

Exhibition of Planning Proposal 183-185 Military Road, Neutral Bay (PP-2023-699)

The planning proposal seeks to facilitate a mixed-use residential development up to 12 storeys on the site (44 Dwellings).

Site description

The site (**Figure 1**) is known as 183-185 Military Road, Neutral Bay (Lot A and Lot B in DP 322525 and Lot 1 in DP 34803). The site is a prominent corner site that comprises of two amalgamated sites with an area of approximately 1,295m².

The site comprises of a two-storey retail brick building, and a three-storey brick building that is occupied by retail on the ground floor, and commercial on the two levels above. A concrete paved open parking area is located on the site to the rear of the building with access off Military Lane.

The site is located within the Neutral Bay Town Centre with long-standing mix of retail, commercial and residential land uses to the north, east and west. This includes Woolworths Neutral Bay Village which is adjacent to the site. The site is serviced by buses along Military Road with a bus stop located directly in front of the site.



Figure 1 Subject site (Source: Near Map, 2025)

What the planning proposal will do

The planning proposal seeks to amend the *North Sydney Local Environmental Plan 2013* to facilitate the delivery of a mixed-use development including 44 dwellings, commercial floor space and the provision of 5% affordable housing.



Figure 2 Artist impression of indicative design proposed (Source: Urban Design Report)

In summary, it seeks to:

- Increase the maximum height of buildings from 16m to 43m; and
- Increase the minimum non-residential floor space from 0.5:1 to 2:1.

The concept plan provided to support the planning proposal includes a 12-storey mixed-use residential tower that will consist of:

- 4 levels of basement parking;
- 4 levels of commercial space, including retail uses on the ground floor; and
- 8 levels of residential accommodation.

Fact sheet

This development scheme is indicative only and subject to a further development assessment process should the planning proposal be supported. This proposal does not approve any development on the site.



Figure 3 - Current and proposed maximum height of buildings map (source: Spatial Viewer 2025)



Figure 4 - Current and proposed non-residential floor space ratio map (source: Spatial Viewer 2025)

A Frequently Asked Questions (FAQs) sheet is available on the Planning Portal and provides additional information surrounding the planning making process and the planning proposal.

More information about the proposal can be found on the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/183-185-military-road-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/183-185-military-road-neutral-bay

Your submission must be lodged by **5pm on 8 July 2025** and must include:

- if the submission relates to the planning proposal
- 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 Timothy Coorey on (02) 9585 6566.