

# Exhibition of Planning Proposal 1-7 Rangers Road and 50 Yeo Street, Neutral Bay (PP-2022-4350)

The planning proposal seeks to amend North Sydney Local Environmental Plan (LEP) 2013 to increase the permissible height of buildings from 16m to part 26m and part 31m and increase the minimum non-residential FSR from 0.5:1 to 1.8:1.

## Site description

The site is located at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay (the site) (**Figure 1**). It has a total area of approximately 4,207m<sup>2</sup> and is bound by Rangers Road to the north east and Yeo Street to the south. To the north and west of the site are 2-3 storey commercial development, to the east a 5 storey residential development and to the south 2 to 3 storey residential development fronting Yeo Street.

The site comprises:

- at 1-7 Rangers Road - a single storey Woolworths supermarket with approximately 3,300m<sup>2</sup> gross floor area and 100 on-site car parking spaces and adjoining bottle shop; and
- at 50 Yeo Street - a 6 storey commercial building partially occupied by the WOTSO workspace and other commercial enterprises.



Figure 1 – Aerial photo of the site highlighted red (Source: Nearmap 2024)

## What the planning proposal will do

The planning proposal seeks to amend the North Sydney LEP 2013 at the site, by:

- increase the maximum building height from 16m to part 26m and part 31m; and
- increase the minimum non-residential FSR from 0.5:1 to 1.8:1.

These amendments seek to facilitate a redevelopment including:

- 62 dwellings;
- 3,289m<sup>2</sup> for a new supermarket in the 1<sup>st</sup> basement level;
- 1,466m<sup>2</sup> for retail; and
- 2,417m<sup>2</sup> for commercial floorspace.

## What is a planning proposal?

A planning proposal (or “PP”) explains the intended effects of proposed amendments to a local environmental plan (LEP). It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will ‘give effect’ to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

## What is a LEP?

A LEP provides a statutory framework for the way land can be developed and used.

A LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision and lot size.

LEPs also include provisions which address local matters, hazards and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

A LEP is made under the *Environmental Planning and Assessment Act 1979*.

## What are the Council’s, the Sydney North Planning Panel and the Department’s role in the process?

### North Sydney Council’s role for this planning proposal

The original version of this planning proposal was submitted to North Sydney Council in May 2018. Several amendments have occurred to the proposal and the final version was considered by Council on 22 May 2023.

At that meeting Council resolved to not support the planning proposal. The proponent subsequently lodged a rezoning review request for the proposal, which resulted in the Sydney North Planning Panel supporting the progression of the proposal for Gateway determination on 11 September 2023 and appointing itself as the PPA. Council is a key stakeholder and will be consulted as part of the public exhibition process.

## Sydney North Planning Panel's role for this proposal

The Sydney North Planning Panel (the Panel) acts as the independent body in rezoning reviews within the North Sydney Local Government Area. Given Council did not support the planning proposal, the Panel was requested by the proponent to review the rezoning request.

The Panel determined that the proposed demonstrated strategic and site-specific merit and should proceed to Gateway determination. The Panel was appointed as the Planning Proposal Authority, and therefore is responsible for preparing the package of planning proposal documents for public exhibition and undertaking public consultation. The Panel will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

## The Department's role for this planning proposal

The Department assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

On 14 February 2024, the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway determination was issued on 22 March 2024 stating the proposal should proceed subject to conditions, including public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after public exhibition. At this stage, further amendments to the proposal may be made in response to matters raised by community members or public authorities. The Department is the Local Plan-Making Authority and will determine if the LEP amendment will be made.

## Additional information about the planning proposal

More information about the proposal and details about how you can get involved can be found on the NSW Planning Portal. Go to [www.planningportal.nsw.gov.au/ppr/under-exhibition/1-7-rangers-road-and-50-yeo-street-neutral-bay](http://www.planningportal.nsw.gov.au/ppr/under-exhibition/1-7-rangers-road-and-50-yeo-street-neutral-bay).

## How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to [www.planningportal.nsw.gov.au/ppr/under-exhibition/1-7-rangers-road-and-50-yeo-street-neutral-bay](http://www.planningportal.nsw.gov.au/ppr/under-exhibition/1-7-rangers-road-and-50-yeo-street-neutral-bay).

Your submission must be lodged by 5pm on Tuesday 11 June 2024 and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the Privacy and Personal Information Act 1998.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. **If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission.** Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

## Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact Tim Coorey on (02) 9585 6566.

### What is a Planning Proposal Authority?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination.

A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions.

The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and finalisation.

An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review the Sydney North Planning Panel is the Planning Proposal Authority and the Department will be the Local Plan-Making Authority.

### What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LMPA undertakes the statutory functions in making the LEP.