



**NORTH SYDNEY LOCAL PLANNING PANEL
PLANNING PROPOSAL**

**RECOMMENDATIONS OF THE NORTH SYDNEY LOCAL PLANNING PANEL MEETING HELD IN
THE SUPPER ROOM, NORTH SYDNEY,
ON TUESDAY 26 AUGUST 2025, AT 12.30PM.**

PRESENT

Chair:

Vince Hardy in the Chair

Panel Members:

Annelise Tuor, Panel Member

Sue Weatherley, Panel Member

Lindsey Dey, Community Representative

Staff:

Neal McCarry, Service Unit Manager, Strategic Planning

Katerina Papas, Senior Strategic Planner

Stephanie Lum, Team Leader Policy

Jack Li, Strategic Planner

Administrative Support

Peita Rose Governance Officer (Minutes)

This meeting was otherwise conducted by remote (Teams) means.

The Chair acknowledged the Cammeraygal people being the traditional owners of the land on which this meeting is held. The Chair further noted that the proceedings were being recorded and reminded speakers that neither the Panel nor the Council assumed liability for any statements made by speakers.

1. Declarations of Interest

Sue Weatherley declared that she has known Neal McCarry, Manager Strategic Planning at North Sydney Council for over 30 years as having previously been his manager at two other councils, but in a professional relationship only.

The Chair acknowledged the declaration but determined that the nature of the potential conflict was not sufficient to exclude her from panel deliberations or voting.

2. Business Items

The North Sydney Local Planning Panel is a NSW Government mandated Local Planning Panel exercising the functions of North Sydney Council, as the Consent Authority, under Section 4.8(2) of the Environmental Planning and Assessment Act, 1979 as amended, and acts pursuant to a Direction of the Minister for Planning issued under Section 9.1 of the Act, dated 23 February 2018.

The Panel has considered the following Business Item and resolves as described within these minutes.

PP No:	4/24
ADDRESS:	166-188 and 198-214 Military Road, Neutral Bay
PROPOSAL:	To amend the North Sydney Local Environmental Plan (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 Planning Proposal (PP) is accompanied by an offer to enter into a Voluntary Planning Agreement (VPA) with Council to deliver: • A 730m2 community centre (40-year peppercorn lease to Council); • 2 publicly accessible through-site links; • Footpath widening and other public domain upgrades
REPORT BY NAME:	Brett Brown, Ingham Planning (Consultant Town Planner)
APPLICANT:	Arkadia Property Services Pty Ltd

2 Written Submissions

Registered to Speak:

Submitters	Applicant/Representatives
Meredith Trevallyn-Jones - Chair Willoughby Bay Precinct	Bernard Gallagher - Managing Director, Ethos Urban
Cathy Peters - Chair Neutral Precinct	Stefan Meissner, Director, Urban Design, Ethos Urban
Rob McKay - Co-Chair Brightmore Precinct	

The Panel members have undertaken a site inspection prior to the meeting. The Panel also has the benefit of the Council officer's report and submissions made by the Community and the Applicant's representatives during the public meeting.

Panel Recommendation

The Panel advises Council that the planning proposal has strategic merit for buildings from 8 to 12 storey's provided it will deliver the key public domain and public benefits outlined in the Neutral Bay Village Planning Study.

However, it is recommended that the Planning Proposal, in its current form, not be supported to proceed to Gateway. The Panel is of the view that the following amendments to the Planning Proposal are required:

- The proposed height and FSR controls should apply to 180-182 Military Road, Neutral Bay;
- A mechanism be included to exclude additional heights above 8 to 12 stories through the application of Clause 4.6 or any bonus provision in other planning instruments.
- The reference document be amended to resolve key issues raised in the assessment report including the inconsistencies with the Neutral Bay Village Planning Study (NBVPS):
 - The location, width and form of the proposed through-site links.
 - Compliance with the ADG building separation requirements and reliance on blank walls.
 - The location and size of the proposed Community Centre.
 - The building setbacks generally on the ground floor.

For the reasons in the Council's consultant planners report, Annelise Tuor, supports the Panel recommendation that the Planning Proposal, in its current form, should not proceed to Gateway and that further amendments are required. However, in her opinion, the proposed changes to the height of buildings (HOB) map, to permit up to 45m (12 storeys) do not have strategic or site specific merit. She acknowledged that heights above the 6 storeys nominated in the adopted NBVPS could be appropriate due to planning changes and other recent proposals. However, the maximum height needs to be considered within the context of the town centre and its surrounds. In her opinion, increased residential yield and an optimum urban form could be achieved if changes to HOB and FSR for all land to the north of the proposed plaza were to be included in the planning proposal. Also, greater certainty as to the urban form and public domain outcomes sought for the location of through site links; street wall heights; and setbacks, would be provided through a more detailed HOB map or a site specific LEP clause. Furthermore, the mechanism to achieve the provision of affordable housing should form part of the planning proposal and its supporting information.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Vince Hardy	Y		Lindsey Dey	Y	
Annelise Tuor	Y				
Sue Weatherley	Y				

The meeting concluded at 1:05pm.

The Panel Determination session commenced at 1:06pm.

The Panel Determination session concluded at 2:12pm.

Endorsed by Vince Hardy

Chair

North Sydney Local Planning Panel

26 August 2025