

Gateway Determination

Planning proposal (Department Ref: PP-2023-1627): to amend the North Sydney LEP 2013 by identifying the properties at 115, 117, 119, 121, 123 and 125 Holt Avenue, Cremorne as local heritage items.

I, the Director, Metro North at the Department of Planning 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 2013 to identify the properties at 115, 117, 119, 121, 123 and 125 Holt Avenue, Cremorne as local heritage items should proceed subject to the following conditions:

Gateway Conditions

1. Prior to exhibition, the planning proposal mapping is to be updated to include the proposed listings on the current heritage map sheet following the recent listing of 15 Allister Street, Cremorne on 11 August 2023.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence within **2 months** following the date of the gateway determination.

3. No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the EP&A Act
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 EP&A 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 LEP should be completed within **8 months** of the date of the Gateway determination.

Dated 5th day of September 2023.



Brendan Metcalfe
Director, Metro North
Metro Central and North
Department of Planning and Environment
Delegate of the Minister for Planning and Public Spaces