

Department of Planning, Housing and Infrastructure

Our ref: IRF25/55

Ms Therese Cole
Chief Executive Officer
North Sydney Council
PO Box 12
NORTH SYDNEY NSW 2059

11 April 2025

Subject: Planning proposal (PP-2023-699) to amend North Sydney Local Environmental Plan 2013

Dear Ms Cole

I am writing in response to the planning proposal forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) at 183-185 Military Road, Neutral Bay. It seeks to amend the North Sydney Local Environmental Plan 2013 to increase maximum height of buildings from 16m to 43m and increase the non-residential floor space ratio from 0.5:1 to 2:1.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. I have also determined the Department will be the local plan-making authority.

Should you have any enquiries about this matter, I have arranged for Ms Jordan Clarkson to assist you. Ms Clarkson can be contacted at 02 9407 2131.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jazmin van Veen".

Jazmin van Veen
Director, Local Planning (North, East and Central Coast)
Planning, Land Use Strategy, Housing and Infrastructure