

24 October 2025

2230460

Kiersten Fishburn  
Planning Secretary  
Department of Planning, Housing and Infrastructure  
12 Darcy Street  
Parramatta NSW 2150

Via NSW Planning Portal

Dear Kiersten,

## Rezoning Review Request – Planning Proposal No. PP4/24

### 166-188 and 198-214 Military Road, Neutral Bay

Colliers Urban Planning (formerly Ethos Urban) acts on behalf of Arkadia Property Services Pty Ltd (Arkadia), the Proponent in respect of Planning Proposal PP/24 to rezone the North Sydney LEP 2013 (NSLEP) as it relates to the land at 166-188 and 198-214 Military Road, Neutral Bay (the site).

The Planning Proposal (PP-2024-1241) was originally lodged with Council on 29 October 2024 and was subject to amendment during the assessment process, prior to being considered by the elected Council. The Planning Proposal seeks to amend the NSLEP to facilitate a mixed-use development incorporating commercial and retail floor space, residential accommodation and a community centre within four buildings ranging from nine to 12 storeys. The specific amendments to the NSLEP that are sought through the Planning Proposal are:

- Increasing the maximum height of building control from 16m to a range between 36m and 45m;
- Increasing the minimum non-residential floor space from 0.5:1 to 1.2:1.

This request for a Rezoning Review is submitted on the basis that Council has resolved to not support the Planning Proposal proceeding to Gateway Determination. At Council's meeting on 22 September 2025, it was resolved to refuse the Planning Proposal, with a summary of reasoning being consistent with the recommendations made within the independent assessment report by Ingham Planning and within the minutes of the North Sydney Local Planning Panel (the Panel) dated 26 August 2025, and deviation from maximum building height (21m) adopted in the Neutral Bay Village Planning Study (NBVPS). The Panel advised that that the Planning Proposal has strategic merit for buildings from 8 to 12 storeys provided it will deliver the key public domain and public benefits outlined in the NBVPS and subject to several conditions which will be detailed at **Section 2.3**.

Amendments to the Planning Proposal were submitted to Council via the Planning Portal on 12 September 2025, in response to feedback outlined in the Independent Assessment Report. Further detail on the amendments is provided at **Section 2.4**.

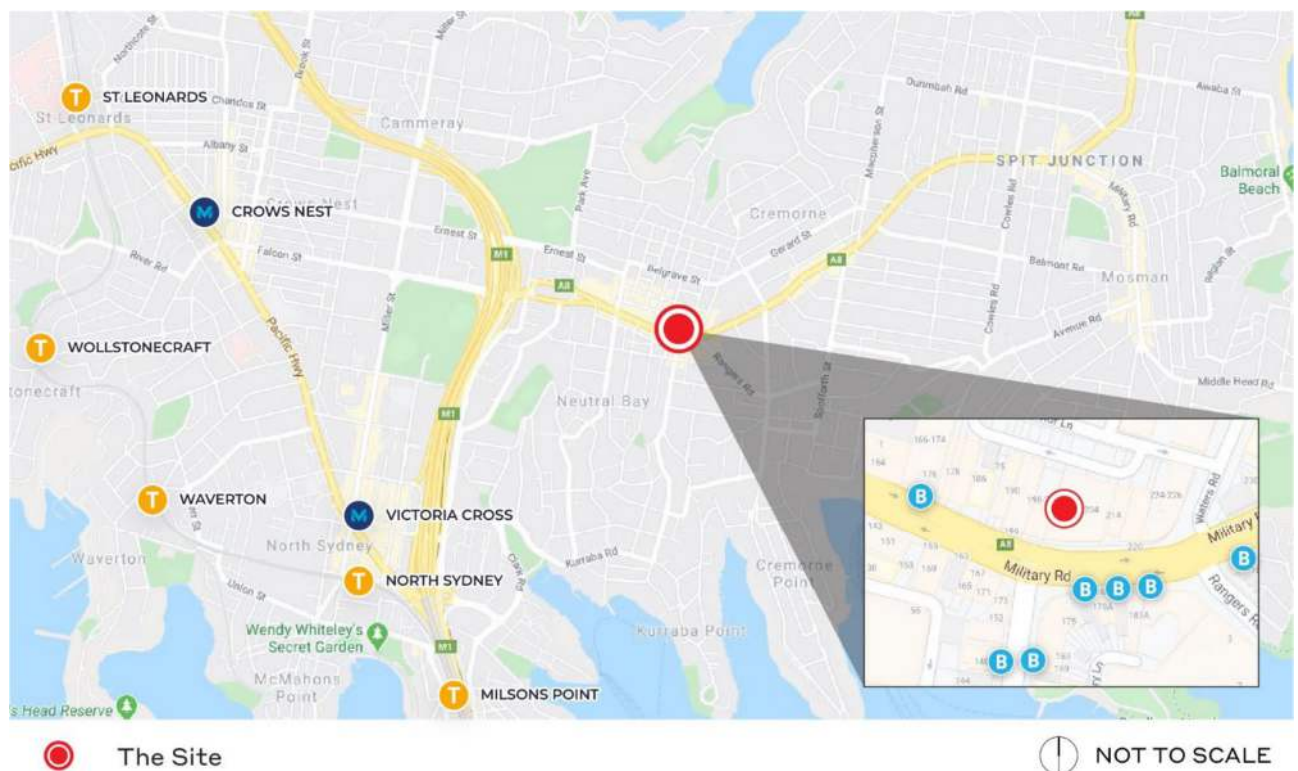
To assist the Panel in its consideration of the Planning Proposal, please find attached to this letter:

- A copy of the Planning Proposal by Ethos Urban, including all supporting documentation that was submitted to Council (**Attachment A**).
- A copy of the Proponent's Response to Request for Further Information dated (**Attachment B**).
- A copy of the assessment report as submitted to the North Sydney Planning Panel (**Attachment C**).

- Recommendations of the North Sydney Local Planning Panel's as contained within minutes dated 26 August 2025 (**Attachment D**).
- The request to amend the Planning Proposal prepared by Ethos Urban, submitted to North Sydney Council via the NSW Planning Portal on 12 September 2025 (**Attachment E**).
- The revised indicative concept scheme submitted to North Sydney Council via the NSW Planning Portal on 12 September 2025 (**Attachment F**).
- A copy of the Council Meeting Agenda dated ## 2025 (**Attachment G**).
- A copy of the Minutes from the Council Meeting (**Attachment H**).

## 1.0 Site Overview

The site is located at 166-178, 186-192 and 198-214 Military Road, Neutral Bay within the Neutral Bay Town Centre (NBTC). Neutral Bay has a key role to play in the provision of housing and employment, given its proximity to the commercial centres of the Sydney CBD, North Sydney, St Leonards and Chatswood. The high frequency bus network along Military Road links the site to these strategic centres via nearby Bus Stands shown in **Figure 1**.



**Figure 1** Locational Map of the Subject Site

## 1.1 Site Identification

The site comprises thirteen individual lots with details summarised in **Table 2**. It is noted that the Planning Proposal assessed by Council excluded 180-182 Military Road from the proposed LEP amendments. As part of this rezoning review the Proponent proposes to include this property as part of the site in response to the recommendation of the Local Planning Panel. The proposed revised site extent is summarised here.

The site has an area of approximately 4,475m<sup>2</sup> with frontage to Military Road to the south and the existing Grosvenor Lane car park to the north. The site is occupied by active retail and commercial space, and council owned community centre. The site is divided in two by a heritage listed item at 194-196 Military Road, which is not part of this Planning Proposal. The west portion is identified as Site 2A and the east portion is identified as Site 2B, consistent with the Military Road Corridor Planning Study (MRCPS) and Neutral Bay Village Planning Study (NBVPS) as represented at **Figure 2**.



**Figure 2** Site 2A (red) and Site 2B (purple)

Source: Colliers Urban Planning and Nearmap

**Table 1** Site address, legal description and ownership

Address	Lot and DP	Area (m2)	Ownership
<b>Site 2A</b>			
166-174 Military Road	Lot 7 DP 786399	1,089	Arkadia
176 Military Road	Lot 11 DP 600315	145	Arkadia
178 Military Road	Lot 1 DP 227611	145	Arkadia
180-182 Military Road	Lot 22 DP 232918	287	Private
184-186 Military Road	Lot 1 DP 814194	452	Arkadia
188 Military Road	Lot 28 DP 231494	162	Arkadia
190 Military Road	Lot 9 DP 229737	153	North Sydney Council
190 Military Road	Lot 10 DP 229737	165	North Sydney Council
192 Military Road	Lot 1 DP561167	36	North Sydney Council
192 Military Road	Lot 1 DP737344	3	North Sydney Council
<b>Site 2B</b>			
198-200 Military Road	Lot 1 DP 528917	500	Arkadia
202-212 Military Road	Lot 1 DP 802102	1120	Arkadia
214 Military Road	Lot 3 DP 613732	218	Arkadia
<b>Total Area</b>		<b>4,475</b>	

## 2.0 Background and History

A detailed overview of the background and site history is set out in the Planning Proposal at **Attachment A** and is summarised below:

### 2.1 Formulation of the Original Planning Proposal – October 2024

The Planning Proposal originally lodged on 29 October 2024 was prepared in response to a number of strategic studies and reports, specifically the rescinded Military Road Corridor Planning Study (MRCPS) and Neutral Bay Village Planning Study (NBVPS), that set the intent for the future revitalisation of the Neutral Bay town centre, inclusive of development envelopes up to 12 storeys on the subject site. Despite, significant public and private investment in the analysis and preparation of the MRCPS, Council in 2022 resolved to rescind their endorsement of the MRCPS, resolving to prepare the subsequent NBVPS, which identified up to 8 storeys on the subject site. At its presentation to Council, the draft NBVPS was significantly modified to further reduce height to a maximum of 6 storeys to secure its endorsement. This is only a marginal increase to the existing 4 storey permissibility on the subject site. Notwithstanding Council's progressive withdrawal of support for density on the site, the public benefits identified for delivery on the site have either been retained or further developed with each study, further compromising economically viable development and in effect withholding public benefit from delivery.

While Arkadia acknowledges the more recent Council endorsement of the NBVPS, subject to significant changes to density, preparation of a robust Planning Proposal, the ability to deliver the desired public benefits in an economically viable manner, is best grounded in the MRCPS, which identified up to 12 storeys on the subject site. This approach is consistent with recent sites in Neutral Bay to receive gateway approval, comprising 10 to 12 storeys as informed by the MRCPS. This includes the nearby Woolworths site at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay that is the subject of a concurrent State Significant Development Application and Rezoning Request via the Housing Delivery Authority pathway.

The previously endorsed MRCPS and subsequent NBVPS provide a clear indication of the Council's and community's desire to see revitalisation and renewal of NBTC. This Planning Proposal has been designed to respond to that aspiration and in doing so provides an outcome consistent with these strategies, specifically the proposal:

- Seeks to retain and deliver new retail, commercial and residential floor space to support additional local jobs and housing growth, which are identified as the preferred land uses given the site's strategic location.
- Proposes additional height and density required to deliver significant public benefit through the provision of a new community centre and through site links connecting Military Road to the future plaza, together this new high quality public domain and community facility will contribute to improved pedestrian accessibility, activation and amenity within NBTC.
- Contributes to the wider 'village atmosphere' through providing inviting spaces to encourage activation and utilisation of the town centre.
- Encourages high-quality building design to enrich the experience of the Neutral Bay town centre, including:
  - sensitive height transitions to protect solar access to public open spaces and residential areas.
  - a human-scaled streetscape to enhance the village atmosphere.
  - preserves and is sensitive to heritage items.

## 2.2 Revisions to the Planning Proposal – April 2025

The Planning Proposal was revised on 11 April 2025 to respond to concerns raised by Ingham Consulting (the independent assessor) during the assessment period. This feedback prompted a series of amendments to the Planning Proposal and accompanying Concept Design. A copy of the responses is provided at **Attachment B**.

The key amendments to the Planning Proposal include:

- Exclusion of Council land at 190-192 Military Road.
- Inclusion of 180-182 Military Road (within Site 2A boundary).
- Changes to the building separation and tower configuration, notably the extension of the 11-storey element of Building 2A-1 to within 3m of the northern boundary at Grosvenor Lane and an overall reduction of the proposed GFA by 331m<sup>2</sup>.

## 2.3 North Sydney Local Planning Panel

Following assessment by Ingham Planning, the Planning Proposal was recommended to not proceed to Gateway Determination due to poor planning outcomes and failure to meet strategic and site-specific merit tests. The Planning Proposal was reported to the North Sydney Local Planning Panel (the Panel) at their meeting on 26 August 2025. The Panel ultimately agreed with the independent assessment and recommended to not support the Planning Proposal and provided the following recommendations:

*The Panel advises Council that the planning proposal has strategic merit for buildings from 8 to 12 storeys 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.*

## 2.4 Request to Amend the Planning Proposal

In response to feedback received during Council's assessment of the Planning Proposal and Panel's recommendation, a request to amend the Planning Proposal was submitted to Council via the Planning Portal on 12 September 2025 seeking the following changes:

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

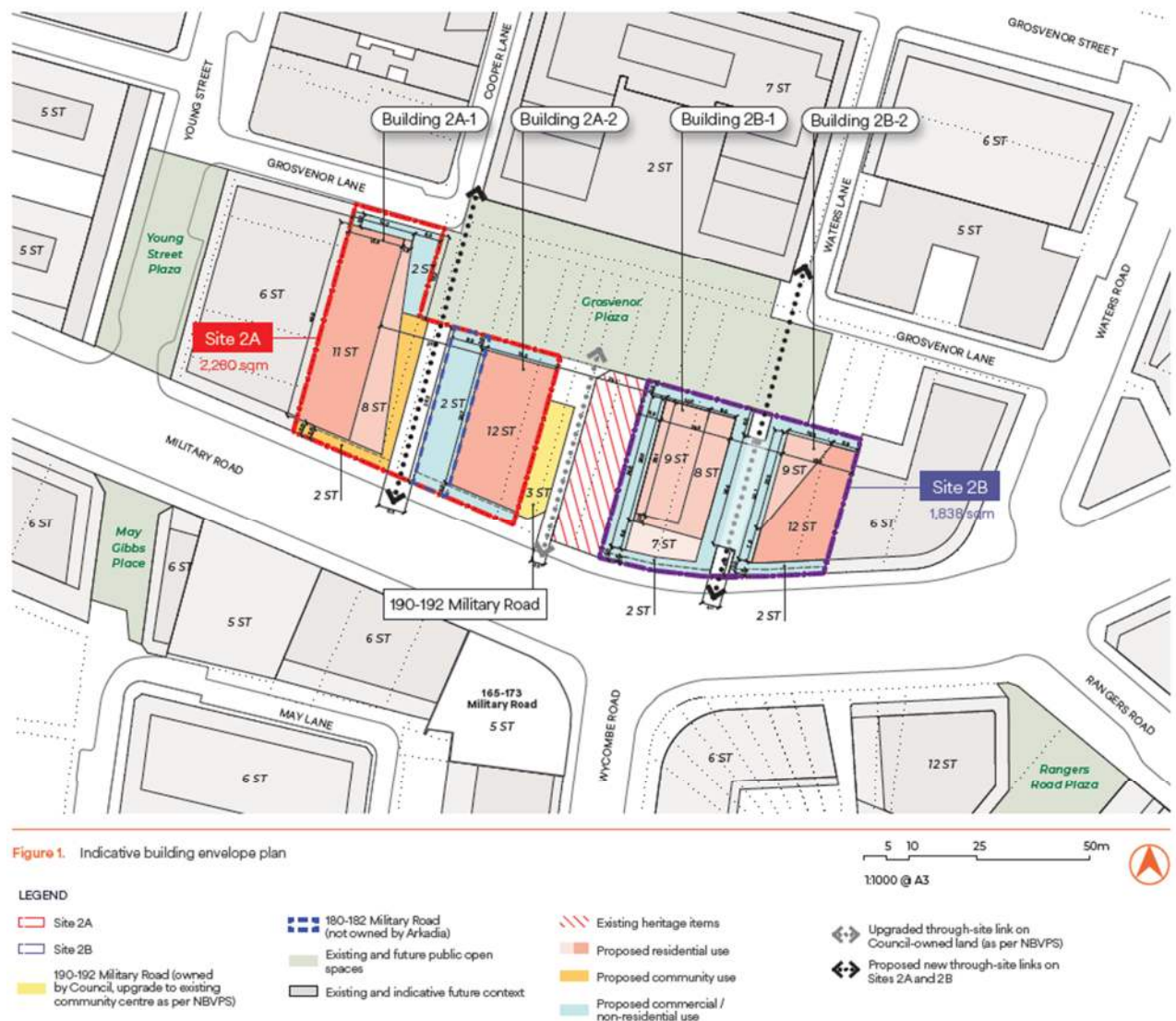
The request to amend the Planning Proposal was supported by updated LEP mapping and reference scheme buildings envelopes which are provided at **Attachment F**.

Council officers advised that it was not possible to assess the requested changes ahead of its scheduled meeting due to time constraints. It is requested that the changes be considered as part of this Rezoning Review.

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.

The proposed amended LEP maps and updated reference scheme are shown in **Figures 6 to 8**



**Figure 3** Revised Indicative Concept Scheme

Source: Ethos Urban

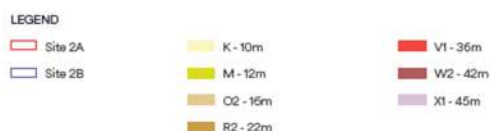
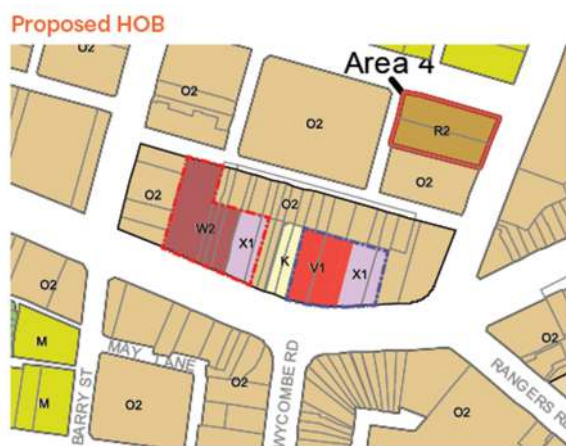


Figure 4 Revised HOB map

Source: Ethos Urban

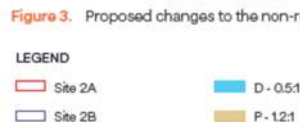
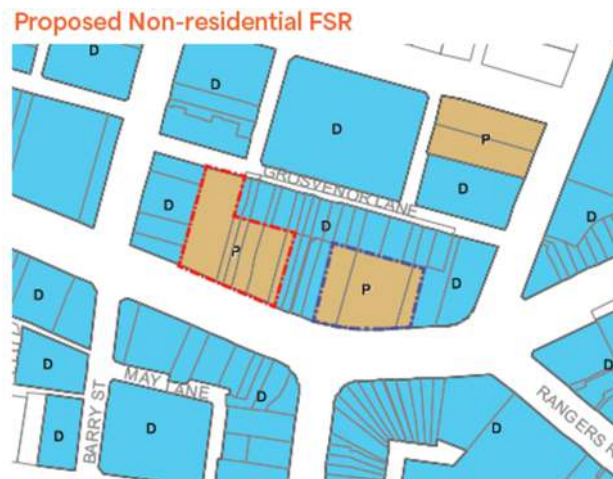


Figure 5 Revised non-residential map

Source: Ethos Urban

## 2.5 Ordinary Meeting of Council

The Planning Proposal was reported to and considered at Council's Ordinary Meeting on 22 September 2025 (refer to **Attachment H**). Council resolved to endorse the independent planning assessment and Panel's recommendation and not support a Gateway determination for the Planning Proposal. Council ultimately resolved:

1. THAT, consistent with the independent planning assessment and the recommendation of the North Sydney Local Planning Panel of 26 August 2025, Council not support the Planning Proposal proceeding to a Gateway Determination.
2. THAT Council reaffirms its support for a maximum building height of 21 metres adopted in the Neutral Bay Village Planning Study;
3. THAT, should the Planning Proposal progress via an alternate approval pathway, it be required to be amended to resolve the key issues raised in the detailed assessment report (by Ingham Planning) and by the North Sydney Local Planning Panel, including:
  - the proposed height and FSR controls also apply to 180-182 Military Road, Neutral Bay.
  - a mechanism be included to exclude additional heights above 8 to 12 storeys through the application of Clause 4.6 or any bonus provision in any other planning instruments.
  - the indicative concept scheme be amended to resolve key issues raised in this report, including the inconsistencies with the Neutral Bay Village Planning Study.
  - the location, width and form of the proposed through-site links.
  - compliance with the NSW Apartment Design Guide building separation requirements and undesirable reliance on blank walls to satisfy these.

- *the location, size and tenure of the proposed community centre; and*
  - *the building setbacks generally on the ground floor.*
4. *THAT any letter of offer to enter into a Voluntary Planning Agreement with Council be amended to provide a new community centre, publicly accessible through-site links, Military Road footpath widening, public domain improvements, and landscaping that are consistent with Council's adopted Neutral Bay Village Planning Study (NBVPS), and that any revised Voluntary Planning Agreement offer be reported to Council. In addition, that consideration be given to the provision of affordable housing.*
5. *THAT Council immediately implement a moratorium on provision of landowner's consent to any owner of land adjoining the Grosvenor Lane Carpark precinct pending consideration and determination of Council's Expressions of Interest process for a future Grosvenor Plaza currently underway, and any subsequent tender process that may follow.*
6. *THAT Council urge the Proponent, in the interests of the orderly and economic use of land, to avoid isolation of adjoining sites and pursue site amalgamation by negotiating and collaborating with the sites currently isolated by virtue of the current proposal.*
7. *THAT Council withdraw landowner's consent to lodge a Development Application issued to Arkadia in September 2023 as Arkadia did not subsequently lodge any Development Application and circumstances have changed, including State Government planning reforms and Council's current Expressions of Interest process for a future Grosvenor Plaza.*
8. *THAT affordable housing be included in perpetuity and as part of the maximum building height*

## 2.6 Request for Rezoning Review

In accordance with the *Local Environmental Plan Making Guideline*, this Rezoning Review Request is submitted on the basis that Council has resolved to not support the Planning Proposal to proceed to Gateway Determination.

The Rezoning Review process was introduced by the Department of Planning and Environment with the following objectives:

- To provide a mechanism for applicants to have Council rezoning decisions reviewed.
- To ensure decisions on planning proposals that are well located, planned, and assist housing and job supply can be independently reviewed.
- To increase transparency and provide greater certainty in plan making.

This request is consistent with these objectives as:

- The Planning Proposal delivers on the objectives of the strategic planning framework, including the Greater Sydney Region Plan, North District Plan, rescinded MRCPS, NBVPS and the North Sydney Local Strategic Planning Statement (LSPS) as described in **Section 4.0** below.
- The Planning Proposal documentation submitted to Council and discussed further in this letter, clearly demonstrates the site has both strategic and site-specific merit.
- Building heights up to 12 storeys are part of the emerging character context of this precinct. This includes the current SSDA and concurrent rezoning being progressed by the Housing Delivery Authority for the nearby Woolworths site at 1-7 Rangers Road and 50 Yeo Street Street and the site at 183-185 Military Road, which recently received Gateway Approval for a 12 storey mixed use development.

On the basis of the above, we respectfully request that the Planning Proposal be forwarded to the Sydney North Planning Panel for consideration with regards to the merits of the Planning Proposal to proceed to Gateway Determination.

### 3.0 Planning Proposal

The Planning Proposal PP/24 as assessed by Council sought to amend the building height control and minimum non-residential floorspace control as they apply to the site to facilitate a mixed-use development consistent with the objectives of MU1 Mixed Use Zone, the MRCPS and the NBVPS. The intended outcome of the Planning Proposal was to enable a future mixed-use development comprising residential accommodation, ground floor retail and first floor commercial space. The proposal also included the delivery of significant community benefits in the form of a community centre, two new through-site links and upgrade to the existing through site link to the future Neutral Bay Plaza as well as pedestrian footpath widening and embellishment at ground level to Military Road. The Planning Proposal was accompanied by a Public Benefit Offer shown included at **Attachment A**.

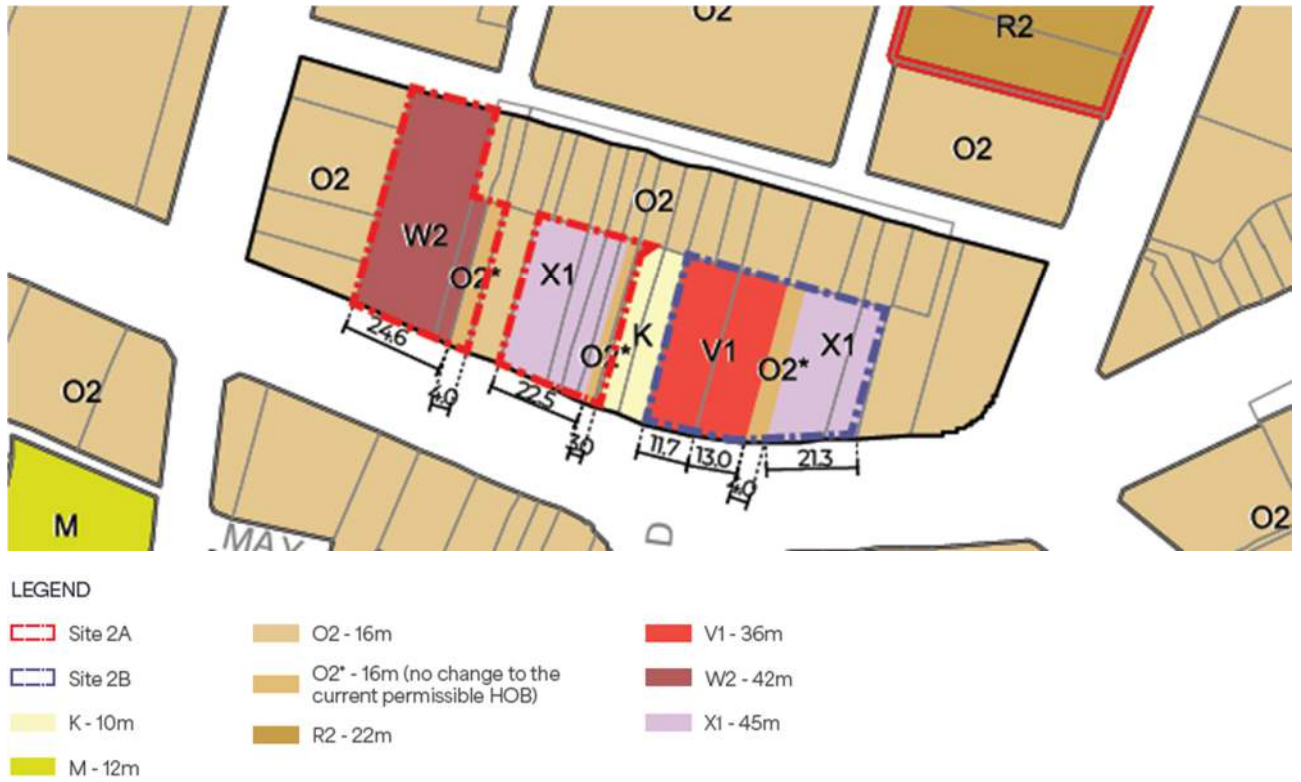
The following amendments to the NSLEP were proposed to achieve the intended outcomes:

- Increase the maximum building height from 16m to facilitate four slender towers over a two-storey podium. The increased height is proposed to be specific to the location of each tower:
  - Tower 2A-1: 42m (11 storeys)
  - Tower 2A-2: 45m (12 storeys)
  - Tower 2B-2: 36m (9 storeys)
  - Tower 2B-2: 45m (12 storeys)
  - Through site links to remain at 16m to accommodate podium.
- Increase the minimum non-residential floor space from 0.5:1 to 1.2:1.

A site-specific Development Control Plan (DCP) was also offered as part of the Planning Proposal to provide detailed guidance to reinforce and ensure the delivery of the key development outcomes of the Indicative Concept Scheme and Planning Proposal material. It was intended to prepare a draft site-specific DCP during later stages of the Planning Proposal, after consultation with Council and the Department of Planning, Housing and Infrastructure (DPHI).

No change was proposed to the site's land zoning as the intended uses are permissible in the MU1 Mixed Use zone.

The proposed amended LEP maps assessed by Council are provided at **Figures 3 and 4**.



**Figure 6** Proposed Height of Building LEP Control for the site, as assessed

Source: Ethos Urban



**Figure 7** Proposed Non-residential Floor Space Control for the site, as assessed

Source: Ethos Urban

### 3.1 Indicative Concept Scheme

The Planning Proposal was accompanied by an Urban Design Report by Ethos Urban which included an indicative concept scheme demonstrating how the site might be redeveloped under the proposed planning controls. Full details of the Indicative Concept Scheme are contained in **Attachment A**, however the key components of the scheme are summarised as follows:

- Four slender residential towers over a 2-storey podium (Figure 29) varying in height in response to contextual analysis and retention of solar amenity to development to the south. Site 2A comprises an eleven (11) storey tower to the west and a twelve (12) storey tower to the east. Site 2B comprises a nine (9) storey tower to the east and a twelve (12) storey tower to the west.
- Tower envelopes sculpted (angled and stepped back with reduced height) to protect the solar amenity of 165-173 Military Road, and to achieve solar amenity to apartments within the proposed towers. The sculpting helps to modulate the envelopes, reducing their visual mass when viewed from both Military Road and the future Grosvenor Lane Plaza.
- Building heights generally consistent with the MRCPS, and further articulated to break down their linear scale, with upper level setbacks to further reduce bulk and scale. Slender depths ensure the future apartment configuration will optimise solar access, natural cross ventilation and visual amenity.
- Ground level setbacks along Military Road facilitate footpath widening to accommodate the highly pedestrianised street and bus waiting areas.
- Provision of a fully activated ground floor plane across the site through a combination of primarily active retail edges together with commercial and residential lobby entrances.
- Above podium setbacks retain a human scale to the streetscape and provide increased separation from the towers to the existing heritage items centrally located within the site.
- An upgraded and widened central through-site link (open to the sky) continues to connect Military Road to the future plaza. In addition, two new through-site links strategically located to align with the street network to the north of the site provide increased permeability across the site. The western link (Figure 31) is open to the sky, while the eastern link (Figure 30) is partially covered in its central portion to provide weather protection and a specialised retail experience.
- Above ground commercial uses that will ensure the site retains existing and increases employment floorspace on site and supports local employment opportunities within the town centre.
- New residential apartments on the upper levels of the building that will help provide housing opportunities in a well-located part of Sydney with excellent access to public transport and amenities.
- A new Level 1 community centre on Site 2A, with a ground floor lobby located at the corner of Grosvenor Plaza and the new western through-site link.



## 4.0 Strategic Justification

### 4.1 Objective

The objective of this Planning Proposal is to seek amendments to the building height control and minimum non-residential floorspace controls as they apply to the site under the NSLEP 2013.

The Planning Proposal will facilitate a future mixed use development comprising residential accommodation, ground floor retail and first floor commercial space. The proposal also includes the delivery of significant community benefits in the form of a community centre, two new through-site links and upgrade to the existing through site link to the future Neutral Bay Plaza as well as pedestrian footpath widening and embellishment at ground level to Military Road. These public benefits will be secured via a Voluntary Planning Agreement (VPA) that is proposed to be entered into with Council. The process would require a future DA approval and be subject to additional requirements and further detailed assessment at that stage.

The proposal seeks to deliver on Council's intent for the site as outlined within the NBVPS which sets an aspiration to deliver a high level of public benefit for the community, stimulate local employment opportunities and contribute to the supply of residential housing with proximity to key metropolitan transit links. The indicative reference scheme, provided in support of the Planning Proposal, demonstrates that redevelopment for the purposes of a true-mixed use building presents a highly desirable use and built form outcome which takes advantage of the site's locational attributes.

### 4.2 Relationship with the Strategic Planning Framework

The Planning Proposal's consistency and compliance with the strategic plans and policies is located in Table 2 below.

**Table 2** *Consistency with Strategic plans and policies*

Strategic plan and policies	Compliance
A Metropolis of Three Cities – The Greater Sydney Region Plan	The proposed development is consistent with the Greater Sydney Region Plan as it: <ul style="list-style-type: none"> <li>• Will deliver additional residential housing comprising a mix of compositions (1, 2 and 3 bedrooms) that will contribute to housing diversity and the 725,000 housing target for homes in Sydney by 2036</li> <li>• Provides additional floor space that will increase housing supply and employment in a highly accessible location to support the existing and increasing population of greater Sydney; This will take advantage of substantial investment in public transport infrastructure and support the achievement of a '30-minute city.'</li> <li>• Improves liveability and pedestrian amenity by providing a valuable contribution to the NBTC including a renewed 730m2 community centre, expanded pedestrian footpath and two additional through-site links to the future Grosvenor Lane Plaza;</li> </ul>
North District Plan	The North District Plan states that an additional 92,000 homes will be required in the District by 2036 in order to support a significant population growth of approximately 196,000 people by 2036. This equates to an average annual supply of 4,600 dwellings over the next 20 years. In addition to increasing the supply of housing, the Plan identifies the need to increase housing choice around centres and stations to make it easier to walk and cycle to shops or services, to travel to work and reduce traffic congestion.

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The site is strategically positioned to accommodate residential uses, increasing supply within a local centre and in proximity to public transport infrastructure. Redevelopment of the site presents the opportunity to deliver and increase housing diversity within the town centre. There is a need to ensure housing supply and choice with greater diversity in housing products to meet the growing needs of the community and future population.

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MRCPS: Neutral Bay Town Centre – Future Directions Planning Study

On 22 February 2021, the Future Directions Report following exhibition was formally adopted by Council. The Report identifies the site as a key opportunity site and sets vision and draft controls supporting an increased height and FSR built form outcomes as well as the delivery of a new community facility, through site link and other public domain upgrades.

The Planning Proposal directly responds to the objectives for the site as follows:

- Delivers a mix of apartments, contributing to meeting the need of greater diversity in housing product. The proposal will also provide a mix of retail and commercial uses to support local jobs and strengthen the local economy.
- Contribute to the revitalisation of Grosvenor Lane car park into a new public plaza, as redevelopment of the site will facilitate the delivery of new buildings fronting the plaza and allows for the delivery of two additional through-site links into the future Grosvenor Lane Plaza.
- Improve pedestrian amenity and access through the upgrade of an existing through-site link and delivery of two new additional through-site links to the future Grosvenor Lane Plaza. These through-site links will promote greater mid-block permeability and will provide convenient access for pedestrians to the new plaza.
- Committed delivery of a renewed 730sqm community centre.

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Neutral Bay Village Planning Study

The Neutral Bay Village Planning Study (NBVPS) was developed after the previous strategy had been rescinded by the newly elected Council in January 2022. The draft study was on exhibition from 27 February 2024 to 2 April 2024. At the 27 May 2024 meeting, Council resolved to endorse the NBVPS Study subject to specific changes, including further reduced the height for the site from 8 to 6 storeys. This resulting endorsed height is two storeys greater than the current LEP building height for the site (currently 16m or 4 storeys).

The Planning Proposal is largely consistent with the objectives as follows:

- Will deliver a mix of apartments, contributing to meeting the need of greater diversity in housing products. The proposal will also provide a mix of retail and commercial uses to support local jobs and strengthen the local economy.
  - Will improve pedestrian amenity and access through upgrade of an existing through-site link and delivery of two additional through-site links to the future Grosvenor Lane Plaza. This will provide convenient access for pedestrians into the new plaza, ensuring the transformation of the existing carpark into a new plaza is successful.
  - Will deliver a 730m<sup>2</sup> community centre within site 2A. Importantly, a balance must be struck between provision of public benefit and the proposed uplift. The proposed community centre exceeds the area of the existing community centre and is highly functional in its spatial dimensions and arrangement within the proposed envelope.
  - Will revitalise the site to enhance the NBTC through increased public benefits and improved public domain with the delivery of a new 730sqm community centre and two new through site links. The proposed development aligns with the study direction to
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ensure future growth that results in a more attractive place for workers, residents and visitors.

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North Sydney Local Strategic  
Planning Statement (LSPS)

The LSPS envisions North Sydney as an integrated centre ensuring people of all ages have access to local places with strong transport connections, a range of employment opportunities with local centres to be hubs for jobs, shopping, dining, entertainment, and community activities. The vision for North Sydney includes the support and enabling of placemaking to create safe, liveable, sustainable, and economically productive areas.

The development of a mixed-use building comprising residential accommodation, ground floor retail and first floor commercial space, will enhance the Neutral Bay local centre which will further add to the realisation of the vision outlined in the LSPS. The proposal will facilitate a future development that directly responds to Planning Priority P3 to enhance the commercial amenity and viability of North Sydney's local centres. It will respond to the identified need for new high quality office space through the provision of mixed-use developments comprising ground floor retail and level 1 commercial space and residential uses above. Further, an increase in housing in the Neutral Bay local centre will further strengthen the centre's businesses as the residents utilise the services the centre offers.

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## 5.0 Strategic and Site-Specific Merit

The Planning Proposal supports the revitalisation of the Neutral Bay Town Centre through a mixed-use redevelopment that aligns with Council's MRCPS and NBVPS and demonstrates the following strategic and site-specific merits:

- The proposal addresses Sydney's housing crisis by delivering approximately 140 diverse dwellings, including up to 15% affordable housing for 15 years, contributing to North Sydney Council's housing target of 5,900 new homes by 2029.
- The proposal incorporates significant community benefits include a new 730m<sup>2</sup> community centre, two new through-site links, an upgraded existing link, and widened footpaths along Military Road, enhancing pedestrian connectivity and public domain.
- The proposal retains and renews retail and commercial spaces, supporting local jobs and strengthening NBTC's economic viability.
- The proposal is consistent with the Greater Sydney Region Plan, North District Plan, and North Sydney Local Strategic Planning Statement, supporting objectives like transit-oriented development, housing diversity, and creating vibrant local centers.
- The design features four slender towers over a two-story podium, ensuring human-scale streetscapes, solar access protection, and sensitivity to heritage items. It avoids a "street wall" effect and enhances visual permeability.
- The site is located near high-frequency bus services, the site supports the "30-minute city" model, reducing reliance on private vehicles and promoting sustainable transport.
- The proposal will be a catalyst for further investment and renewal in NBTC, transforming aging infrastructure into a vibrant, community-focused hub.
- The proposed uplift in height and density is necessary to economically support the delivery of public benefits and community facilities, which are unfeasible under current planning controls.
- The proposal will not compromise the amenity of nearby existing and future residential areas.

- There are no outstanding environmental or ecological impacts that would preclude its delivery.
- The Site is capable of being serviced by planned utilities and infrastructure which will have the capacity to support the proposed density

## 6.0 Conclusion

This request for a Rezoning Review is submitted on the basis that Council has resolved not to support the Planning Proposal proceeding to Gateway determination. The proposal strategically addresses housing, community needs, economic growth, and urban renewal while aligning with state and local planning priorities. It supports housing supply and mixed-use development in a highly accessible location, consistent with the Greater Sydney Region Plan and North District Plan objectives for revitalising local centres.

We, therefore, respectfully recommend that in considering this review request, a full review of the Planning Proposal (PP) is undertaken by DPHI.

As required under Section 3.33 of the EP&A Act, the strategic and site-specific merit of the Planning Proposal is demonstrated as follows:

- The Planning Proposal is consistent with the strategic planning framework including a Metropolis of Three Cities – The Greater Sydney Region Plan and North District Plan by increasing housing diversity and supply and employment within a highly accessible and high amenity location.
- The Planning Proposal will give effect to the intended outcomes identified under the MRCPS and NBVPS report, unlocking additional mixed-use uplift to support local retail and residential land uses.
- The Planning Proposal will provide appropriate uplift of the site to facilitate delivery of significant public benefits as identified in MRCPS and NBVPS via a VPA with Council.
- The Planning Proposal will revitalise Neutral Bay town centre in the form of a new 730sqm community centre, two through-site links to the new plaza and widened footpaths. This will bring investment that will revitalise and act as a catalyst for further investment and renewal.
- The Planning Proposal will better capitalise on existing and future public transport, aligning with council and state government strategy.
- The Planning Proposal demonstrates that it can suitably deliver a high-quality mixed use scheme, comprising of residential, commercial, retail and community uses, while minimising environmental impact and delivering a built form that responds to the context and aspirations for the Neutral Bay Town Centre.

The full package as lodged with and assessed by Council is provided in the attachments to this covering letter. We trust this information is what you require to progress this request, however, should you have any queries about, please do not hesitate to contact the undersigned.

Sincerely,



Sophie Kuszniarczyk  
Associate Director  
sophie.kuszniarczyk@colliers.com  
0422 852 008



Alysha Tse  
Senior Planner  
Alysha.tse@colliers.com  
0431 573 516