

8.1. MM01: 115 - 125 Holt Avenue Cremorne

On 21 August 2023, the Interim Heritage Order (“IHO”) in respect of the above properties issued by the Minister for Environment and Heritage on 2 March 2023 was revoked.

Circumstances have changed since the IHO was revoked.

A Complying Development Certificate (CDC) has now been issued for the demolition of the cottages at Holt Avenue. Demolition of these cottages is permitted by way of a CDC issued by a Private Certifier as there is no heritage protection in place following the revocation of the IHO. It is open to the developer to demolish the cottages now.

On 5 September 2023, the Department of Planning issued the Gateway determination in respect of Council’s Planning Proposal 5/23 (the Planning Proposal), seeking to list the cottages as items of local heritage significance under North Sydney Local Environmental Plan 2013.

Public exhibition of that Planning Proposal is one of the final steps required to protect the heritage significance of these properties.

On 8 September 2023 I wrote the attached letter to the Hon. Penny Sharpe, MLC, Minister for Environment and Heritage urging action to protect these cottages whilst public exhibition of the Planning Proposal takes place.

Over the weekend, I received a number of requests from residents to prepare and move a Mayoral Minute to ensure that public exhibition of the Planning Proposal proceeds on the basis that the exhibition will provide a significant action that may have material bearing on the decision of the Land and Environment Court appeal relating to the refusal of the Development Application seeking to demolish the cottages and construct a residential flat building.

I therefore recommend:

- 1. THAT** Council note the correspondence to the Minister for Environment and Heritage dated 8 September 2023.
- 2. THAT** Council proceed with the public exhibition of Planning Proposal 5/23.

**COUNCILLOR ZOË BAKER
MAYOR**



NORTH SYDNEY COUNCIL

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8 September 2023

The Hon. Penny Sharpe MLC
Minister for Environment and Heritage
52 Martin Place
SYDNEY NSW 2000

By email - Office@Sharpe.minister.nsw.gov.au

Dear Minister,

115-125 Holt Avenue, Cremorne

Last night I met with concerned residents from Holt Avenue and Cremorne. They expressed their fears and distress that a Complying Development Certificate (CDC) has now been issued for the demolition of the cottages at Holt Avenue. The developer is now able to demolish the cottages as there is no heritage protection in place following the revocation of the Interim Heritage Order (IHO).

I, therefore, write to seek your urgent intervention to exercise any powers that you may possess under the Heritage Act 1977 to protect the property.

Circumstances have changed since you revoked the IHO. The Gateway determination in respect of Council's Planning Proposal, seeking to list the cottages as items of local heritage significance under North Sydney Local Environmental Plan 2013, was issued by the Department of Planning on 5 September 2023. Public exhibition is one of the final steps under the now revoked IHO in order to protect the heritage significance of these properties.

If you do not act urgently to impose a new IHO, or invoke any other power you may have to protect these properties, they will be lost.

On behalf of the community and Council I urge you to act so as to protect these properties.

Yours faithfully,

A handwritten signature in black ink that reads 'Zoe Baker'.

Councillor Zoe Baker
MAYOR