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Amanda Harvey  
Director Sydney Region East  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

LM(CIS)

1 August 2019

Dear Amanda,

**RE: PLANNING PROPOSAL – 6 HAYES STREET, NEUTRAL BAY**

The attached Planning Proposal seeks to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013), by including 6 Hayes Street, Neutral Bay as a heritage item under Schedule 5 – *Environmental Heritage* and identification on the Heritage Map to NSLEP 2013.

The preparation of the Planning Proposal has arisen from community concerns over the assessment of DA 299/18 to demolish two dwellings at 6 and 8 Hayes Street, Neutral Bay and to construct a residential flat building. In response to these concerns, Council considered a preliminary heritage assessment in relation to the two properties on 29 January 2019, wherein it resolved to impose an Interim Heritage Order (IHO) over 6 Hayes Street and prepare an amendment to the North Sydney Development Control Plan (NSDCP) 2013 to identify 8 Hayes Street as a “contributory item” to the Kurraba Point Conservation Area.

The Minister for Heritage subsequently imposed an IHO over 6 Hayes Street on 27 February 2019. Following this, a detailed heritage assessment was prepared by GML Heritage which recommended that 6 Hayes Street, Neutral Bay be listed as a heritage item under the NSLEP 2013. Council considered a comprehensive heritage assessment for 6 Hayes Street on 27 May 2019, wherein it resolved to prepare a planning proposal to identify 6 Hayes Street as a heritage item under NSLEP 2013 and forward the Planning Proposal to its Local Planning Panel for a recommendation before making a formal determination on the matter.

In accordance with this resolution, the Planning Proposal was referred to the North Sydney Local Planning Panel on 5 June 2019, wherein it recommended to support the Planning Proposal proceeding to Gateway Determination.

At its meeting on 22 July 2019, Council resolved to support the recommendations of the Local Planning Panel to forward the Planning Proposal to the Minister for Planning in order to receive a Gateway Determination in accordance with Section 3.34 of the *Environmental Planning and Assessment Act, 1979*. Council also resolved to adopt a draft amendment to NSDCP 2013 to include 8 Hayes Street as a “contributory item” and that the DCP amendment be publicly exhibited concurrently with the planning proposal. It would therefore, be appreciated if the Planning Proposal was assessed and considered for a Gateway Determination.

Please find attached the following:

- Council officer's report including Council's resolution; and
- Planning Proposal.

Should there be any enquiries, please direct them to Executive Strategic Planner Ben Boyd or the undersigned of Council's Strategic Planning Department on 9936 8100.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Marcelo Occhiuzzi', with a stylized flourish at the end.

**MARCELO OCCHIUZZI**  
**MANAGER STRATEGIC PLANNING**