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XX May 2024

Dear Sir or Madam

NOTICE OF EXHIBITION – Planning Proposal (PP-2022-4350) at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay

The planning proposal that applies to 1-7 Rangers Road and 50 Yeo Street, Neutral Bay (PP-2022-4350) is on public exhibition from **Monday, 13 May 2024 until Tuesday, 11 June 2024**.

About the planning proposal

The site is located at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay and contains three separate parcels of land (Lots 1, 2 and 3 in DP 1091373).

The planning proposal seeks to amend the North Sydney LEP 2013 to:

- increase the maximum building height from 16m to part 26m and part 31m; and
- increase the minimum non-residential FSR from 0.5:1 to 1.8:1.

The Sydney North Planning Panel is the Planning Proposal Authority, and the Department will be the Local Plan-Making Authority.

Where can the documents be viewed?

The planning proposal and supporting documents may be viewed online during the exhibition period at:

- Planning Proposals Online, via the NSW Planning Portal website.
Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/1-7-rangers-road-and-50-yeo-street-neutral-bay.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/1-7-rangers-road-and-50-yeo-street-neutral-bay.

Your submission must be lodged **by 5pm on Tuesday, 11 June 2024** and must include:

- if the submission relates to the planning proposal

Planning Panels Secretariat

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- a statement on whether you support or object to the proposal; and
 - the reasons why you support or object to the proposal.
- Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. **If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission.** Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact Tim Coorey on (02) 9585 6566.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Louise McMahon', with a stylized, cursive script.

Louise McMahon

Director, Planning Proposal Authority (on behalf of the Sydney North Planning Panel)

NSW Department of Planning, Housing and Infrastructure

Encl. Planning Proposal Fact Sheet