



12 September 2025

2230460

Neal McCarry  
Manager Strategic Planning  
North Sydney Council  
200 Miller Street  
North Sydney NSW 2060

Via: NSW Planning Portal

Dear Neal,

**REQUEST TO AMEND PLANNING PROPOSAL – PP 4/2024  
MILITARY ROAD, NEUTRAL BAY**

We continue to act on behalf of Arkadia Property Services Pty Ltd in relation to Planning Proposal No. 4/2024 for 166-178, 184-192 and 198-214 Military Road, Neutral Bay. We note from recent email correspondence that the Planning Proposal is intended to be reported to Council at its meeting on 22 September 2025.

We have considered Council's report to the North Sydney Local Planning Panel (NSLPP) dated 26 August 2025, and the subsequent recommendation of the NSLPP as contained within minutes. On behalf of our client and in response to the issues raised, we request for the Planning Proposal to be amended to reflect the following details:

- An amended Height of Building LEP map showing the extension of the proposed building height controls across the through-site links and no. 180-182 Military Road.
- An amended Non-Residential Floor Space Ratio control map showing the extension of the proposed FSR control across the laneways and no. 180-182 Military Road.
- Refinement of the reference scheme to include a 6 metre wide laneway as part of site 2A.

This request to amend the Planning Proposal is supported by updated LEP mapping and reference scheme buildings envelopes prepared by this office.

The changes to the LEP mapping represent a more orderly and equitable approach to precinct planning by rationalising height across the lots, and by providing greater flexibility for any future detailed development applications.

By increasing the width of the Site 2A laneway to 6 metres, the reference scheme achieves alignment with urban design outcomes sought under the Neutral Bay Village Planning Study and improves the pedestrian experience between Military Road and Grosvenor Place.

We appreciate your consideration of these changes and note your advice that representations can be made to the Council when it is considered at the forthcoming coming.

Please contact us if you have any questions.

Kind regards,



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