

Mr Craig Swift-Nair
General Manager
Woollahra Municipal Council
PO Box 61
Double Bay
records@woollahra.nsw.gov.au

12 September 2025

Subject: **Planning proposal (PP-2025-604) to amend Woollahra Local Environmental Plan 2014.**

Dear Mr Swift-Nair

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 encourage dwelling retention across the Woollahra LGA.

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.

I have determined not to authorise Council to be the local plan-making authority as the planning proposal introduces a new provision that is not contained in the Standard Instrument and the planning proposal is therefore considered complex in nature.

The amending Local Environmental Plan (LEP) is to be finalised on or before 9 June 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight 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 and Eva Stanbury to assist you. Ms Hitchens can be contacted on 9274 6434 (Mondays to Wednesdays) and Ms Stanbury on 8289 6557 (Wednesdays to Fridays).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jazmin van Veen', with a stylized, cursive script.

Jazmin van Veen

Director, Local Planning (North, East and Central Coast)

Local Planning and Council Support

Encl: Gateway determination