



Gateway Determination

Planning proposal (Department Ref: PP_2019_NORTH_001_00): to identify 6 Hayes Street, Neutral Bay as a heritage item of local significance.

I, the Director, North District, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the North Sydney Local Environmental Plan (LEP) 2013 to identify 6 Hayes Street, Neutral Bay as a heritage item of local significance, should proceed subject to the following conditions:

1. Written consultation with the landowner is required during public exhibition.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018).
3. Consultation is required with Heritage, Department of Premier and Cabinet, under section 3.34(2)(d) of the Act. Heritage, Department of Premier and Cabinet is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The time frame for completing the LEP is to be **nine months** following the date of the Gateway determination.

Dated 26th day of September 2019.

Amanda Harvey
Director, North District
Department of Planning, Industry and
Environment
Delegate of the Minister for Planning
and Public Spaces