in which they address the street. The Strategy identifies:

- additional buildings that could be added to the list of character buildings in the Woollahra DCP 2015, and/or
- additional buildings that could be investigated further to assess if the significance of these buildings satisfies the New South Wales heritage assessment criteria.

On 26 April 2021, Council resolved to carry out a Heritage Study of certain properties in the Double Bay Centre. In February 2022, heritage consultants *Lucas, Stapleton and Johnson* were appointed to carry out this study. It is anticipated that this heritage study will further inform the evolution of the Draft Strategy.

DRAFT

7 Response to Council's plans and policies

7.1 Woollahra Local Strategic Planning Statement

The proposed changes to the planning controls in the Centre are consistent with the LSPS, a plan which sets out a 20-year vision for the Woollahra LGA and its centres.

Organised under four themes of Infrastructure & Collaboration, Liveability, Productivity and Sustainability, the LSPS aims to:

- *manage future growth, new technology, and changing community needs*
- *conserve our heritage, villages, local character, and environment*
- *ensure resilience and sustainability despite challenges such as climate change*
- *identify areas for further detailed strategic planning*
- *link our plans to the implementation of the NSW Government's strategic plans*

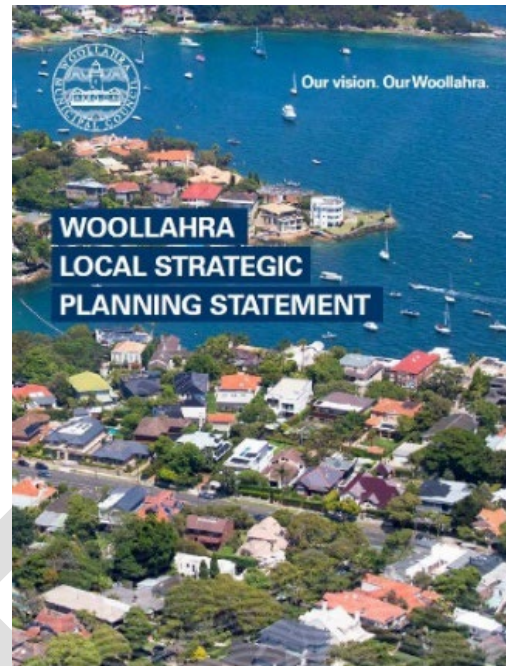


Figure 13: Woollahra LSPS, 2020

In particular, Planning Priority 6 of the LSPS captures the aim of the Strategy for Double Bay:

“Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people.”

Revitalising the Centre through the implementation of the proposed controls, and effective place-making strategies will enhance the village character of the area, making it a place the community wants to visit, stay and live.

7.2 Woollahra Local Housing Strategy 2021

The Woollahra Local Housing Strategy 2021 establishes the long term housing vision for our local area.

The recommendations of the Draft Strategy are consistent with the vision of the Woollahra Local Housing Strategy 2021 to facilitate new housing in well-planned locations that are close to villages, services and public transport, such as the Double Bay Centre.

The Draft Strategy gives effect to the following identified housing actions:

- Encourage a range of housing choices through unit mix
- Ensure new housing does not adversely affect the business, employment and community role of our business zones.
- Continue to conserve heritage and heritage conservation areas
- Encourage design excellence and high levels of amenity.

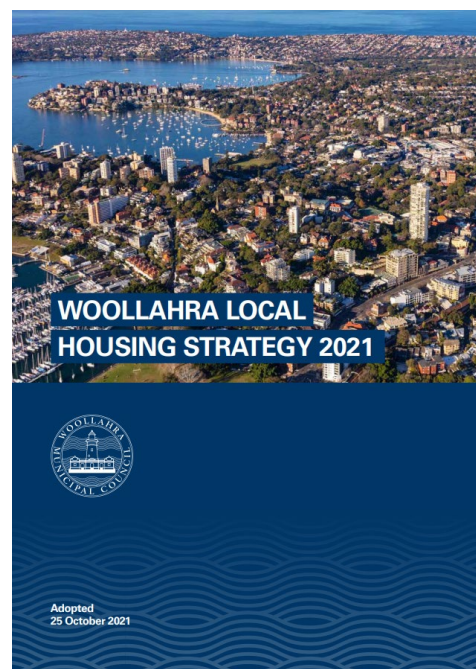


Figure 14: Woollahra Local Housing Strategy 2021

7.3 Woollahra 2030 - Community Strategic Plan

Adopted in 2018, Woollahra 2030 is our Community Strategic Plan which characterises the community, sets out current and future social, environmental and economic challenges, while additionally guiding potential strategies to address these issues.

Under the theme of '*Quality places and spaces*', *Goal 4: Well-planned neighbourhoods* and *Goal 5: Liveable places* are both especially relevant to the proposed changes in the Centre.



Figure 15: Woollahra 2030

Goal 4 aims to utilise good urban design throughout new development and housing within our local business centres to ensure the places are welcoming to their existing and future communities.

Goal 5 aims to enhance public places and open space to ensure they become 'more attractive, integrated and accessible' to all members of the community.

The proposed changes in the Strategy are consistent with these Goals and will quality places and spaces in the Centre.

7.4 Woollahra Community Facility Study 2019

On 29 September 2020 Council endorsed Woollahra Community Facilities Study 2019.

The key findings of this study are:

- There is a strong network of facilities across Woollahra. However, there is a need for more flexible, multipurpose and adaptable facilities to cater for a range of community needs.
- There are currently no integrated multipurpose facilities in Woollahra.
- Provision of libraries is generally sufficient. However, there are challenges with each with regard to capacity and future usage.
- There is a lack of provision for cultural and creative facilities. However, there are imminent opportunities in the future to address this gap.
- Most catchments provide an adequate supply of local facilities. However, minimum floor space requirements for facility types vary across LGA.
- There are opportunities to enhance the accessibility, amenity and condition of facilities thorough small scale capital work upgrades.



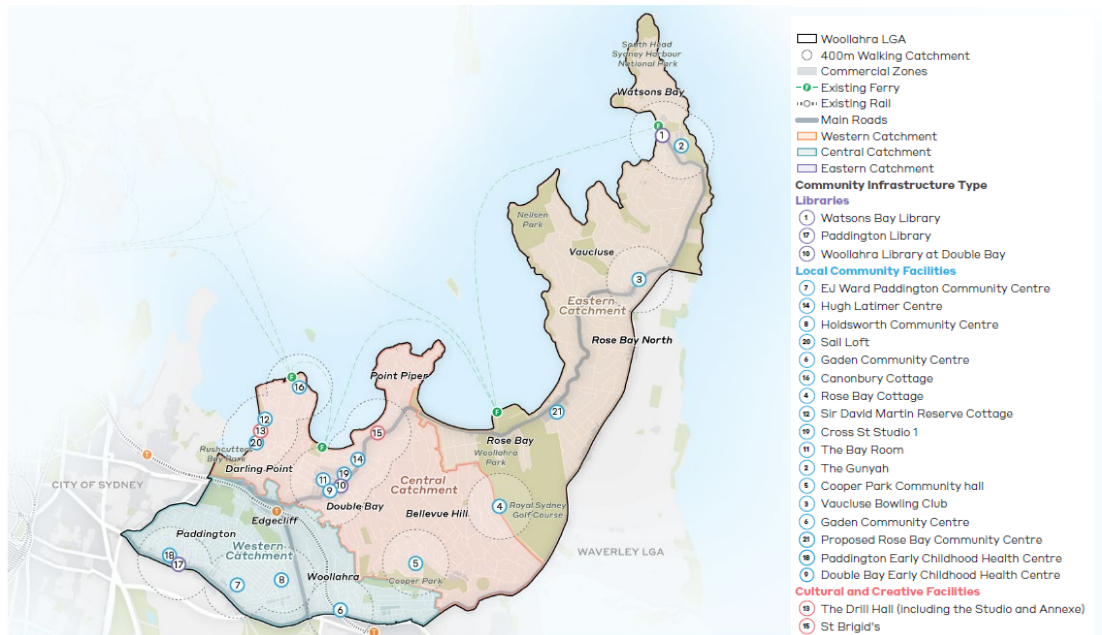


Figure 16: Assessment catchments and existing community facilities.

The study divided the LGA into three assessment catchments shown in **Figure 16** above. The Central Catchment, including the Centre has a relatively high number of community facilities and is well provisioned with community facilities floor space. Many of these facilities are concentrated around the Centre, which is well served by public transport.

‘Although there is a relatively large number of well-distributed community facilities across this catchment, there are significant opportunities to enhance the flexibility of some existing local community facilities to facilitate a broader range of uses’.

The study identified a number of strategic opportunities for innovation that could further enhance and activate the network of exiting community facilities across Woollahra LGA.

The estimated population increase under the Draft Strategy is consistent with the LGA’s housing target by the Eastern City District Plan. Therefore, the outcome of the Draft Strategy will not have negative impacts on the existing and future community facilities across the LGA. The following information demonstrates how the Draft Strategy responds to the recommendations of the Community Facility Study (dated November 2019):

- Explore opportunities for activating facilities day and night**

The Draft Strategy recommends active/retail frontages in streets, lanes and public spaces which enhances the Centre’s vitality and pedestrian amenity. The proposed pedestrian-oriented public domain, including pedestrianised streets and plazas, create opportunities for pop-up spaces to improve community development and the implementation of innovative art and cultural programs such as events and social gatherings. Increasing the Centre’s activation will foster greater connections between users, local business and organisations.
- Support start-ups, small business and local enterprise**

The recommendation of the Draft Strategy to maintain and enhance the non-residential floor space ratio in the Centre provides opportunities for additional community infrastructure to support a range of local enterprise including small businesses, sole practitioners and start-ups.
- Upgrade the network to ensure accessibility for all users**

The Draft Strategy recommends enhancing the pedestrian permeability and accessibility across the Centre through introducing new through site links, shared laneways and pedestrianised streets. The Transport Study, Pedestrianisation Plan and Active Transport

Plan will encourage a modal shift from private vehicles to active transport, in particular, walking and cycling in the Centre. This approach aims to mitigate the potential adverse impacts of vehicle traffic generated by future development.

In alignment with the Public Domain Strategy, Lighting Strategy, the Draft Strategy improves the public domain characteristics such as wayfinding signage and footpath pavement through a developer contribution program.

- *Embed principles of active living and social sustainability across the network* Consistent with a suite of reports that have been prepared for Double Bay, the proposed recommendations of the Transport Study include active transport network, wayfinding and bicycle parking facilities which provide opportunities to encourage and support health and wellbeing outcomes.

The Draft Strategy also recommends through-site links, open space and shared laneways to increase pedestrian permeability and encourage community members to stay and enjoy all places in the area.

- *Optimise the user experience of Council's community facilities*
As part of the implementation of the Draft Strategy, Council will collaborate with the community to enhance the digital connectivity of the existing and future community facilities through the provision of Wi-Fi services and other digital infrastructure.
- *Explore sustainable funding models for community facilities*
Through the implementation of the Draft Strategy, Council will facilitate innovative partnerships between Council and developers for delivering sustainable funding models that can improve community facilities and liveability in the Centre.

8 Implementation and next steps

8.1 Woollahra Voluntary Planning Agreement Policy 2020

Adopted by Council on 10 February 2020, Woollahra's Voluntary Planning Agreement Policy (VPA Policy) will play a role in implementing the various strategies and studies mentioned above. As defined in section 7.4 of the NSW *Environmental Planning and Assessment Act 1979*, a VPA is an agreement or arrangement between a planning authority and a developer or applicant, in which the developer is required to 'dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.'

VPA's provide an opportunity for the community to secure public benefits that are a result of developers' financial gain through a change to planning controls. Ultimately, this flexibility has the potential to achieve better planning and development outcomes for the community's public benefit.

8.2 Community Consultation

To ensure the Centre is shaped by the ideas and views of its community, Council will conduct robust public consultation on the Draft Strategy. The exhibition process will include:

- Accessible techniques to allow all community members to participate
- Social media and online surveys to maximise coverage and accessibility
- Engaging members of the community, as well as any relevant stakeholders in a Covid-19 safe manner. This would include residents, people who work in the area, business owners in the Centre and visitors.

Feedback received will be used to refine the Draft Strategy and its implementation.

9 Conclusion

This Draft Community Impact Statement has been prepared to explain the potential outcomes and implications of the proposed planning controls outlined in the Draft Strategy, which will have potential impacts on the community. In the main, the CIS assessed community impacts against the Liveability Directions and objectives of the Greater Sydney Region Plan.

The CIS identifies that the proposed changes to the built form, land uses, open space and streetscapes will maintain the Centre's village character through providing:

- Fine-grained, village and human-scaled streetscape
- Active frontages to create vibrant places
- Balanced mix of residential and non-residential uses
- Mix of unit sizes
- Permeable and activated public domain areas
- Encourage active transport.

The built form outcomes of the Draft Strategy results in a relatively minor residential uplift when compared to the current planning controls, which can be supported by the existing community infrastructure.

Minor traffic and transport implications can be mitigated by implementing the recommendations of the Transport Study and implementing the recommendations in complementary reports that have been prepared for the Centre, such as the Double Bay Pedestrianisation Study.

The changes to the built form of the Centre will enhance the Double Bay lifestyle, create permeable and activated public domain areas which will ultimately make the Centre a more liveable and vibrant place to live and visit.

Annexure 1

Summary of the community Impacts of the Draft Strategy against the relevant strategic documents as well as Council's plans and policies

Document Name	Relevant aims, objectives or priorities		Summary of the Draft Strategy's response
Greater Sydney Region Plan	<i>A city for people</i>	<i>Objective 6: Services and infrastructure meet communities' changing needs.</i>	Provide a variety of apartment sizes to draw a new demographic to the Centre. Provide non-residential floor space to cater for community/demographic changing needs. Enhance laneway activation through sustainable waste education programs.
		<i>Objective 7: Communities are healthy, resilient and socially connected.</i>	Retain and enhance the village character with an appropriate built form scale and quality. Maintain the fine-grained connectivity through small streets, laneways and arcades. Create people orientated, comfortable, safe and active public domain through the ongoing implementation of the Public Domain Strategy.
		<i>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.</i>	Create a range of high-quality pedestrian-oriented public spaces to enhance the Centre's capacity for cultural activities, events, public arts and festivals. Maintain the structure and design integrity of the heritage conservation area, heritage items and contributory buildings through sensitive transitions. Foster a healthy, culturally rich and socially diverse community by providing a variety of apartment sizes
		<i>Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation.</i>	Enhance opportunities for innovation and creative hubs in new developments through the provision of non-residential floor space.
	<i>Housing the city</i>	<i>Objective 10: Greater housing supply.</i>	Enhance housing affordability through proposed controls for studio and one-bedroom apartments.
		<i>Objective 11: Housing is more diverse and affordable.</i>	Attract younger demographics to live and work in the Centre by providing a unit mix.
	<i>A city of great places</i>	<i>Objective 12: Great places that bring people together</i>	Maintain and enhance the sense of place through : <ul style="list-style-type: none"> • Maintaining a sense of human scale throughout the Centre and increase passive surveillance • Introduction of new plaza/civic spaces in Kiaora Lane and Transvaal Avenue • Pedestrianisation of Knox Street, Transvaal Avenue (in part) and shared laneways consistent with the recommendations of the Double Bay Centre Pedestrianisation Study

Document Name	Relevant aims, objectives or priorities		Summary of the Draft Strategy's response
Greater Sydney Region Plan	<i>A city of great places</i>	<i>Objective 12: Great places that bring people together</i>	<ul style="list-style-type: none"> • Introduction of new through-site pedestrian links • Provision of a mix of land uses with non-residential uses on the ground and first levels with active frontages to ensure that the Centre is a place people want to visit and stay during the day and at night • Encouraging a modal shift from private vehicles to active transport, in particular, walking and cycling <p>Improve the quality of the built environment by encouraging the replacement of older poor quality buildings with newer buildings, consistent with the vision of a modern and stylish bayside village.</p> <p>Generate increased income (in new developments) through Section 7.11 and 7.12 of the NSW Environmental Planning and Assessment Act 1979 to assist in implementing public domain improvements.</p> <p>Enhance the potential to improve community liveability outcomes delivered through the Woollahra Voluntary Planning Agreement Policy.</p>
		<i>Objective 13: Environmental heritage is identified, conserved and enhanced</i>	<p>Maintain and enhance the character of the existing heritage items and Transvaal Avenue Heritage Conservation Area through crafting sensitive built form solutions for their nearby/adjacent buildings/development.</p> <p>Progress the Double Bay Heritage Study, including identifying new buildings (for further heritage investigation) that could be added to the list of character buildings in the Woollahra DCP 2015.</p> <p>Maintain and enhance the architectural character of the character buildings through sensitive alterations and additions.</p>
Eastern City District Plan	<i>Planning Priority E6 'Creating and renewing great places and local centres, and respecting the District's heritage'</i>		<p>Propose new residential development in a Centre which will be increasingly walkable.</p> <p>Retain and enhance non-residential floor space.</p> <p>Improve public domain through active frontages, pedestrianised streets, new plazas/civic spaces and urban greening.</p> <p>Encourage and promote safe connectivity throughout the Centre to enhance liveability for residents and visitors.</p> <p>Maintain and enhance the architectural integrity of the heritage conservation areas, heritage items and contributory buildings.</p>
Woollahra Local Strategic Planning Statement 2020	<i>Planning Priority 6 "Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people."</i>		<p>Revitalise the Centre by implementing the proposed controls, and effective place-making strategies that enhance the village character of the area, making it a place the community wants to visit, stay and live.</p>

Document Name	Relevant aims, objectives or priorities	Summary of the Draft Strategy's response
Woollahra Local Housing Strategy 2021	<i>Action 2: Encourage a range of housing choices through unit mix</i>	<p>A minimum requirement for studio and/or one bedroom apartments</p> <p>A maximum unit size for all (or the majority) of one and two bedroom apartments that is no more than 10% in size above the SEPP 65 minimums</p> <p>Provision of apartments sized below the SEPP 65 guidelines to provide a more affordable price point</p>
	<i>Action 4: Ensure new housing does not adversely affect the business, employment and community role of our business zones</i>	<p>Facilitate diverse mixed-use development with retail uses on the ground floor level, non-residential uses on Level 1, and residential dwellings on the upper level. This will increase the capacity for non-residential floor space in the Centre and enhance its employment and community role.</p> <p>Requirements for active street frontages and fine-grain human scale development on the lower levels to create a vibrant public domain.</p>
	<i>Action 13: Continue to conserve heritage and heritage conservation areas</i>	<p>Sites within close proximity to character buildings, heritage items or the Transvaal Avenue heritage conservation area must provide sensitive transitions in height and scale to protect the significance of these buildings.</p> <p>All heritage items, character buildings, and buildings located in a heritage conservation area are to be retained.</p>
	<i>Action 14: Encourage design excellence and high levels of amenity.</i>	<p>Opportunities to replace older building stock with new buildings demonstrating design excellence.</p> <p>Maximum building heights can only be achieved if the development achieves design excellence.</p> <p>Setbacks, separation distances, and enhanced sustainability and urban greening to provide high levels of residential and streetscape amenity.</p> <p>Mark arrival points to the Centre through design excellence on gateway sites.</p>
Woollahra 2030 - Community Strategic Plan	<p><i>Goal 4: Well-planned neighbourhoods</i></p> <p><i>Goal 5: Liveable places</i></p>	<p>Similar to the responses listed above, the recommendations of the Draft Strategy enhance the village character of the Centre and provide a more liveable place for the community to live, work and visit.</p>
Woollahra Community Facility Study 2019	<i>Explore opportunities for activating facilities day and night</i>	<p>Enhance the Centre's vitality and pedestrian amenity through active/retail frontages in streets, lanes and public spaces.</p> <p>Create opportunities in the public domain for pop-up spaces to improve community development and the implementation of innovative art and cultural programs such as events and social gatherings.</p> <p>Increase the Centre's activation that fosters greater connections between users, local business and organisations.</p>

Document Name	Relevant aims, objectives or priorities	Summary of the Draft Strategy's response
	<i>Support start-ups, small business and local enterprise</i>	Maintain and enhance the non-residential floor space ratio which provides opportunities for additional community infrastructure to support a range of local enterprise including small businesses, sole practitioners and start-ups.
	<i>Upgrade the network to ensure accessibility for all users</i>	Enhance the pedestrian permeability and accessibility. Encourage a modal shift from private vehicles to active transport, in particular, walking and cycling. Improve the public domain characteristics such as wayfinding signage and footpath pavement.
	<i>Embed principles of active living and social sustainability across the network</i>	Provide opportunities to encourage and support health and wellbeing outcomes through improving active transport infrastructure and modal shift.
	<i>Optimise the user experience of Council's community facilities</i>	Collaborate with the community to enhance the digital connectivity of the existing and future community facilities.
	<i>Explore sustainable funding models</i>	Facilitate innovative partnerships between Council and developers for delivering sustainable funding models that can improve community facilities and liveability in the Centre.