

Our ref: IRF23/2230

Ms Therese Manns  
General Manager  
North Sydney Council  
PO Box 12  
NORTH SYDNEY NSW 2059

**Attention:** Neal McCarry, Acting Manager Strategic Planning

Dear Ms Manns

**Planning proposal PP-2023-1627 to amend North Sydney Local Environmental Plan 2013**

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) to identify 115, 117, 119, 121, 123 and 125 Holt Avenue, Cremorne as local heritage items in the North Sydney LEP 2013.

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. Council is required to update the planning proposal to address conditions of the Gateway determination and should ensure this occurs prior to exhibition.

Council should aim to commence the exhibition of the planning proposal as soon as possible within 2 months of the date of the Gateway determination.

The proposed local environmental plan (LEP) is to be finalised within **8 months** of the issue of the Gateway determination.

Considering the nature of the planning proposal I have not authorised Council to exercise local plan-making authority functions in relation to the planning proposal.

Council should forward the planning proposal to the Department for finalisation following consideration of submissions received with a recommendation on whether the proposal should proceed to finalisation.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category



specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Matthew Rothwell to assist you. Mr Rothwell can be contacted on 8275 1066.

Yours sincerely



**5 September 2023**  
**Brendan Metcalfe**  
**Director, Metro North**  
**Metro Central and North**

Encl: Gateway determination