

Response to Gateway Determination Conditions

Planning Proposal 3/23 – Parraween Street, Cremorne

This document represents North Sydney Council's response to the conditions set out in the Department of Planning's (DPE) Gateway Determination for the above Planning Proposal, dated 31 July 2023.

Condition 1

This Condition requires the Planning Proposal to be amended to address a number of matters prior to being placed on public exhibition. The Planning Proposal has been revised as follows to address all of the matters raised in the Condition:

- (a) remove the provisions to rezone land from R4 High Density Residential to R3 Medium Density Residential and reduce maximum building height from 12m to 8.5m, including all mapping and reference to these provisions;
- (b) remove properties without any identified heritage value 58, 60, 62, 64, 66, 68, 74 and 76 Parraween Street, Cremorne from the planning proposal and update all mapping and reference material to refer only to the remaining 12 properties proposed for local heritage listing;
- (c) incorporate the outcome of the Interim Heritage Order (IHO) NSW Land and Environment Court appeals on the sites;
- (d) provide justification for the inconsistency with Ministerial Direction 6.1 Residential Zones in relation to the proposed local heritage listings;
- (e) appropriately define item names as drafted for inclusion as additions to Schedule 5 – Environmental Heritage;
- (f) include an advisory note that the heritage item numbers are indicative only and will be confirmed at the finalisation stage;
- (g) identify the current MU1 Mixed Use zone applying to nearby land following commencement of the Employment Zones Reform for all mapping and documents; and
- (h) include an updated timeline based on the issuing of the Gateway determination.

The amended Planning Proposal was endorsed by DPE on 17 August 2023.

Condition 2

Prior to finalisation, a post-exhibition review of submissions and relevant heritage studies, including those commissioned by Council, is to be undertaken by an independent heritage consultant to provide a recommendation on the appropriateness of the proposed heritage listings. This review should consider existing comparable heritage items in the LGA.

Condition 3

The Planning Proposal is on public exhibition for a minimum of 20 working days in accordance with this Condition. Exhibition has commenced within 3 months following the date of the gateway determination.

Condition 4

No consultation is required with public authorities or government agencies under this condition.

Condition 5

The condition is noted.

Condition 6

The condition is noted.

Condition 7

The condition is noted.

Condition 8

The condition is noted.