

Department of Planning, Housing and Infrastructure

Our ref: PP-2025-1038

Craig Swift-McNair
General Manager
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

3 October 2025

Subject: Woollahra LEP 2014 – FSR Housekeeping Planning Proposal

Dear Mr Swift-McNair

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the Floor Space Ratio (FSR) controls in the *Woollahra Local Environmental Plan 2104*.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway Determination.

Considering the nature of the proposal I have determined that Council may exercise local plan making authority functions in relation to the planning proposal.

The amending local environmental plan (LEP) is to be finalised on or before 5 June 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the drafting of the instrument should be made 8 weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Emma Hitchens to assist you. Emma can be contacted on (02) 9274 6434.

Yours sincerely,



Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Local Planning and Council Support
Encl: Gateway determination