

Department of Planning, Housing and Infrastructure

Our ref: IRF25/55

Mr Peter Debnam
Chair
Sydney North Planning Panel
Locked Bag 5022
PARRAMATTA NSW 2124

11 April 2025

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

Dear Mr Debnam

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) for land at 183-185 Military Road, Neutral Bay 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 note that the Department will be the local plan making authority for this matter.

The amending local environmental plan (LEP) is to be finalised on or before 2 December 2025. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

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

Yours sincerely



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