

Response to Gateway Determination Conditions

Planning Proposal 8/22: Heritage Listing of 15 Allister Street, Cremorne

This document represents North Sydney Council's response to the conditions set out in the Department of Planning's Gateway Determination for the above Planning Proposal, dated 19 December 2022.

Condition 1

This Condition requires the Planning Proposal to be amended prior to it being placed on public exhibition. The Planning Proposal has been amended to:

- (a) Clarify that the statement of significance of the property includes interiors. This is addressed in section 5.3.1 of the revised Planning Proposal.
- (b) Address the heritage significance of the site in the context of the adjoining site at No. 17 Allister Street, the adjoining heritage item at No. 7 Cranbrook Avenue and if there is any contribution to the heritage streetscape or potential for a grouping or conservation area. This is addressed in section 5.3.1 of the revised Planning Proposal.
- (c) Provide further justification for Ministerial Direction 6.1 Residential Zones. This is specifically addressed in section 5.3.2 of the revised Planning Proposal.
- (d) Include an advisory note that the heritage item number is indicative only and will be confirmed at the finalisation stage. This is specifically addressed in section 5.3.2 (Table 4) of the revised Planning Proposal.
- (e) Include an updated timeline within which the Planning Proposal is to be completed based on the issuing of a Gateway determination. This is addressed in section 5.6 (Table 5) of the revised Planning Proposal.

Condition 2

The Planning Proposal is being placed on public exhibition from 6 March 2023 to 17 April 2023, comprising 30 working days.

The Planning Proposal commenced public exhibition on 6 March 2023, within the 3 month timeframe (by 19 March 2023).

Condition 3

The Planning Proposal was referred to the following public authorities, in accordance with the Condition:

- Heritage Council of NSW
- North Shore Historical Trust
- National Trust

In addition, each of the above public authorities was provided with a copy of the Planning Proposal and all relevant supporting material via the NSW Planning Portal and given 30 working days within which to comment. This is being undertaken concurrently with the public exhibition of the Planning Proposal.

Condition 4

The condition is noted.

Condition 5

The condition is noted.

Condition 6

The condition is noted.