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		Area is suffering from over-development and continual construction	The existing Woolworths is outdated and the proposal reflects the opportunity to relocate the supermarket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

SUB-8090	objection	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. Needs to happen - lots of demand for mixed use and medium density housing developments	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-8113	support	Provides public space, is well designed and fits within the locality Concerns about high rise and 12 storeys, height impacts on Yeo St Traffic concerns Parking concerns Alignment with existing 6-storey control	Noted. The proposed development achieves a maximum part 6 and part 8 storey built form which is reflective of the desired built from under the NBVPS. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.
SUB-8114 SUB-8131	objection	Traffic and congestion concerns	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.
		Overdevelopment Traffic 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
SUB-8133	objection	Height concerns - solar access and overshadowing	result in adverse overshadowing impacts. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8137	objection	Traffic and congestion concerns Pressing demand for housing supply Neutral Bay is perfect for increased development	traffic impacts.
SUB-8138	support	Provides appropriate density	
SUB-8164	objection	Unnecessary building height 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 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.

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			Inconsistent with the existing streetscape character	traffic impacts.
	SUB-8170	objection	Unlikely to provide low cost dwellings for essential workers	the provision of essential worker housing is not a matter for this Planning Proposal to address.
		objection	.	•
Inconsistent with the existing streetscape character traffic impacts.	200 01/0	0.0,00000	sinker, to provide for cost and importer cost full workers	

		Imposing building heights Traffic and congestion issues	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. The proposal is consistent with the desired future character and density of the area envisaged in Council's
SUB-8171	objection	Impacts on local character	NBVPS. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
			traffic impacts. 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.
		Traffic and congestion concerns Approval will set precedent for similar buildings Height concerns and overshadowing	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
SUB-8175	objection		result in adverse overshadowing impacts. 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.
			Sufficient basement parking in accordance with the DCP will be provided. 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.
		Building height concerns No mention of parking arrangements	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.
		Too many retail properties empty in NB	The proposal does not seek to remove any trees, thus will not adversely impact the Yeo Street canopy.
		Traffic and congestion issues	Significant public open space is proposed for the site and will be further expanded once 185 Military Road is
		Damage to Yeo St tree canopy	developed. The retail arcade is considered an optimal outcome that will improve pedestrian connectivity, be
SUB-8176	objection	Arcade should be open space	weather proofed and seamlessly connect with the proposed public open space.
			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
		Overshadowing issues	result in adverse overshadowing impacts.
SUB-8177	objection	Concern for "outdoor dining clutter"	The renders are only indicative and outdoor dining consent is not sought through the Planning Proposal.

SUB-8178	objection	Height and excessive storeys - inconsistent with NBVPS Overshadowing concerns Need for more public space Traffic and congestion concerns Need to provide social/affordable housing	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 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. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. 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.
		Height and excessive storeys - inconsistent with NBVPS Inconsistent with the DCP Does not address housing crisis Should provide 5% affordable housing Remove the provision of 88 public parking spaces	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 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. 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. The provision of the public carpark is no longer sought under the proposal. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8179	objection	Traffic and congestion issues Excessive building height and scale Overshadowing concerns Traffic and congestion issues	traffic impacts. 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 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
SUB-8180	objection	Inconsistency with NBVPS Excessive building height and development size Overshadowing concerns Traffic and congestion issues	the proposal will not result in significant traffic impacts. 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 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
SUB-8181	objection	Inconsistency with NBVPS	the proposal will not result in significant traffic impacts.

SUB-8182	objection	Excessive building height and development size Overshadowing concerns Traffic and congestion issues Inconsistency with NBVPS	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 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.
		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	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 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 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 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.
SUB-8183	objection	Overshadowing of dual atriums at 9 Rangers Road	
			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
SUB-8184	support	Agrees as long as proposal provides percentage of affordable housing	provided to DPHI. 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. 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).
		Excessive height	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
		Impact on surrounding areas Loss of solar access and light	traffic impacts. Sufficient basement parking arrangements will be provided for commercial, residential and retail uses
		Traffic and congestion	proposed on the site.
		Limited resident and visitor parking impacting local streets Subterranean supermarket provides no public benefit	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
SUB-8185	objection		and contribute to enhancing the vibrancy of the town centre.

		Solar access issues	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 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 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. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
		Objections with mezzanines	traffic impacts.
		Parking spaces should not exceed existing rates controls	The proposed public plaza will be designed as an open space for people to dwell and gather. The detailed
		Traffic and congestion issues	landscape design and public domain will be sought at a future DA stage.
		Public plaza should not have structures built on it	The proposed podium heights have been designed to create a human scale experience at the ground level,
SUB-8186	objection	Podium height and footpath width on Rangers Rd should match Muse	consistent with the objectives of the NBVPS draft DCP amendments. 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 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. 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.
		Inconsistent with MRCPS/NBVPS and excessive built form Additional height limits should only be permitted in conjunction with delivery of	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).
		public benefits Design excellence must be encouraged Solar access issues	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.
		5% affordable housing	The proposed podium heights have been designed to create a human scale experience at the ground level,
SUB-8187	objection	Podium heights and footpath width on Rangers Rd should match existing developments like Muse	consistent with the objectives of the NBVPS draft DCP amendments. The proposal does not seek to alter the existing pedestrian footpaths along Rangers Road.
			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. 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.
		Personal concerns regarding construction impacting heritage listed property	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
		lack of affordable housing provision Development not in consideration of surrounding conservation areas Loss of privacy and overshadowing issues	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. The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that
		Against further height increases	maximises the site's optimal location whilst ensuring the development remains sympathetic to the
SUB-8188	objection		surrounding area and established Neutral Bay character.

SUB-8189	objection	Personal concerns regarding construction impacting heritage listed property lack of affordable housing provision Development not in consideration of surrounding conservation areas Loss of privacy and overshadowing issues Against further height increases	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. 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. 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. 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.
			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. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts.
		Development along Rangers Rd should be consistent with the existing streetscape.	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
		Traffic and congestion issues	result in adverse overshadowing impacts.
SUB-8190	objection	Building height and setback concerns regarding overshadowing Pedestrian safety issues	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. 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 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. The NSLEP does not require the proposal to demonstrate design excellence, notwithstanding this, the
		Inconsistent with MRCPS/NBVPS and excessive built form Additional height limits should only be permitted in conjunction with delivery of public benefits Design excellence must be encouraged Solar access issues 5% affordable housing Podium heights and footpath width on Rangers Rd should match existing	proposal will ensure the delivery of a high quality, architectural built form outcome. 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). 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. 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
SUB-8191	objection	developments like Muse	existing pedestrian footpaths along Rangers Road.

			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 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.
			A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
		Solar access issues	traffic impacts.
		Objections with mezzanines	The proposed public plaza will be designed as an open space for people to dwell and gather. The detailed
		Parking spaces should not exceed existing rates controls	landscape design and public domain will be sought at a future DA stage.
		Traffic and congestion issues	The proposed podium heights have been designed to create a human scale experience at the ground level,
		Public plaza should not have structures built on it	consistent with the objectives of the NBVPS draft DCP amendments. The proposal does not seek to alter the
SUB-8192	objection	Podium height and footpath width on Rangers Rd should match Muse development	existing pedestrian footpaths along Rangers Road.
			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.
			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 planning proposal has demonstrated a positive contribution and built form outcome consistent with the
		Height not in keeping with village environment	desired and future character of Neutral Bay, including the Muse development.
		Solar issues	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
		Inconsistency with heights of the Muse development	traffic impacts.
		Traffic and congestion issues - local infrastructure	The proposal seeks to relocate the supermarket to a subterranean arrangement o allow for the creation of
		Subterranean supermarket no public benefit	the public plaza at the ground level which will provide a valuable passive open space for people to gather
SUB-8193	objection	support for the Public plaza	and contribute to enhancing the vibrancy of the town centre.
			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.
		Yeo St overshadowing	The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.
		Against further extensions and mezzanines	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
		Traffic and congestion issues	traffic impacts.
		Exceedance in parking spaces	The detailed provision of parking will be sought for approval as part of the future DA and will be consistent
SUB-8194	objection	the second se	with the DCP parking rates.
			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 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
		Height concerns	slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not
SUB-8195	objection	Overshadowing concerns	result in adverse overshadowing impacts.
500 0195	objection		A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8196	objection	Adverse construction impacts involving traffic and congestion	traffic impacts.
200-0120	objection	Auverse construction impacts involving traine and congestion	traine impacts.

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

		Excessive height Overshadowing concerns Traffic and congestion issues	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 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. 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
SUB-8206	objection	Existing Woolworths store is appropriate Height and stories	opening up the opportunity for the public plaza which will create a valuable public space for the community. 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 detailed provision of parking will be sought for approval as part of the future DA and will be consistent with the DCP parking rates.
SUB-8208	objection	Parking impacts Supportive of rejuvenation, proposed public space and activations Traffic and congestion concerns Need to incorporate sustainability commitments Overshadowing	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. The proposal seeks to deliver a highly sustainable building and the detailed ESD commitments will be confirmed as part of the future DA. 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 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
SUB-8209	mixed	Excessive height and bulk Will contribute to, shade, cold and wind tunnels	surrounding area and established Neutral Bay character. 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. 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.
SUB-8210	objection	Excessive height Traffic and congestion issues	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.
			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.
			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.
		Proposal should mirror Muse building	The propose seeks to improve and increase the provision of public open space through the proposed public
		Loss of solar access	plaza.
		Traffic and congestion issues - exceedance of parking rates	The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.
		Retention of green and public space	The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that
		Allowance of mezzanines	maximises the site's optimal location whilst ensuring the development remains sympathetic to the
SUB-8211	objection	Excessive height and bulk	surrounding area and established Neutral Bay character.
			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 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
		Overshadowing issues	surrounding area and established Neutral Bay character.
		Excessive height and bulk	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8212	objection	Traffic and congestion issues	traffic impacts.
			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.
		Excessive height	North Sydney Council does not have an affordable housing contributions policy in place and a detailed
		Traffic and congestion issues	response noting why the proposal cannot feasibly provide affordable housing has been previously provided
SUB-8213	objection	Need for affordable housing	to DPHI.
			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.
		Traffic and congestion issues	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8214	objection	Overshadowing concerns	traffic impacts.

			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 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.
		Excessive height	The proposal no longer seeks to provide public car parking spaces.
			The proposed podium heights have been designed to create a human scale experience at the ground level,
SUB-8215	objection	spaces and the 2 storey retail podium	consistent with the objectives of the NBVPS draft DCP amendments
500 0215	objection		
SUB-8216		Not Applicable Submission appears to be a	presentation unrelated to the site/development
500 0210			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 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
		Overshadowing concerns	surrounding area and established Neutral Bay character.
		-	
		Excessive bulk and scale	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8216	objection	Traffic and congestion issues	traffic impacts.
			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 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
		Excessive height	result in adverse overshadowing impacts.
		Diminishes village atmosphere	The proposal will facilitate an optimal built form outcome. The site specific DCP includes key controls
		Bulk and scale issues	relating to building design, setbacks and articulation to ensure a future development that is compatible with
		Setback profiles	the desired and future streetscape character of the area.
		Overshadowing issues	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8218	objection	Traffic and congestion	traffic impacts.
			The proposed height and built form has been carefully considered to respond to future growth projections
			outlined in the Neutral Bay Village Planning Study.
		Out of character	The built form has been designed to respond to site specific constraints whilst still achieving a viable
		Traffic and congestion issues	development outcome supporting the delivery of a town square, through-site-link and street upgrades -
		Excessive heights	elements that will enhance village atmosphere.
			A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8219	objection		traffic impacts.

		Excessive height Allowance of mezzanines Traffic and congestion issues	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 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 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
SUB-8219	objection	Overshadowing concerns	result in adverse overshadowing impacts. 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 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
SUB-8220	objection	Excessive scale Overshadowing concerns	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 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. Military Road will maintain its existing function to service loading and delivery trucks. The indicative loading
SUB-8221	objection	Overshadowing concerns Current site activity regarding Woolworths delivery trucks	dock arrangement demonstrated appropriate servicing requirements to ensure delivery trucks will not adversely impact traffic.
			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 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
		Excessive height	unlikely to result in wind tunnelling.
		Character and village atmosphere	The proposed mezzanine will not be a habitable space and only utilised for back of house/storage purposes.
		Shadowing and wind tunnels	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8222	objection	Traffic and congestion issues Provision of parking for apartments	traffic impacts.
300-0222	objection		

SUB-8223	objection	Excessive building height and FSR Solar access impacts Allowance of mezzanines Need to match the Muse building Traffic and congestion concerns Integration with NBTCPS Public benefit Plaza size Integration with 183-185 Military Road Lack of support from NS Council	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. 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 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. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. 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. The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all concerns raised by Council.
		Excessive building height and FSR Solar access impacts Allowance of mezzanines Need to match the Muse building Traffic and congestion concerns Integration with NBTCPS Public benefit Plaza size Integration with 183-185 Military Road	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. 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 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. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. 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. The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all
SUB-8223 SUB-8224	objection	Lack of support from NS Council Compliance with LEP/DCP Overshadowing concerns Excessive height, bulk and scale Traffic and congestion issues	 concerns raised by Council. The proposal seeks LEP and DCP amendments to facilitate the ability to provide an optimal development outcome for the site. 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 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.

SUB-8225	objection	Overshadowing issues Need to match the heights of the Muse Building Excessive bulk and scale Covered through-site link should be open	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 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. 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 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-proofed through site link has been provided previously to the Panel and DPHI. 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
SUB-8226	objection	Solar access control should be adopted in the LEP to prevent overshadowing to Yeo Street 5% Affordable housing should be provided Inclusion of 88 additional parking spaces is not supported Excessive height, bulk and scale	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. 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. The provision of the 88 public carpark is no longer proposed. 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.
		Excessive building height and FSR Solar access impacts Allowance of mezzanines Need to match the Muse building Traffic and congestion concerns Integration with NBTCPS Public benefit Plaza size Integration with 183-185 Military Road	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. 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 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. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. 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. The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all
SUB-8227	objection	Lack of support from NS Council	concerns raised by Council.

	Excessive building height and FSR Solar access impacts Allowance of mezzanines Need to match the Muse building Traffic and congestion concerns Integration with NBTCPS Public benefit Plaza size	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. 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 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. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant traffic impacts. 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.
objection	Lack of support from NS Council	The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all concerns raised by Council.
objection	Excessive height and FSR resulting in an unnecessary level of bulk and scale Traffic and congestion issues	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.
objection	Excessive height and FSR resulting in an unnecessary level of bulk and scale Traffic and congestion issues	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.
objection	Solar access Allowance of mezzanines Traffic and congestion Retention of public plaza use Need to mirror the Muse building scale Excessive bulk and scale	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. 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. 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.
	objection	Solar access impacts Allowance of mezzanines Need to match the Muse building Traffic and congestion concerns Integration with NBTCPS Public benefit Plaza size Integration with 183-185 Military Road Lack of support from NS Council objection Excessive height and FSR resulting in an unnecessary level of bulk and scale objection Excessive height and FSR resulting in an unnecessary level of bulk and scale objection Excessive height and FSR resulting in an unnecessary level of bulk and scale objection Solar access Allowance of mezzanines Traffic and congestion Retention of public plaza use Need to mirror the Muse building scale

			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 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
		Excessive height	result in adverse overshadowing impacts.
		Overshadowing concerns	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
SUB-8230	objection	Traffic and congestion issues	traffic impacts.
500 0250	objection		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
		For each of the state of the st	surrounding area and established Neutral Bay character.
		Excessive height	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
		Traffic and congestion issues	traffic impacts.
SUB-8231	objection	Visual amenity	The proposal will not adversely impact visual amenity of surrounding development.
			A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
			traffic impacts.
			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 development has been designed to minimise overshadowing and achieve solar access in
		Traffic and congestion issues	accordance with the ADG. Significant amendments including additional upper level setbacks and articulation
		Building height	slots have been added to the Yeo Street frontage to ensure an acceptable built form outcome that will not
SUB-8232	objection	Overshadowing concerns	result in adverse overshadowing impacts.
000 0101	objection		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.
			The proposal will not detrimentally impact the existing heritage context of the site, with the scheme design
		Overshadowing concerns	to complement the existing and desired future character of Neutral Bay village.
		Traffic and congestion issues	A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
		Unsympathetic to local infrastructure, heritage buildings and local character	traffic impacts. Further, the detailed provision of parking will be sought for approval as part of the future DA
SUB-8233	objection	Parking and public transport pressure	and will be consistent with the DCP parking rates.
			A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
			traffic impacts.
			The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that
		Traffic and congestion issues	maximises the site's optimal location whilst ensuring the development remains sympathetic to the
SUB-8234	objection	Excessive height in storeys	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.
			The proposed heights have been informed by the NBVPS to facilitate a high quality built form outcome that
		Traffic and congestion issues	maximises the site's optimal location whilst ensuring the development remains sympathetic to the
SUB-8234	objection	Excessive height in storeys	surrounding area and established Neutral Bay character.
300-0234	objection	LACESSIVE HEIGHT III STOLEAS	שירטעוועוואַ מיפּמ מווע באנמטווטוובע ואבענומו סמץ נוומומנופו.

		Excessive building height and FSR Solar access impacts Allowance of mezzanines	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. 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 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. A detailed traffic assessment was prepared by JMT and confirmed the proposal will not result in significant
		Need to match the Muse building	traffic impacts.
		Traffic and congestion concerns	The proposal will facilitate substantial public benefits through the provision of approximately 1,100m2 of
		Integration with NBTCPS	public space through the proposed through site link and plaza. Further, the proposed public space is
		Public benefit	envisaged to expand with the future development of 185 Military Road which envisages an expanded public
		Plaza size	space shared between the two sites.
		Integration with 183-185 Military Road	The proposal has undergone extensive revisions and refinements to provide a scheme that addressed all
SUB-8236	objection	Lack of support from NS Council	concerns raised by Council.
SUB-8237	support	The right type of development Neutral Bay needs to enliven a downgraded retail ar	as Natad
300-0237	support	The right type of development Neutral bay needs to enlivel a downgraded retail an	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 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
		Excessive height	traffic impacts.
		Overshadowing concerns	The proposal seeks to deliver a highly sustainable building and the detailed ESD commitments will be
		Traffic and congestion issues	confirmed as part of the future DA.
SUB-8238 (email	l) objection	Long term sustainability and liveability of Neutral Bay	

Agency	Date of Submission	Position	Summary of Submission	Proponent's Response
NSW Health	23/05/2024 Decis	ion not required	Decision not required due to distance from Northern	n Sydney Local Health District's Properties
			Water servicing should be available for the	
			proposed development	
			Amplifications, adjustments, deviations and/or	
			minor extensions may be required	
			Detailed requirements will be provided at the S73	
			application stage.	
			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.	
			Council is advised to forward the Sydney Water	Noted. These matters will be further
			Planning Proposal Information Sheet (for	confirmed and resolved as part of the detailed
Sydney Water	24/05/2024 Supp	ort	proponent) to assist in progressing development.	DA.
			The Local Environmental Plan (LEP) Making	
			Guideline 2021 (prepared by DPHI) outlines the	
			referral criteria for Planning Proposals to be sent to	
			DoE.	
			While this Proposal does not meet the criteria, DPHI	
			and Council are requested to monitor and consider	
			any cumulative impact on population growth and	
NSW Department of Education	11/06/2024 Decis	ion not required	schools in the locality.	Noted.

		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 ther	1
AUSGRID	20/06/2024 Decision not required	provide further feedback accordingly.	Noted.