

SUB-ID	Position	Submission Summary	Proponent's Response
SUB-7990	objection	Excessive in height and adverse amenity impacts (solar, overshadowing) Adverse traffic impacts Village character and feel of Neutral Bay	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. The proposal is consistent with the desired future character and density of the area envisaged in Council's NBVPS.
SUB-7992	objection	The proposal will result in an overdevelopment of the area.	Noted.
SUB-7999	support	Will improve and upgrade the town centre.	Noted.
SUB-8000	support	Will improve and upgrade the town centre.	Noted.
SUB-8006	objection	Desire for no change to happen	The site is earmarked for development and will provide a positive impact to the town centre. The Grosvenor Street Woolworths is proposed to be removed in place of a Coles Supermarket (DA258/23).
SUB-8010	objection	Don't need a Woolworths on Rangers Road, there is already one on Grosvenor Street. Does not support smaller supermarket/groceries.	Therefore, the proposed development will play a key role in supporting a supermarket offering in the Neutral Bay area. The proposal has been carefully designed and is consistent with the proposed building heights under the NBVPS. Further, the proposal has been informed by extensive community consultation and engagement to ensure a sympathetic built form outcome that is compatible with the desired future character of Neutral Bay.
SUB-8011	objection	Change the local environment and residents Proposed height is too high	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. The increase in density of the site is in keeping with the surrounding area and a new pedestrian through site link is proposed to open up accessibility across the town centre.
SUB-8013	objection	The area cannot cope with current congestion and traffic Additional apartments would overcrowd and diminish ambience of Military Rd and Rangers Rd	The existing Woolworths is outdated and the proposal reflects the opportunity to relocate the supermarket below ground to open up the site to provide a new public plaza. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.
SUB-8021	objection	Area is suffering from over-development and continual construction Existing Woolworths is old - don't need a new one 1-7 Rangers Road has large bus stop and commuters would need to find another bus stop during construction Noise and dust impacts on residents	Noise, vibration and dust mitigation measures will be adopted during construction and will be implemented as part of the detailed DA process and is not a matter for the Planning Proposal. The proposed height and FSR have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.
SUB-8074	objection	Ignores existing height and FSR restrictions Exacerbate traffic and congestion issues Large corridors of public space will never exist, and would cause wind tunnelling if it did Building height would obstruct northern light	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. It is unlikely that adverse wind impacts will be felt through the proposed through site link. Shadow diagrams prepared by KTA demonstrate that the proposal, including the public plaza will achieve appropriate levels of solar access and daylight.
SUB-8075	support	Enhance the current site Provision of more housing and upgraded retail and parking space	noted. Vehicle movements during construction is not a Planning Proposal matter and be addressed as part of the future detailed DA stage. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.
SUB-8076	objection	Increased vehicles during construction Increased traffic and noise generated in the area Lack of safety in Military Lane and dumping space Safety concerns relating to foot traffic Building height	Military Lane will retain its primary function as a loading and service vehicle area, with no envisaged pedestrian links or activation to prioritise safety. The proposed height has been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.

		Adverse impacts on property values Increased traffic On-street parking capacity in relation to new apartments Sufficient coordination with TfNSW to accommodate development Need to provide additional recreational facilities to serve additional residents.	The impacts on property values are not a Planning Proposal matter. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. The Planning Proposal has been referred to TfNSW where comments have been considered. The proposed development will be supported by sufficient subterranean parking on site, relieving pressure from surrounding on-street parking. The proposed public plaza will provide a new passive recreational space that will serve the visitors, workers and residents of Neutral Bay.
SUB-8090	objection		
		Needs to happen - lots of demand for mixed use and medium density housing developments Provides public space, is well designed and fits within the locality	
SUB-8113	support		Noted. The proposed development achieves a maximum part 6 and part 8 storey built form which is reflective of the desired built form under the NBVPS. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. The proposed development will be supported by sufficient subterranean parking on site, relieving pressure from surrounding street parking. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.
		Concerns about high rise and 12 storeys, height impacts on Yeo St Traffic concerns Parking concerns Alignment with existing 6-storey control	
SUB-8114	objection		
SUB-8131	objection	Traffic and congestion concerns	
			The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character. The proposed uplift enabled under the proposed planning controls is suitable in addressing the growing population forecasted for the area. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.
		Overdevelopment Traffic concerns Height concerns - solar access and overshadowing	
SUB-8133	objection		
SUB-8137	objection	Traffic and congestion concerns Pressing demand for housing supply Neutral Bay is perfect for increased development Provides appropriate density	
SUB-8138	support		
			The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character. The proposed uplift enabled under the proposed planning controls is suitable in addressing the growing population forecasted for the area. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.
SUB-8164	objection	Unnecessary building height Traffic and congestion concerns	

			<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed heights and FSR has been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p>
SUB-8165	objection	<p>Height is excessive and exceeds the NBVPS</p> <p>Overshadowing issues</p> <p>Proposal will be overbearing and out of character with context</p> <p>Overloading local road network</p>	
SUB-8166	objection	<p>Excessive proposed height, bulk and scale</p>	
SUB-8167	objection	<p>Overshadowing issues</p> <p>Traffic and transport issues</p> <p>Not helping housing affordability</p>	
SUB-8168	objection	<p>Increased traffic</p> <p>Exceeds heights detailed in NBVPS</p> <p>Overshadowing impacts</p> <p>5% affordable housing provided</p>	
SUB-8169	objection	<p>6 storey height should be capped at 22 metres</p> <p>Traffic and congestion issues</p> <p>The proposal will rob buildings of sun and light</p>	
SUB-8170	objection	<p>Bulk and scale causing overshadowing</p> <p>Traffic and congestion issues</p> <p>Inconsistent with the existing streetscape character</p> <p>Unlikely to provide low cost dwellings for essential workers</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>the provision of essential worker housing is not a matter for this Planning Proposal to address.</p>

SUB-8171	objection	<p>Imposing building heights</p> <p>Traffic and congestion issues</p> <p>Impacts on local character</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal is consistent with the desired future character and density of the area envisaged in Council's NBVPS.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character. Importantly, there is an existing character of building exceeding the maximum building heights established under the LEP within direct proximity of the site.</p>
SUB-8175	objection	<p>Traffic and congestion concerns</p> <p>Approval will set precedent for similar buildings</p> <p>Height concerns and overshadowing</p>	<p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>Sufficient basement parking in accordance with the DCP will be provided.</p> <p>The existing lack of tenanted retail properties in the village is not a matter for this Planning Proposal. It is expected that the proposed retail and commercial uses of the proposal will be well utilised.</p>
SUB-8176	objection	<p>Building height concerns</p> <p>No mention of parking arrangements</p> <p>Too many retail properties empty in NB</p> <p>Traffic and congestion issues</p> <p>Damage to Yeo St tree canopy</p> <p>Arcade should be open space</p>	<p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal does not seek to remove any trees, thus will not adversely impact the Yeo Street canopy.</p> <p>Significant public open space is proposed for the site and will be further expanded once 185 Military Road is developed. The retail arcade is considered an optimal outcome that will improve pedestrian connectivity, be weather proofed and seamlessly connect with the proposed public open space.</p>
SUB-8177	objection	<p>Overshadowing issues</p> <p>Concern for "outdoor dining clutter"</p>	<p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The renders are only indicative and outdoor dining consent is not sought through the Planning Proposal.</p>

SUB-8178	objection	<p>Height and excessive storeys - inconsistent with NBVPS</p> <p>Overshadowing concerns</p> <p>Need for more public space</p> <p>Traffic and congestion concerns</p> <p>Need to provide social/affordable housing</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. The proposal will facilitate approximately 1,100m² of public space through the proposed through site link and plaza. Further, the proposed public space is envisaged to expand with the future development of 185 Military Road which envisages an expanded public space shared between the two sites.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p>
SUB-8179	objection	<p>Height and excessive storeys - inconsistent with NBVPS</p> <p>Inconsistent with the DCP</p> <p>Does not address housing crisis</p> <p>Should provide 5% affordable housing</p> <p>Remove the provision of 88 public parking spaces</p> <p>Traffic and congestion issues</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The built form has been designed to respond to site specific constraints whilst still achieving a viable development outcome supporting the delivery of a town square, through-site-link and street upgrades. The proposal will contribute to providing additional housing supply and choice in the market.</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>The provision of the public carpark is no longer sought under the proposal.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8180	objection	<p>Excessive building height and scale</p> <p>Overshadowing concerns</p> <p>Traffic and congestion issues</p> <p>Inconsistency with NBVPS</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8181	objection	<p>Excessive building height and development size</p> <p>Overshadowing concerns</p> <p>Traffic and congestion issues</p> <p>Inconsistency with NBVPS</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>

SUB-8182	objection	Excessive building height and development size Overshadowing concerns Traffic and congestion issues Inconsistency with NBVPS	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
		Height inconsistent with NBVPS Bulk and scale issues Additional height should only be considered in conjunction with the delivery of public benefits like larger setbacks NSDCP states minimum 3hrs solar access Overshadowing of dual atriums at 9 Rangers Road	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The built form has been designed to respond to site specific constraints whilst still achieving a viable development outcome supporting the delivery of a town square, through-site-link and street upgrades. NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p>
SUB-8183	objection		
SUB-8184	support	Agrees as long as proposal provides percentage of affordable housing	<p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>Sufficient basement parking arrangements will be provided for commercial, residential and retail uses proposed on the site.</p> <p>The proposal seeks to relocate the supermarket to a subterranean arrangement to allow for the creation of the public plaza at the ground level which will provide a valuable passive open space for people to gather and contribute to enhancing the vibrancy of the town centre.</p>
SUB-8185	objection	Excessive height Impact on surrounding areas Loss of solar access and light Traffic and congestion Limited resident and visitor parking impacting local streets Subterranean supermarket provides no public benefit	

SUB-8186	objection	<p>Solar access issues</p> <p>Objections with mezzanines</p> <p>Parking spaces should not exceed existing rates controls</p> <p>Traffic and congestion issues</p> <p>Public plaza should not have structures built on it</p> <p>Podium height and footpath width on Rangers Rd should match Muse</p>	<p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes. The detailed provision of parking will be sought for approval as part of the future DA and will be consistent with the DCP parking rates.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed public plaza will be designed as an open space for people to dwell and gather. The detailed landscape design and public domain will be sought at a future DA stage.</p> <p>The proposed podium heights have been designed to create a human scale experience at the ground level, consistent with the objectives of the NBVPS draft DCP amendments.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The additional heights will facility the delivery of a high quality built form outcome that includes public benefits including a through-site-link and public open space.</p> <p>The NSLEP does not require the proposal to demonstrate design excellence, notwithstanding this, the proposal will ensure the delivery of a high quality, architectural built form outcome.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>The proposed podium heights have been designed to create a human scale experience at the ground level, consistent with the objectives of the NBVPS draft DCP amendments. The proposal does not seek to alter the existing pedestrian footpaths along Rangers Road.</p>
SUB-8187	objection	<p>Inconsistent with MRCPS/NBVPS and excessive built form</p> <p>Additional height limits should only be permitted in conjunction with delivery of public benefits</p> <p>Design excellence must be encouraged</p> <p>Solar access issues</p> <p>5% affordable housing</p> <p>Podium heights and footpath width on Rangers Rd should match existing developments like Muse</p>	
SUB-8188	objection	<p>Personal concerns regarding construction impacting heritage listed property</p> <p>lack of affordable housing provision</p> <p>Development not in consideration of surrounding conservation areas</p> <p>Loss of privacy and overshadowing issues</p> <p>Against further height increases</p>	<p>The construction of the future development will be facilitated in are orderly manner through a CMP. The proposal will not result in construction impacts that would adversely impact the surrounding heritage items.</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>The built form has been designed to respond to site specific constraints whilst still achieving a viable development outcome that will not adversely impact any heritage conservation areas. The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. Further ADG building separation is achieved to mitigate any privacy loss.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p>

SUB-8189	objection	<p>Personal concerns regarding construction impacting heritage listed property</p> <p>lack of affordable housing provision</p> <p>Development not in consideration of surrounding conservation areas</p> <p>Loss of privacy and overshadowing issues</p> <p>Against further height increases</p>	<p>The construction of the future development will be facilitated in an orderly manner through a CMP. The proposal will not result in construction impacts that would adversely impact the surrounding heritage items. North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>The built form has been designed to respond to site specific constraints whilst still achieving a viable development outcome that will not adversely impact any heritage conservation areas. The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. Further ADG building separation is achieved to mitigate any privacy loss.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character. Importantly, the Neutral Bay Town Centre is experiencing a time of transformation with several sites along Rangers Road/ Military Road providing additional uplift, thus changing the future streetscape.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>Pedestrian safety and permeability is prioritised as part of the proposal. This is through the reinvigorated ground plane and new through-site link connection designed with CPTED principles.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The additional heights will facilitate the delivery of a high quality built form outcome that includes public benefits including a through-site-link and public open space.</p> <p>The NSLEP does not require the proposal to demonstrate design excellence, notwithstanding this, the proposal will ensure the delivery of a high quality, architectural built form outcome.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>The proposed podium heights have been designed to create a human scale experience at the ground level, consistent with the objectives of the NBVPS draft DCP amendments. The proposal does not seek to alter the existing pedestrian footpaths along Rangers Road.</p>
SUB-8190	objection	<p>Development along Rangers Rd should be consistent with the existing streetscape.</p> <p>Traffic and congestion issues</p> <p>Building height and setback concerns regarding overshadowing</p> <p>Pedestrian safety issues</p>	
SUB-8191	objection	<p>Inconsistent with MRCPS/NBVPS and excessive built form</p> <p>Additional height limits should only be permitted in conjunction with delivery of public benefits</p> <p>Design excellence must be encouraged</p> <p>Solar access issues</p> <p>5% affordable housing</p> <p>Podium heights and footpath width on Rangers Rd should match existing developments like Muse</p>	

SUB-8192	objection	<p>Solar access issues</p> <p>Objections with mezzanines</p> <p>Parking spaces should not exceed existing rates controls</p> <p>Traffic and congestion issues</p> <p>Public plaza should not have structures built on it</p> <p>Podium height and footpath width on Rangers Rd should match Muse development</p>	<p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes. The detailed provision of parking will be sought for approval as part of the future DA and will be consistent with the DCP parking rates.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed public plaza will be designed as an open space for people to dwell and gather. The detailed landscape design and public domain will be sought at a future DA stage.</p> <p>The proposed podium heights have been designed to create a human scale experience at the ground level, consistent with the objectives of the NBVPS draft DCP amendments. The proposal does not seek to alter the existing pedestrian footpaths along Rangers Road.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal seeks to relocate the supermarket to a subterranean arrangement o allow for the creation of the public plaza at the ground level which will provide a valuable passive open space for people to gather and contribute to enhancing the vibrancy of the town centre.</p>
SUB-8193	objection	<p>Height not in keeping with village environment</p> <p>Solar issues</p> <p>Inconsistency with heights of the Muse development</p> <p>Traffic and congestion issues - local infrastructure</p> <p>Subterranean supermarket no public benefit support for the Public plaza</p>	
SUB-8194	objection	<p>Yeo St overshadowing</p> <p>Against further extensions and mezzanines</p> <p>Traffic and congestion issues</p> <p>Exceedance in parking spaces</p>	<p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The detailed provision of parking will be sought for approval as part of the future DA and will be consistent with the DCP parking rates.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8195	objection	<p>Height concerns</p> <p>Overshadowing concerns</p>	
SUB-8196	objection	<p>Adverse construction impacts involving traffic and congestion</p>	

SUB-8197	objection	Traffic and congestion issues Parking space concerns	<p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The detailed provision of parking will be sought for approval as part of the future DA and will be consistent with the DCP parking rates.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p>
SUB-8198	objection	Overshadowing concerns	
SUB-8199	objection	Proposed mezzanine levels exceed allowable height restrictions Loss of solar access	<p>The proposed height and built form has been carefully considered to respond to future growth projections outlined in the Neutral Bay Village Planning Study.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.</p> <p>The proposed public plaza will be designed as an open space for people to dwell and gather. The detailed landscape design and public domain will be sought at a future DA stage. Importantly the proposal is designed to increase pedestrian permeability and access across the site and broader village.</p>
SUB-8200	objection	Concerns about public plaza inhibiting pedestrian access to corner of Military Road/Lane if structures are built on it	<p>The proposed development seeks to maximise solar access on site and for surrounding properties with staggered setbacks, supported by shadow diagrams provided by Koichi Takada.</p> <p>The proposed height and built form has been carefully considered to respond to future growth projections outlined in the Neutral Bay Village Planning Study.</p>
SUB-8201	objection	Overshadowing concerns Excessive height, bulk and scale Traffic and congestion issues Public plaza inhibiting pedestrian access	<p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed public plaza will support and improve pedestrian permeability, seamlessly connecting with the proposed through site link, providing north-south connections across the site.</p>
SUB-8202	objection	Excessive height Podium height should match Muse building	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed podium heights have been designed to create a human scale experience at the ground level, consistent with the objectives of the NBVPS draft DCP amendments</p>
SUB-8203	objection	Traffic and congestion concerns	<p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8204	objection	Public plaza inhibiting pedestrian access Excessive height and bulk Traffic and congestion concerns Overshadowing concerns Allowance of mezzanines	<p>The proposed public plaza will support and improve pedestrian permeability, seamlessly connecting with the proposed through site link, providing north-south connections across the site.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.</p>

SUB-8206	objection	<p>Excessive height</p> <p>Overshadowing concerns</p> <p>Traffic and congestion issues</p> <p>Existing Woolworths store is appropriate</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The existing supermarket is outdated and prevents the site maximising its optimal location for additional housing and public space benefits. The supermarket will be provided in a subterranean arrangement opening up the opportunity for the public plaza which will create a valuable public space for the community.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The detailed provision of parking will be sought for approval as part of the future DA and will be consistent with the DCP parking rates.</p>
SUB-8208	objection	<p>Height and stories</p> <p>Parking impacts</p>	<p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal seeks to deliver a highly sustainable building and the detailed ESD commitments will be confirmed as part of the future DA.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposal is unlikely to result in the creation of wind tunnels given the scale of the building and the proposed through site link being covered.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8209	mixed	<p>Supportive of rejuvenation, proposed public space and activations</p> <p>Traffic and congestion concerns</p> <p>Need to incorporate sustainability commitments</p> <p>Overshadowing</p> <p>Excessive height and bulk</p>	
SUB-8210	objection	<p>Will contribute to, shade, cold and wind tunnels</p> <p>Excessive height</p> <p>Traffic and congestion issues</p>	

SUB-8211	objection	<p>Proposal should mirror Muse building</p> <p>Loss of solar access</p> <p>Traffic and congestion issues - exceedance of parking rates</p> <p>Retention of green and public space</p> <p>Allowance of mezzanines</p> <p>Excessive height and bulk</p>	<p>The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The detailed provision of parking will be sought for approval as part of the future DA and will be consistent with the DCP parking rates.</p> <p>The propose seeks to improve and increase the provision of public open space through the proposed public plaza.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8212	objection	<p>Overshadowing issues</p> <p>Excessive height and bulk</p> <p>Traffic and congestion issues</p>	
SUB-8213	objection	<p>Excessive height</p> <p>Traffic and congestion issues</p> <p>Need for affordable housing</p>	
SUB-8214	objection	<p>Traffic and congestion issues</p> <p>Overshadowing concerns</p>	

			<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The built form has been designed to minimise overshadowing and clear controls such as requiring additional upper level setbacks and articulation indents are incorporated into the DCP to facilitate such outcome.</p> <p>The proposal no longer seeks to provide public car parking spaces.</p> <p>The proposed podium heights have been designed to create a human scale experience at the ground level, consistent with the objectives of the NBVPS draft DCP amendments</p>
SUB-8215	objection	<p>Excessive height</p> <p>Site Specific DCP does not address overshadowing, exclusion of additional 88 parking spaces and the 2 storey retail podium</p>	
SUB-8216		Not Applicable. Submission appears to be a presentation unrelated to the site/development	
SUB-8216	objection	<p>Overshadowing concerns</p> <p>Excessive bulk and scale</p> <p>Traffic and congestion issues</p>	<p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p>
SUB-8218	objection	<p>Excessive height</p> <p>Diminishes village atmosphere</p> <p>Bulk and scale issues</p> <p>Setback profiles</p> <p>Overshadowing issues</p> <p>Traffic and congestion</p>	<p>The proposal will facilitate an optimal built form outcome. The site specific DCP includes key controls relating to building design, setbacks and articulation to ensure a future development that is compatible with the desired and future streetscape character of the area.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed height and built form has been carefully considered to respond to future growth projections outlined in the Neutral Bay Village Planning Study.</p>
SUB-8219	objection	<p>Out of character</p> <p>Traffic and congestion issues</p> <p>Excessive heights</p>	<p>The built form has been designed to respond to site specific constraints whilst still achieving a viable development outcome supporting the delivery of a town square, through-site-link and street upgrades - elements that will enhance village atmosphere.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>

SUB-8219	objection	Excessive height Allowance of mezzanines Traffic and congestion issues Overshadowing concerns	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>Military Road will maintain its existing function to service loading and delivery trucks. The indicative loading dock arrangement demonstrated appropriate servicing requirements to ensure delivery trucks will not adversely impact traffic.</p>
SUB-8220	objection	Excessive scale Overshadowing concerns	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p>
SUB-8221	objection	Overshadowing concerns Current site activity regarding Woolworths delivery trucks	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. Further, the heights and covered nature of the pedestrian link is unlikely to result in wind tunnelling.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8222	objection	Excessive height Character and village atmosphere Shadowing and wind tunnels Traffic and congestion issues Provision of parking for apartments	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts. Further, the heights and covered nature of the pedestrian link is unlikely to result in wind tunnelling.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>

SUB-8223	objection	<p>Excessive building height and FSR</p> <p>Solar access impacts</p> <p>Allowance of mezzanines</p> <p>Need to match the Muse building</p> <p>Traffic and congestion concerns</p> <p>Integration with NBTCPS</p> <p>Public benefit</p> <p>Plaza size</p> <p>Integration with 183-185 Military Road</p> <p>Lack of support from NS Council</p>	<p>The proposed heights and FSR have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.</p> <p>The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal will facilitate substantial public benefits through the provision of approximately 1,100m2 of public space through the proposed through site link and plaza. Further, the proposed public space is envisaged to expand with the future development of 185 Military Road which envisages an expanded public space shared between the two sites.</p> <p>The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all concerns raised by Council.</p>
SUB-8223	objection	<p>Excessive building height and FSR</p> <p>Solar access impacts</p> <p>Allowance of mezzanines</p> <p>Need to match the Muse building</p> <p>Traffic and congestion concerns</p> <p>Integration with NBTCPS</p> <p>Public benefit</p> <p>Plaza size</p> <p>Integration with 183-185 Military Road</p> <p>Lack of support from NS Council</p>	<p>The proposed heights and FSR have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.</p> <p>The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal will facilitate substantial public benefits through the provision of approximately 1,100m2 of public space through the proposed through site link and plaza. Further, the proposed public space is envisaged to expand with the future development of 185 Military Road which envisages an expanded public space shared between the two sites.</p> <p>The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all concerns raised by Council.</p> <p>The proposal seeks LEP and DCP amendments to facilitate the ability to provide an optimal development outcome for the site.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p>
SUB-8224	objection	<p>Compliance with LEP/DCP</p> <p>Overshadowing concerns</p> <p>Excessive height, bulk and scale</p> <p>Traffic and congestion issues</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>

SUB-8225	objection	<p>Overshadowing issues</p> <p>Need to match the heights of the Muse Building</p> <p>Excessive bulk and scale</p> <p>Covered through-site link should be open</p>	<p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed covered through site link is considered a positive and successful outcome that has been adopted across various developments across Sydney. The benefits of the weather-protected through site link has been provided previously to the Panel and DPHI.</p> <p>Solar access is not a matter addressed in the LEP, but rather the existing ADG and DCP requirements established a minimum benchmark for acceptable solar access and overshadowing impacts. Importantly, The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>North Sydney Council does not have an affordable housing contributions policy in place and a detailed response noting why the proposal cannot feasibly provide affordable housing has been previously provided to DPHI.</p> <p>The provision of the 88 public carpark is no longer proposed.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p>
SUB-8226	objection	<p>Solar access control should be adopted in the LEP to prevent overshadowing to Yeo Street</p> <p>5% Affordable housing should be provided</p> <p>Inclusion of 88 additional parking spaces is not supported</p> <p>Excessive height, bulk and scale</p>	<p>The proposed heights and FSR have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.</p> <p>The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal will facilitate substantial public benefits through the provision of approximately 1,100m2 of public space through the proposed through site link and plaza. Further, the proposed public space is envisaged to expand with the future development of 185 Military Road which envisages an expanded public space shared between the two sites.</p> <p>The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all concerns raised by Council.</p>
SUB-8227	objection	<p>Excessive building height and FSR</p> <p>Solar access impacts</p> <p>Allowance of mezzanines</p> <p>Need to match the Muse building</p> <p>Traffic and congestion concerns</p> <p>Integration with NBTCPs</p> <p>Public benefit</p> <p>Plaza size</p> <p>Integration with 183-185 Military Road</p> <p>Lack of support from NS Council</p>	

SUB-8227	objection	<p>Excessive building height and FSR</p> <p>Solar access impacts</p> <p>Allowance of mezzanines</p> <p>Need to match the Muse building</p> <p>Traffic and congestion concerns</p> <p>Integration with NBTCPs</p> <p>Public benefit</p> <p>Plaza size</p> <p>Integration with 183-185 Military Road</p> <p>Lack of support from NS Council</p>	<p>The proposed heights and FSR have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes. The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal will facilitate substantial public benefits through the provision of approximately 1,100m2 of public space through the proposed through site link and plaza. Further, the proposed public space is envisaged to expand with the future development of 185 Military Road which envisages an expanded public space shared between the two sites.</p> <p>The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all concerns raised by Council.</p>
SUB-8228	objection	<p>Excessive height and FSR resulting in an unnecessary level of bulk and scale</p> <p>Traffic and congestion issues</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8228	objection	<p>Excessive height and FSR resulting in an unnecessary level of bulk and scale</p> <p>Traffic and congestion issues</p>	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8229	objection	<p>Solar access</p> <p>Allowance of mezzanines</p> <p>Traffic and congestion</p> <p>Retention of public plaza use</p> <p>Need to mirror the Muse building scale</p> <p>Excessive bulk and scale</p>	<p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2). The proposed development has also been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p>

SUB-8230	objection	Excessive height Overshadowing concerns Traffic and congestion issues	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8231	objection	Excessive height Traffic and congestion issues Visual amenity	<p>The proposal will not adversely impact visual amenity of surrounding development.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8232	objection	Traffic and congestion issues Building height Overshadowing concerns	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8233	objection	Overshadowing concerns Traffic and congestion issues Unsympathetic to local infrastructure, heritage buildings and local character Parking and public transport pressure	<p>The proposal will not detrimentally impact the existing heritage context of the site, with the scheme design to complement the existing and desired future character of Neutral Bay village.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. Further, the detailed provision of parking will be sought for approval as part of the future DA and will be consistent with the DCP parking rates.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8234	objection	Traffic and congestion issues Excessive height in storeys	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p>
SUB-8234	objection	Traffic and congestion issues Excessive height in storeys	<p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p>

		<p>Excessive building height and FSR</p> <p>Solar access impacts</p> <p>Allowance of mezzanines</p> <p>Need to match the Muse building</p> <p>Traffic and congestion concerns</p> <p>Integration with NBTCPS</p> <p>Public benefit</p> <p>Plaza size</p> <p>Integration with 183-185 Military Road</p> <p>Lack of support from NS Council</p>	<p>The proposed heights and FSR have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>NSDCP requires at least 70% of dwellings within an RFB to receive minimum 2hrs solar access, and the proposal complies with this (Section 1.3.7, P2).</p> <p>The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.</p> <p>The planning proposal has demonstrated a positive contribution and built form outcome consistent with the desired and future character of Neutral Bay, including the Muse development.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal will facilitate substantial public benefits through the provision of approximately 1,100m2 of public space through the proposed through site link and plaza. Further, the proposed public space is envisaged to expand with the future development of 185 Military Road which envisages an expanded public space shared between the two sites.</p> <p>The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all concerns raised by Council.</p>
SUB-8236	objection		
SUB-8237	support	The right type of development Neutral Bay needs to enliven a downgraded retail area	<p>Noted.</p> <p>The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that maximises the site's optimal location whilst ensuring the development remains sympathetic to the surrounding area and established Neutral Bay character.</p> <p>The proposed development has been designed to minimise overshadowing and achieve solar access in accordance with the ADG. Significant amendments including additional upper level setbacks and articulation slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not result in adverse overshadowing impacts.</p> <p>A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.</p> <p>The proposal seeks to deliver a highly sustainable building and the detailed ESD commitments will be confirmed as part of the future DA.</p>
		<p>Excessive height</p> <p>Overshadowing concerns</p> <p>Traffic and congestion issues</p> <p>Long term sustainability and liveability of Neutral Bay</p>	
SUB-8238 (email)	objection		

Agency	Date of Submission	Position	Summary of Submission	Proponent's Response
NSW Health	23/05/2024	Decision not required	<p>Decision not required due to distance from Northern Sydney Local Health District's Properties</p> <p>Water servicing should be available for the proposed development</p> <p>Amplifications, adjustments, deviations and/or minor extensions may be required</p> <p>Detailed requirements will be provided at the S73 application stage.</p> <p>If the proposed development is anticipated to generate trade wastewater, the developer must submit an application to discharge into Sydney Water's system. Permit must be approved and issued before any business activities can commence.</p>	
Sydney Water	24/05/2024	Support	<p>Council is advised to forward the <i>Sydney Water Planning Proposal Information Sheet</i> (for proponent) to assist in progressing development.</p> <p>The Local Environmental Plan (LEP) Making Guideline 2021 (prepared by DPHI) outlines the referral criteria for Planning Proposals to be sent to DoE.</p> <p>While this Proposal does not meet the criteria, DPHI and Council are requested to monitor and consider any cumulative impact on population growth and schools in the locality.</p>	<p>Noted. These matters will be further confirmed and resolved as part of the detailed DA.</p>
NSW Department of Education	11/06/2024	Decision not required		Noted.

AUSGRID

20/06/2024 Decision not required

Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure.

Ausgrid has no comment to make regarding this planning proposal (Re zoning) at this point in time.

Ausgrid however does look forward to reviewing future Development Application submissions for any development attached to this proposal and will then provide further feedback accordingly.

Noted.