Mr Ken Gouldthorp
General Manager
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

Dear Mr Gouldthorp

Planning proposal PP_2019_NORTH_001_00 to amend North Sydney Local Environmental Plan 2013

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 list 6 Hayes Street, Neutral Bay as a heritage item of local significance.

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

I have determined not to condition the Gateway for Council to be the local plan-making authority because of the level of community interest in development at the site.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. The expiration of the Interim Heritage Overlay on 27 February 2020 is noted, however Council is encouraged to make every endeavour to consult with new owners of the property following its sale on 31 August 2019. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should also be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Alex Hill to assist you. Mr Hill can be contacted on 8217 2069.

Yours sincerely

Amanda Harvey   26 September 2019
Director, North District
Place, Design and Public Spaces

Encl: Gateway determination