

Professor Mary O’Kane AC  
Chair  
Independent Planning Commission NSW  
Suite 15.02, Level 15, 135 King Street  
SYDNEY NSW 2000

Dear Professor O’Kane

**Request for Gateway determination review (GR-2022-22) – Planning proposal to identify the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne as local heritage items under Schedule 5 – Environmental Heritage of the North Sydney Local Environmental Plan 2013 (PP-2022-2712)**

I am writing to advise that the Department of Planning and Environment (the Department) has received a Gateway determination review request from North Sydney Council (Council) for the above planning proposal. Details of the planning proposal are summarised below:

<b>Dept. Ref. No</b>	GR-2022-22
<b>LGA</b>	North Sydney Council
<b>LEP to be amended</b>	North Sydney Local Environmental Plan 2013
<b>Address/ location</b>	115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne
<b>Proposal</b>	Planning proposal to identify the properties at 115, 117, 119, 121, 123, 125, 131 and 133 Holt Avenue, Cremorne as local heritage items under Schedule 5 – Environmental Heritage of the North Sydney Local Environmental Plan 2013 (PP-2022-2712)

Council is seeking a review of the Gateway determination issued by the Department on 7 October 2022 which determined that the planning proposal should not proceed.

The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister’s delegate confirming whether, in its opinion, the Gateway determination should be altered.

The advice and recommendation should be provided within 35 days of receipt of this letter and sent via email to Mr Brendan Metcalfe, Director, North District at the Department of Planning and Environment at [brendan.metcalfe@planning.nsw.gov.au](mailto:brendan.metcalfe@planning.nsw.gov.au).

The Department’s justification assessment and recommendation report and supporting attachments are enclosed.

The Department’s ‘*Local Environmental Plan Making Guideline*’ provides advice on the procedures for the various stages in the independent review process. The guide is available

on the Department's website at [planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning](https://planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning).

Should you have any enquiries about this matter, I have arranged for Mr Brendan Metcalfe, Director, North District, at the Department to assist you. Mr Metcalfe can be contacted on 9860 1442.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alison McLaren'.

**Alison McLaren**  
**Executive Director**  
**Metro Central and North District**  
8 February 2023