



Neutral Bay Town Centre

Planning Study

Council is preparing a Planning Study to help manage and influence positive changes to the Neutral Bay Town Centre

What is the study history?

Between 2018 and 2021, Council prepared a Planning Study for the Military Road Corridor (MRCPS) focussing on the Neutral Bay Town Centre. The study was endorsed by Council in February 2021. On 24 January 2022, Council resolved to rescind the study in response to community concerns and to prepare a revised Neutral Bay Town Centre Planning Study (NBTCPs) to better balance development height and the provision of additional public spaces and facilities.

Why do we need a Planning Study?

- The Planning Study will guide future development proposals within the centre which may include targeted modest increases in height and density while retaining the village atmosphere
- By preparing the NBTCPs, development pressures will be better managed within a consultative and informed development framework
- The Planning Study will create an opportunity to improve the public domain and local facilities
- Council is seeking to strike the right balance between public benefits and any additional density or building height identified in the Planning Study
- Council's intention is to retain and strengthen the employment opportunities within Neutral Bay Town Centre
- Council has previously consulted the community in preparation for the MRCPS and recognises the strong connection the community has to the town centre
- This second round of consultation is targeted qualitative research with key stakeholders to provide a better understanding of the concerns and aspirations expressed previously.

How is the Study being prepared?

The feedback gathered previously through the Military Road Corridor Planning Study will be used to help to inform the NBTCPs draft design options.

The planning study will be prepared by Council with input from expert economic, transport and design specialists. Key inputs will also come from the community and stakeholder engagement process.

Project Timeline

- **Project Review and Gap Analysis**
August - September 2022
- **Draft Planning Directions**
September 2022 - January 2023
- **Community Engagement (awareness)**
February 2023
- **Community Engagement (targeted)**
March - May 2023
- **Draft Planning Study**
May - September 2023
- **Public Exhibition**
September - December 2023
- **Final Planning Study**
December 2023 - March 2024

What we have heard from the community



1 Parking Access

Parking arrangements and access will be reviewed to provide better connections with the new Grosvenor Plaza and the town centre.

2 Village Atmosphere

The planning study will consider modest increases in height and density while retaining the village atmosphere.

3 Heritage Character

The proposed built form controls will respect the heritage character. The local heritage items and characteristic facades will be protected where possible.

4 Solar Access

The planning study will seek to improve solar access to public open spaces and protect sunlight in residential areas.

5 Public Benefits

The study will secure a range of public benefits from planned and limited growth.

6 Retail and Commercial Floorspace

The study will retain and strengthen the retail/commercial floorspaces within the town centre.

7 Traffic Impacts

A transport planning study will be prepared to test the proposed density, to ensure any additional traffic impacts to the town centre can be managed.

What are the next steps?

Council will undertake targeted community engagement in mid-2023 to test draft design options.

The targeted engagement feedback will be used to refine the design options and to inform the preparation of the draft planning study, which in turn will be placed on public exhibition for community feedback.

For further information on the drop-in sessions, visit the website link at <https://yoursay.northsydney.nsw.gov.au/nbtcps>



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