

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Holt Avenue Gateway Review Request  
**Date:** Thursday, 2 March 2023 9:57:20 AM  
**Attachments:** [REDACTED]

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Hello Brad

As per your phone enquiry please find attached correspondence that was sent earlier this week as result of Council's Notice of Motion on Monday 27 Feb '23.

In relation to the further heritage documents that the Commissioner mentioned at the hearing last Thursday please be advised as follows;

They do not offer any new evidence, rather they update previous reports to include the properties at 121 and 123 Holt Avenue, which are not part of the DA and appeal process and therefore not included in previous reports. They also include a review of a wider conservation area, this has already been dismissed by GML and Council. Both state that the revised report was written at the request of the developer of 115-119 Holt Avenue.

The John Oultram report states:

*This report has been revised to consider the additional properties at 121 and 123 Holt Avenue and review the GML assessment of these. The report also includes an assessment on the properties at 115-119 Holt Avenue based on the previous report. This current report has been amended to include plans from a GIPA request to North Sydney Council for development applications for the subject properties. The GML report also considered whether the area was appropriate for the establishment of a heritage conservation area but concluded that the area would not meet the required threshold for such a listing. This is considered below as submissions from the local heritage group considered that the establishment of a conservation area may have some merit.*

The City Plan report states:

*The Owners of 115 - 123 Holt Avenue Cremorne engaged City Plan Heritage (CPH) to undertake a heritage assessment of the properties located at 115, 117, 119, 121 and 123 Holt Avenue, Cremorne (subject sites) in August 2022. This heritage assessment was prepared to determine whether any of the properties meet the NSW Heritage criteria threshold for listing as State and/or Local heritage items.*

The reports do not offer any new evidence but do offer a different opinion to the independent assessment provided by GML. Both reports rely very heavily on modifications to the interior and rear of the dwellings as the reason for their opinion that the group of houses does not reach the threshold for listing. The City Plan report does not provide an assessment against the criteria, rather it relies on the exclusion and inclusion guidelines. These guidelines are somewhat meaningless without a proper assessment against the criteria and as such the City Plan assessment should, in the opinion of Council, be ignored.

Regards

Neal McCarry



**Neal McCarry**  
Team Leader - Policy





28 February 2023

The Hon. James Griffin MP  
Minister for Heritage

[REDACTED]

SYDNEY  
NSW 2000

By email - [REDACTED]

Dear Minister,

**115-125 Holt Avenue, Cremorne – Request for a new Interim Heritage Order**

I refer to previous correspondence from Council dated 9 December 2022.

As you know, the State Heritage Register Committee met on 31 January 2023 and considered Council’s request for the Minister to issue a new Interim Heritage Order (IHO) HO in respect of the above properties.

The minutes of the Committee meeting state that the Committee made the following recommendation:

*“Recommends that the Minister make an Interim Heritage Order over the property at 115,117 & 119 Holt Avenue, Cremorne, commencing on 11 March 2023.”*

At the Council meeting held on 27 February 2023, Council resolved

*“THAT Council urgently write to the Minister for Heritage urging, in the strongest possible terms that he act immediately to make an Interim Heritage Order over the property at 115,117 & 119 Holt Avenue, Cremorne, prior to 11 March 2023.”*

Accordingly, I write to exhort you to urgently act consistent with the advice of your State Heritage Register Committee and exercise your ministerial discretion, prior to the commencement of the “caretaker period” on 3 March 2023, to make an Interim Heritage Order over the property at 115,117 & 119 Holt Avenue, Cremorne, prior to 11 March 2023.

Yours faithfully,

[REDACTED]

Councillor Zoë Baker  
**MAYOR**

cc: Ms Felicity Wilson MP, Member for North Shore