



Frequently Asked Questions

Neutral Bay Town Centre Planning Study



What is Neutral Bay Town Centre Planning Study?

The Neutral Bay Town Centre Planning Study (NBTCPS) is a revised planning study of the rescinded Military Road Corridor Planning Study Stage 1 – Future Directions (MRCPS). The study is intended to set up a planning framework that can guide future development proposals within the centre which may include targeted modest increases in height and density while retaining the village atmosphere. The purpose of this will be to leverage better community spaces such as open plazas to improve the town centre and to address the decline of employment opportunities.

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.

What is the status of MRCPS?

Between 2018 and 2021, Council prepared a Planning Study for the Military Road Corridor 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.

Why is Council doing this study?

In response to community concerns, on 24 January 2022 Council decided to rescind the MRCPS and to prepare a revised planning study for the Neutral Bay Town Centre to better balance development height and the provision of additional public spaces and community facilities.

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
- better manage the development pressures within a consultative and informed development framework
- create an opportunity to improve the public domain and local facilities
- strike the right balance between public benefits and any additional density or building height
- retain and strengthen the employment opportunities within Neutral Bay

Where is the boundary of the study?

The study area for NBTCPS is the same as the MRCPS – Stage 1. It is bound by Ben Boyd Road to the west, Belgrave Street to the north, Winnie Street and Murdoch Street to the east, and a block south of Yeo Street. The bulk of the study focus will be on the Neutral Bay Town Centre.

For further information, please contact:

Jing Li, A/Team Leader Design

yoursay@northsydney.nsw.gov.au

(02) 9936 8100

What is going to change in NBTCPs?

The revised study is seeking to strike the right balance between public benefits and additional building height. The study aims to facilitate carefully planned development which may include targeted modest increases in height and density while retaining the village atmosphere.

The Study will include a review of built form controls. No changes are proposed at this stage and should changes be proposed to certain sites, they will be subject to further public exhibition/community consultation.

What is the purpose of these drop-in sessions?

Council has previously consulted the community in preparation for MRCPS and recognises the strong connection the community has to the town centre.

In addition to the previous community consultations, Council is planning to conduct further community consultations in preparation for the revised NBTCPs. These drop-in sessions are intended to inform the community that Council is preparing a Planning Study to help manage and influence positive changes to the Neutral Bay Town Centre. The feedback gathered through the MRCPS will be used to help inform the NBTCPs draft design options.

Council will seek further community feedback in targeted community engagement sessions and public exhibition in late 2023.

Where can I put my comments and feedback?

Community involvement and feedback is an important element of this study. Council will conduct targeted community engagement sessions in (mid-2023) and a public exhibition in (late 2023) to seek community feedback on the draft design options and draft planning study.

For preliminary questions, please send email to yoursay@northsydney.nsw.gov.au

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>

