



NORTH SYDNEY COUNCIL

Council Chambers
19 August 2025

I wish to inform you that a Meeting of the **NORTH SYDNEY LOCAL PLANNING PANEL** will be held in the Supper Room, Council Chambers North Sydney at 12:30pm on Tuesday 26 August 2025.

Your attention is directed to the accompanying statement of the business proposed to be transacted at such meeting.

I would like to acknowledge the traditional owners of these lands in which we meet and to pay our respect to the ancestors, and spirits past and present.

THERESE COLE
CHIEF EXECUTIVE OFFICER

BUSINESS

PP01: 166-188 and 198-214 Military Road, Neutral Bay - PP4/24

Applicant: Arkadia Property Services Pty Ltd

Report of Brett Brown, Ingham Planning (Consultant Town Planner)

On 29 October 2024, Council received a Planning Proposal to amend the *North Sydney Local Environmental Plan 2013* (NSLEP 2013) as it relates to land at 166-188 and 198-214 Military Road, Neutral Bay.

The Planning Proposal seeks to amend the NSLEP 2013 as follows:

- Increase the maximum building height control for the site from 16m to 36-45m (excludes 180-182 Military Road and the areas where through-site links are proposed, which are to retain the existing 16m control); and
- Increase the minimum non-residential floor space ratio control from 0.5:1 to 1.2:1

The intent of the Planning Proposal is to facilitate the delivery of 4 mixed-use buildings ranging from 9, 11 and 12 storeys. Two buildings are provided in each land parcel (known as Sites 2A and 2B) with a 4m wide through-site link between the future Grosvenor Plaza to the north and Military Road to the south, separating the buildings within each parcel. The development parcels are separated by land owned by North Sydney Council that provides an existing community centre and through-site link and 2 heritage buildings in private ownership (190-196 Military Road).

The Planning Proposal is accompanied by a non-binding letter of offer to enter into a Voluntary Planning Agreement (VPA) with Council to deliver public benefits including: a 730m² community centre (40-year peppercorn lease to Council); two new publicly accessible 4m wide through-site links; and footpath widening and other public domain upgrades.

A detailed assessment of the proposal has been completed having regard to the assessment criteria in the then Department of Planning and Environment's (DPE's) *"Local Environmental Plan Making Guidelines"* (August 2023).

The primary document of relevance to the assessment of the Planning Proposal is the Neutral Bay Village Planning Study (NBVPS), adopted by Council on 27 May 2024. Whilst the Planning Proposal seeks to facilitate redevelopment and provide public benefit, there are numerous inconsistencies with the requirements of the NBVPS, the most significant of which is that the Planning Proposal provides for buildings of up to 12 storeys – double the 6 storeys endorsed by Council.

In relation to the issue of building height, notwithstanding Council's resolution, it is noted that the Sydney North Planning Panel (SNPP) has supported Planning Proposals for buildings greater than 6 storeys, consistent with the rescinded Military Road Corridor Planning Strategy (MRCPS):

- development up to 8 storeys at 1-7 Rangers Road & 50 Yeo Street, Neutral Bay (the Woolworths Site); and
- development of up to 12 storeys at 183-185 Military Road Neutral Bay.

Other changes to the local planning context have occurred since the NBVPS was adopted under the State Government's Low-Mid Rise Housing (LMRH) and Infill Affordable Housing provisions contained in *State Environmental Planning Policy (Housing) 2021*. Areas around the Neutral Bay and Cremorne town centres are now

permitted to have 4-6 storey buildings (which could potentially become 5-8 storeys if affordable housing is provided).

Also, in terms of the merits of taller buildings, it is noted that the exhibited version of the NBVPS supported 6-8 storey buildings on the subject land and the previously endorsed (now rescinded) MRCPS supported an 8-12 storey development on the subject land.

For the above reasons and as an acceptable level of overshadowing has been demonstrated (except where Tower 2A overshadows the future Grosvenor Plaza), the proposed range of 6-12 storey building heights may be considered acceptable and appropriate.

The overall bulk and scale of the proposed built form is unacceptable in terms of providing a high quality visual outcome as blank walls will be necessary in 3 locations where a nil setback is provided. Further, the separation between towers is inadequate having regard to the provisions of the *State Environmental Planning Policy (Housing) 2021* and the *Apartment Design Guide*.

The specific design and extent of public domain (including through-site links and public domain setbacks) and the size and location of the proposed community centre are unacceptable and inconsistent with the NBVPS.

Having regard to the above issues, the Planning Proposal does not demonstrate adequate strategic and site specific merit as it will result in a poor planning outcome contrary to the objective of creating a high quality town centre with outstanding public domain and facilities.

It is recommended that Planning Proposal (PP4/24) not be supported to proceed to Gateway Determination.

RECOMMENDATION

THAT the Planning Proposal (PP4/24) not be supported to proceed to a Gateway Determination.