

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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Email

[REDACTED]

Suburb/ Town

Neutral Bay

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No



I agree to the Privacy statement

submission

I am writing to request that the Sydney North Planning Panel to not approve the re-zoning and development of 1-7 Rangers Road Neutral Bay.

I am a resident of [REDACTED] have two young children, and will be directly impacted by this development. I object on the grounds that:

- the building proposed is unnecessarily high and will block significant amounts of natural light for the street and our property
- I believe the height of the proposal is beyond current permitted heights which have been set to limit unnecessary developments such as these - to allow this I feel goes against the intent of why these restrictions are introduced which is to protect residents such as my family
- the proposal will drive significant extra traffic due to the increased number of residents in the proposed apartment blocks, making the street significantly busier and more dangerous for my two young children to the extent that I feel I will need to move away
- the proposal is not in keeping with the village feel of Neutral Bay at all and will irreversibly change the area

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[REDACTED]

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Suburb/ Town

Neutral Bay

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What is the point of all this extra development in the Neutral Bay area which will bring in so many more people to the area, without anything done about Military Road? Military Road is a complete disaster and all of this development is only going to make matters worse.

Submission Type

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Email

████████████████████

Suburb/ Town

Neutral bay

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submission

I support the proposal , I believe neutral bay should have a facelift and upgrade as other areas.

Submission Type

I am making a personal submission

Title

████

First Name

████████

Family name

██████

☐

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Email

████████████████████

Suburb/ Town

Neutral Bay

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submission

I support the proposal, we believe it will give a facelift to the area and upgrade to the best

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Suburb/ Town

Neutral Bay

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submission

It's disappointing the department, through the panel, has chosen to override the council. I object to the proposal on the following grounds:

- Councils exist for a reason
- The panel appointed itself as the authority that will make the decision

Furthermore, I also object to the North Sydney LEP 2013 being amended on the following grounds:

- The existing LEP was made with input from residents and experts in the field
- That LEPs exist to prevent developers with significant money from changing the current makeup of the area

Finally, the department mustn't amend the current LEP simply because a developer with money has turned up, even if it has "merit". The proposal must also be rejected and returned back to council.

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First Name

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Suburb/ Town

Neutral Bay

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submission

As a Neutral Bay community member and consumer I strongly oppose the planning proposal for the following reasons:

- We don't need a Woolworths on Rangers Road especially not in the proposed expanded version.
- There is already a Woolworths across Military Road off Grosvenor Street, why have two Woolworths 200 metres distance apart?
- The proposal only exacerbates the oligopoly of the big supermarkets, one being Woolworths and leads to even less competition and choice for consumers.
- The only way I'd support this proposal is if tenders were given to smaller supermarket/grocery companies such as Harris Farm, IGA or Aldi.
- This proposal goes against protecting small businesses and offering more choice to consumers. Woolworth's aim and potential approval would purely be based on commercialism and profit. This is wrong.

[REDACTED]

Submission Type

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Title**First Name****Family name**

Name withheld

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Suburb/ Town

Cremorne

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submission

Dear Council,

We fiercely object to the Planning Proposal (PP-2022-4350) at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay.

The proposed plan will significantly change the area in a way that is detrimental to the local environment and local resident. The proposed new height of 16m to 31m is far too high, and will change the feel of the entire area and surrounding areas. Nearby building heights in resident streets are much lower. In addition, nearby streets like Harrison are still, in areas, zoned as conservative/heritage. It is hurtful to make amendments to the LEP of the proposed area, while not also revisiting the zoning for nearby areas. The stark contrast between streets like Harrison to the Proposal Plan (should it be approved) will be drastic and hurtful to resident, and the environment of the area.

Regards,

Concerned Local Residents on

[REDACTED]

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I am against the six storey development. The area cannot cope as it is with the current congestion and traffic. When I walk up Rangers Road of a morning to catch the bus on Military Road I often have to walk on the road to get around the people standing waiting for coffees, chatting or walking their dogs. To add more apartments in this small nish area would over crowd and take away the ambience of the two streets.

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First Name

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Family name

[REDACTED]

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Email

[REDACTED]

Suburb/ Town

Neutral Bay

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submission

Objection to Proposal -1-7 Rangers Road and 50 Yeo Street, Neutral Bay

To whom it concerns,

I wish to strongly object to the development proposal for 1-7 Rangers Road and 50 Yeo Street, Neutral Bay.

I am a long term resident in [REDACTED] Neutral Bay and do not wish to have further construction to the area, especially a high density apartment block as the area is already suffering from over-development and disruptions from continual construction.

Having a multi storey development will also block out the very little view of the city which we have left and it will also add additional traffic to the street if completed, which at times is already very heavy.

The existing Woolworths supermarket is also not very old, so we do not need a new one and the current one is more than sufficient.

The village feel of the area is also starting to change and not for the better with all the over development.

The block where 1-7 Rangers Road exists on also has a large bus stop area which services the city, North Sydney and St Leonards, so commuters would need to find another bus stop zone to catch public transport if construction was to commence .

Finally, the residents in the area including many of my neighbours in 4 Rangers Road are not wanting more construction after already having at least 2 new apartment blocks built either side of our one and do not wish to be subjected to further noise and dust from construction and want to live our life in peace and quiet, so again I please request that this redevelopment does not go ahead for the sake of the existing residents and to stop changing our area in order to become more like the CBD than a beautiful, quiet lower North Shore suburb.

Thank you for your consideration.

Yours sincerely,

[REDACTED]

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

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submission

Once again, I strongly oppose this proposal. Repeated submissions despite rejection of the proposal on multiple occasions reflects arrogant disregard of the views of local residents. The PP completely ignores the current height restrictions for the zone, with the scale of the development wildly in excess of current planning guidelines. The floor to space ratios for the zone are also ignored in 'exchange' for the speculative inducement of minor surrounding public space.

This space would be highly unlikely to eventuate given it would be dependent on the current Woolworths PP (1/23) being very significantly scaled back or rejected completely. The proposal would greatly exacerbate the current traffic and congestion issues. Much is made of access to public transport which is currently already struggling to cope with the local population with significant queues for buses at peak times. If there were a rail or metro station at Neutral Bay, the proposal would make more sense but still not comply with the current zoning restrictions.

Current volumes and congestion appear not to have been at all considered in this proposal. The suggestion of large corridors as public space between buildings will never exist. Even if this were allowed, significant wind tunnelling effects which make the spaces unusable.

The dramatically increased building height would clearly obstruct northern light, cause significant shadowing and further encourage gross overdevelopment of the area, with Neutral Bay becoming North Sydney or Chatswood.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

Neutral Bay

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No

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submission

I wish to state that the proposal has my full support as it will enhance the current site and provide more housing and upgraded retail and parking space.
proceed

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

Neutral bay

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No

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submission

I live close by and am concerned about the noise; the increased number of vehicles during the building process and the increased traffic in very narrow
The lack of safety in Military lane and the lack of dumping space when the demolition happens.
The safety concerns of the foot traffic in the area which includes a number of medical practices and two schools!

We are also concerned about the height of the building as we were told that they would be 6 stories high.

There is also another development in the pipeline- opposite the Watso building in Yeo street.

The safety of the community is a major concern!

Title

First Name

Family name

☒ Name withheld

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Email

Suburb/ Town

Belrose

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No

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submission

Hi There,

I hereby object to the planning proposal and the required amendments to the North Sydney LEP 2013 for the following reasons. Some of these specifically impact myself and my partner, while others have broader social impacts on the area.

****Personal Reasons:****

1. We own a one-bedroom unit at [REDACTED] as an investment property, which is currently on negative gearing. With the current interest rates, it is very challenging for us to meet the repayments. Any development right in front of our unit will significantly reduce our chances of securing a tenant or will lower the rent significantly during the construction period. Unless there is an agreed arrangement for compensation for our loss, we cannot accept/afford the consequential financial burden.
2. Besides the construction period issues, our apartment will be negatively impacted by the increased supply in the area, both from a rental and a sales perspective.
3. Our unit will suffer from blocked sky views due to the new tall buildings.
4. The increased traffic in front of our unit will significantly impact us.

****Social and Environmental Impacts on the Area:****

1. With an increased number of dwellings and commercial premises, traffic and the number of residents in the area will rise. This will exacerbate the already challenging traffic flow and the narrow streets, which are currently struggling to handle the existing traffic. It is unclear if there are any plans to widen Military Road, Rangers Road, Yeo Street, or Wycombe Road.
2. Parking spaces are already a significant challenge, even during non-peak hours. Parking along Military Road causes traffic jams, and patrons of the multiple shopping precincts add a burden to the parking availability. The area is always busy, regardless of the time of day. The proposal suggests bringing in extra residents for 62 additional dwellings, but there is no mention of how parking spaces in the surrounding streets will accommodate increased demands.
3. Currently, there is a development and construction happening at the corner of Waters Lane and Grosvenor Street, opposite to this PP on the other side of Military road which will increase the resident numbers and traffic in the area. Have similar issues been addressed for that development?
4. To my knowledge, Military Road is a state-owned road managed by TfNSW. Has there been any coordination with them to make the road suitable for increased activities, including the development or improvement of bus stops, or train lines or similar infrastructure? If not, how do you expect to change the LEP to accommodate an extra population?
5. Recreational facilities in the area, including parks and sports fields, are very scarce and difficult to access. Yet, the proposal suggests adding more residents. Is there any plan to provide additional recreational facilities nearby?

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

[REDACTED]

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No

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submission

This development needs to happen and Sydney needs a lot more mixed-use mid/medium-density housing developments in its town centres. This development provides public space and architectural well designed and sits well with the surrounding town centre. The only way Sydney can deal with its housing crisis is to turn town centres into mid/medium-density mixed-use developments.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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Email

[REDACTED]

Suburb/ Town

Cremorne

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submission

I wish to object to the above planning proposal for the following reasons:

1. COMMUNITY.

Residents feel very strongly about preserving the village atmosphere of Neutral Bay. If we allow 12 stories, it will open up the floodgates to all developers and Neutral Bay will fast become an ocean of high rise. This is not conducive to living in connection to the environment. Big business are trying to push this through to suit their purposes, and do not have the interests of the suburb or the residents at heart. The residents of NSC do not want high rise, keep it low rise and make the developer provide for onsite parking to suit the future residents.

2. HEIGHT.

The proposed height would have massive impact on the dwellings on the south side of Yeo St, blocking sun and light.

3. TRAFFIC AND PARKING.

Traffic in the area is already at gridlock, and adding more and more cars to the area will only make this problem bigger. The parking spaces proposed for this development are highly inadequate for shoppers, let alone proposed residents.

As you are aware, one bedroom units have no allocated parking and two bedroom units are allocated one parking space. This is ludicrous, not only does it not serve the residents, but it just pushes cars into the already full street parking, which means the street parking gridlock will just extend and extend to further streets. The argument about it being near public transport doesn't wash either as this service is unreliable and currently inadequate, particularly in peak hour. Adding more passengers will only make this situation worse.

4. NORTH SYDNEY COUNCIL GUIDELINES.

NSC have a limit of six stories, this is conducive to liveable standards and connection to the environment. Developers constantly trying to push this limit to suit their own hop pocket is not serving the community. If this proposal is allowed, all hell will break loose and the area will be destroyed by high rise adding more strain on transport, utilities and the environment.

Submission Type

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Email

Suburb/ Town

Cremorne

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No

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submission

I object to the development proposal. This is a very congested area as it is now and what is being proposed will make it impossible.

Please do not allow this to happen.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY, NSW, 2089

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submission

1. This proposal represents gross over-development at a site already challenged with traffic and over-crowding.
2. The area is poorly served by public transport with buses the only service. As such Military Road remains extremely busy 24/7, with heavy traffic on adjacent roads, especially Yeo Street and Wycombe Road. Traffic is such that at peak times there is gridlock between these three roads.
3. Current zoning allows for a very generous 4 stories. The dramatic increase in building heights in this proposal with greatly decrease solar access and would result in a dungeon effect for building South of the site and on Yeo Street.

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Email**Suburb/ Town**

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submission

Hi there.

As a resident living on [REDACTED] have serious concerns re. building height, traffic and residential dwelling space.

The development should not exceed 6 storeys to prevent shadowing on neighbouring buildings.

The increase in traffic because of the increase in carspace allocation in the development will very negatively impact the intersection of Yeo St and Rangers Road. This will then impact the intersection of Rangers Road and Military Road at an already chaotic Bus stop with a Left turn only onto Military Rd at a pedestrian crossing! The proposed development has an outdoor meeting space with hanging greenery, water features and child friendly spaces overlooking the Rangers Road approach to Military Rd where while people are sitting in the space they will be looking at a queue of cars banked up to turn left onto Military Rd. The frustrated drivers will then attempt a U Turn over double lines as they look for another way. This is already the case particularly on weekends and will only get much worse and possibly dangerous. The communal outdoor space will quickly lose its appeal. The residential dwelling space should be made affordable housing permanently and not be another "luxury apartment living in the heart of the LNS"

Thankyou

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Suburb/ Town

Mosman

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No

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submission

It is absolutely essential that the proposed development goes ahead.

As a lifelong resident of the local area, who has spent many weekends recently at rental inspections which have queues right around the block, it is crystal clear to me how pressing the need for more housing supply in this exact area is. Unfortunately, it is likely too late for me and I am now looking at renting outside the area, as demand and prices are simply too high in this area. I hope I will be able to return to the area one day. Sydney, and this area in particular runs the risk of being a city without grandkids, not very good for the "character of the area".

Neutral Bay is an absolutely perfect place for increased development and is at present, shockingly underdeveloped. This is a suburb just 4KM from the CBD, 1 bus stop to Wynyard with a major bus stop, and on a major arterial road (Military Road). It also has heaps of commercial real estate with multiple supermarkets. Yet it is mostly suburbia. No other major city in the world is like this. Neutral Bay should have more housing, and this proposal is the first step towards making that a reality.

This specific proposal would contribute to reducing housing demand in the area, every new home built - is one less family or couple no longer at these rental inspections driving up the price of housing.

It is also the exact type of density we need. It has a plan for commercial real estate AND open space to compliment it. It's also planned to be aesthetic - the sketches are easy on the eye and would be far nicer to walk or drive past than most of Neutral Bay presently is. There is simply no grounds for which any open-minded body could oppose this development.

The fact North Sydney Council did is an incredible shame, and reflective of so many councils who are obstructionist and do not deserve to retain their planning powers any longer. They are the reason Sydney faces such a severe housing crisis.

So please, support sensible development done right in a fantastic location for increased housing supply. It is much needed.

Thank you

Submission Type

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Title

[REDACTED]

First Name

[REDACTED]

Family name

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Suburb/ Town

Neutral Bay

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submission

I strongly agree with North Sydney Councils refusal of the proposal. Increasing the building height is unnecessary other than for financial gain by the developers.

Why can't the plan go ahead within the current approved limits? Neutral Bay is already extremely busy with both vehicle and foot traffic so detrimental to residents and visitors to increase this even more. It will be like living in the rat race of New York before we know it.

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submission

I object to the Planning Proposal for the following reasons:

1. The proposed maximum building height of 26 metres fronting Yeo Street is excessive for 6 storeys and will result in unacceptable overshadowing of dwellings to the south, especially in Yeo Street.
2. The proposed maximum building height of 26 metres is inconsistent with the 21 metres for 6 storeys in the Neutral Bay Village Planning Study adopted by North Sydney Council on 27/5/2024. It is also inconsistent with the height of 22 metres for 6 storeys nominated by the Department in relation to the State Government's housing reforms such as the TOD. It will result in a building that is overbearing and out of character with its context.
3. The proposed maximum building height of 31 metres for part of the site is excessive for 8 storeys. It will result in additional unacceptable overshadowing. It is also inconsistent with the maximum building height of 21 metres adopted by Council with respect to the Neutral Bay Village Planning Study.
4. The proposal will facilitate a development which is an overdevelopment of the site, in particular it will result in overloading of the local road network and further overloading of Military Road.

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I find the proposed height of 26 metres to be excessive for a 6 storey building.
Also, the other proposed height of 31 metres is excessive for an 8 storey building.
If approved, they will be buildings of excessive bulk and scale.
Both would be out of keeping with the Neutral Bay urban landscape.

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I object to this proposal. 1 Overshadowing due to the application for increased height from 16M in part to 26m and in part to 31m. Apart from the overshadowing, we do not want a St Leonard's to develop in this suburb. We voted for our Council, we did not vote for Woollies, in fact, we could live without them. My second objection relates to transport. Our major means of travel is via Military Rd already chocked with traffic. The increase in height of this development is really due to the side business of developing units to aid developers and woollies profits. These units will certainly not aid the true scarcity of affordable housing in the state, they will be bought by the affluent and congestion and grid lock will increase.

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I object to the proposal for the following reasons:

1. This proposed large building will bring more traffic to the area. Military Rd is already at capacity. Buses are at capacity. Local roads will be crowded. Parking is already an issue in this area
2. The maximum building heights should be consistent with the Council's Planning study. They are excessive for 6 (26 metres) and 8 storeys (31 metres). If allowed the result will be that these buildings will have excessive bulk and scale.
3. This PP would facilitate an excessive size of development. This would create overshadowing , reducing reasonable access to sunshine (solar access) , especially on Yeo Street.
4. There should be at least 5% affordable housing provided by the developer in the project.

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Neutral Bay

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That the height of 6 storey buildings be capped at 22 metres ,as proposed by the Neutral Bay Planning town Planning Study . Neutral Bay is a pleasant suburb ,with a village atmosphere ,to suggest that High Rise will enhance this is ludicrous .

The only Public Transport is vehicular . Military Rd and some side streets are already at saturation . Increased usage engendered by the increase in cars from a large development will exacerbate this .

The development at 9 Rangers Rd is established , the new proposal will rob those dwellings on the S/W side of the building Sun and light ,requiring increased use of lighting and air conditioning ,adding to pollution .

High rise has no place here ,and certainly not if a village atmosphere is the goal .
Please accept the Neutral Bay Town Planning Proposal .

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

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☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

Cremorne

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submission

I object to the proposal.

The bulk and scale of the proposal at 31 metres in height will overshadow the dwellings in Yeo St. It will generate additional traffic in local streets and Military Rd which is already close to gridlock. Its scale is inconsistent with the Neutral Bay streetscape both current and planned. It is unlikely to provide additional low cost dwellings for essential workers.

Submission Type

I am making a personal submission

Title

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First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

CREMORNE

I have made a reportable political donation

No

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submission

My submission relates to the above planning proposal.

I object to the proposal on the grounds that the proposed building heights will seriously impose on the surrounding environment and affect the residents of the many dwellings nearby. This is already a highly populated area with traffic congestion and close to a large school. Combined with the proposed increase in building heights allowable in the development of the Coles takeover of Woolworths on the other side of Military Rd, Neutral Bay will start to look and feel like the dense, characterless and sunless wind tunnels of North Sydney.

Submission Type

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Suburb/ Town

Cremorne

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No

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submission

I object to the Woolworth Rangers Road Planning Proposal PP-2022-4350 for Redevelopment the Woolworths at 1-7 Rangers Road and 50 Yeo Street Neutral Bay.

My objections are on the basis that

- The over-development of the site with residential units will result in additional traffic in the already congested Yeo Street along which delivery trucks, shoppers and residents' cars will have to negotiate. The development proposes 350 car spaces for shoppers, workers and residents many of which will turn over multiple times a day.
- There appears to be no consideration of the implications of the changes to traffic flow along and across Military Road as a result of the permanent road reconfigurations for the Warringah Freeway Upgrade and Western Harbour Tunnel works. Trucks making deliveries to Woolworths will be competing with residents who live north of Military trying to cross or turn onto Military Road to access the Harbour Bridge.
- The traffic numbers being used for the local streets is based on the current heights of buildings within the municipality. Approval of the proposed development will set a precedent for more buildings of increased height which will exacerbate traffic congestion and put more pressure on limited parking.
- The 26 metre height proposed for the six storey section and 31 metre height proposed for the 8 storey building section are too great and will result in major overshadowing of residential properties on the south side of Yeo Street. The amended DCP for the site should set height limits of no more than 23 metre and 29 metre respectively for the 6 and 8 storey elements to minimise the change to the feel of our Neutral Bay and Cremorne villages. Setting of an excessive height in the DCP is against the wishes of the locals will set a terrible precedent for the whole of Neutral Bay and Cremorne.

The Woolworth Planning Proposal was submitted to North Sydney Council with no community consultation, exceeding the planning controls with respect to height and setbacks and also overshadowing nearby residents' properties. There is no community benefit in the excessive overdevelopment proposed. The North Sydney Council strategic planners recommended that the application not be supported. At a Council meeting North Sydney Councillors voted to reject the Woolworths Planning Proposal.

I and many in the community are concerned that the Council Planning Controls being over-ridden by this Planning Proposal will be adversely impact the locals in Neutral Bay and Cremorne.

I ask the panel to reject the overdevelopment of the site by a building of excessive height and bulk and seek amendments to minimise impacts by setting reasonable height limits and setback. Please also consider the irrevocable precedent it will set for similar proposals which will have massive detrimental effect on the Neutral Bay and Cremorne villages.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Cremorne NSW2090

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the present planning proposal (pp 2022-4350). The increase in building heights puts a strain on number of residences, no mention is made of parking arrangements, the height of The Muse should dictate the height allowed.

There are too many retail properties empty in Neutral Bay, no more are needed. At present Yeo Street is a well known rat run, to avoid the Military Road traffic. It is busy all day long, and at times in grid lock, crashes occur between exiting cars from the underground Woolworth car park. There is much difficulty for pedestrians ,as the exit is poorly designed.

I remain concerned about the damage to the lovely tree canopy in Yeo Street, which would be compromised for sun light , with building heights increased.

Neutral Bay Village, needs more open space. The arcade designed would much better be open space.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

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Email

[Redacted]

Suburb/ Town

Cremorne

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No

☒ I agree to the Privacy statement

submission

I object to the proposal.

- 1. There is too much overshadow of properties in Yeo St
- 2. There is limited public space. The ground floor public space will be taken up by tables from the shops leaving less than 0.9m of access after the proposed planter box. Nowhere to sit without paying for a coffee.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐ Name withheld

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Email**Suburb/ Town**

CREMORNE 2090

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

I object to the Planning Proposal for the following reasons:

1. I agree with Neutral Bay Town Centre Planning Study, limiting propose height increase up to 6 storeys or 22 metres, as previous Department approval for 12-14 Waters Road.
2. I am very concerned about overshadowing of existing buildings if more height approved.
3. There is need for more public space to keep the area liveable.
4. Impossible to have many more units with attendant car spaces when traffic along Military Road already impossible. Also along Yeo Street, a fairly narrow street with large Public School, pre-school, Fire Station, Church, Synagogue.
5. Great need for more social, affordable housing

First Name

Family name

☐ Name withheld

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Email

Suburb/ Town

Cremorne

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No

☒ I agree to the Privacy statement

submission

I wish to submit the strongest objections to the following considerations of the Gateway Approval for 1-7 Rangers Rd/50 Yeo St.

The maximum building heights should be consistent with those proposed in the Neutral Bay Village Planning Study which restricts elevation to 6-storeys. The Department previously approved 22m for a 6-storey building at 12-14 Waters Road, Neutral Bay. The NBVP Study represents strong feelings on the part of the people's vision for Neutral Bay Village. It replaces the rejected 2021 Military Road Corridor Planning Study and better reflects the views of the wider community. As such it should form the basis for any decision about proposed development in the Neutral Bay centre.

The proposed maximum building heights for this site will increase to 26m for 6 storeys and 31m for 8 storeys but everyone knows that when this increase is waved through there will be extra stories inserted. The heights are not consistent with those in the Council's Planning Study and are excessive for the number of storeys.

The proposed 6-storey building height in the NBVP Study offer human-scaled designs, promoting urban density with increased economic activity, and maximising solar access. Good separation between the 6-storey buildings will avoid any "street wall" or feeling of prison like streets. Designs should be required to offer larger setbacks with garden buffers, step-backed storey gradations, walk-through links between key streets, public open spaces and community facilities along with demonstrated design excellence.

Any amendment to the LEP should include a sun access control specifying approval must not be granted to a development that does not provide a minimum of 3 hours solar access between the hours of 9am and 3pm on 21 June to habitable rooms and private open spaces of residential properties in Yeo Street.

Note: This is consistent with Council's Development Control Plan. There is no reason the residents of Yeo Street should be treated as second-class citizens.

Should the increased heights go ahead my block of apartments on the South side of Yeo street will be robbed of any sunlight during winter except for a maximum of 2 hours in the middle of the day. It would be irresponsible on the part of the Government to approve such a thing when they already acknowledge the epidemic of mental health cases in Australia.

It is a fiction that this development will address the Housing Crisis. The units will be sold for prices starting in the millions of dollars. The developer should be required to provide at least 5% affordable housing in perpetuity and should not be allowed to include an additional 88 public parking spaces.

Both of the above are consistent with the recommendations of the North Sydney Local Planning Panel and also the recommendations of the Department of Planning. The Department of Planning is to be commended for recommending the inclusion of affordable housing and deletion of the 88 additional public car parking spaces which are in excess of the maximum allowed by Council's Development Control Plan.

Yeo street cannot take the increased traffic from the scale of this development proposed in the extra 88 parking spaces. Nor can Rangers Rd or Wycombe accommodate hundreds of extra cars. Military Rd is already at a standstill as it is beyond capacity. Nor is the Government keeping pace with the demand for Public Transport.

The scale proposed with these increased heights/storeys and extra 88 car spaces represent untenable demands on infrastructure, including access to emergency services. If the roads are gridlocked how do ambulance, fire and emergency repairs to essential public utilities after weather events get through?

The Department cannot responsibly allow the increased heights and parking represented in this Planning Proposal and I ask them to reject the increases.

Submission Type

I am making a personal submission

Title**First Name****Family name**☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

I object to the Planning Proposal for 1-7 Rangers Road and 50 Yeo Street, Neutral Bay for the following reasons:

- Building heights - the proposed height of 26 metres is excessive for a 6 storey building and the proposed height of 31 metres is excessive for an 8 storey building.
- Size of development - the proposals for height and increasing the minimum non-residential FSR from 0.5.1 to 1.8.1 will result in an excessively large development.
- Over-shadowing - the proposed size and bulk of the development will result in excessive overshadowing of residential properties to the south in Yeo Street and Harrison Street.
- Impact on already stressed local infrastructure – the size of the proposed development will further increase pressure on already stressed local infrastructure including local roads (Yeo St), nearby intersections (Rangers/Military, Wycombe/Yeo, Wycombe/Military), the very congested Military Road, parking, and buses/public transport.
- Inconsistencies with the Neutral Bay Village Planning Study – I am concerned the proposed development is inconsistent with the recently completed Neutral Bay Village Planning Study. This study should guide the baseline for assessing future development outcomes in the area. It specifically seeks to ensure that buildings do not have excessive height and bulk – rather they are of a considered, midrise built form as part of developments that balance increased urban density with local economic activity, and include features such as maximised solar access, larger setbacks, through-site links, public open spaces, and community facilities.

Submission Type

I am making a personal submission

Title**First Name****Family name**

☒ Name withheld

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Email**Suburb/ Town**

Neutral Bay

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No

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submission

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- Building heights -the proposed height of 26 metres is excessive for a 6 storey building and the proposed height of 31 metres is excessive for an 8 storey building.
- Size of development - the proposals for height and increasing the minimum non-residential FSR from 0.5:1 to 1.8:1 which means it'll be an excessively large development.
- Over-shadowing - the proposed size and bulk of the development will result in excessive overshadowing of residential properties to the south in Yeo Street and Harrison Street.
- Impact on already stressed local infrastructure –the size of the proposed development will further increase pressure on already stressed local infrastructure including local roads (Yeo St), nearby intersections (Rangers/Military, Wycombe/Yeo, Wycombe/Military), the very congested Military Road, parking, and buses/public transport.
- Inconsistencies with the Neutral Bay Village Planning Study –I am concerned the proposed development is inconsistent with the recently completed Neutral Bay Village Planning Study. This study should guide the baseline for assessing future development outcomes in the area. It specifically seeks to ensure that buildings do not have excessive height and bulk - rather they are of a considered, midrise built form as part of developments that balance increased urban density with local economic activity, and include features such as maximised solar access, larger setbacks, through-site links, public open spaces, and community facilities.

Submission Type

I am making a personal submission

Title**First Name****Family name**

☒ Name withheld

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Email**Suburb/ Town**

Cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the Planning Proposal for 1-7 Rangers Road and 50 Yeo Street, Neutral Bay for the following reasons:

- Building heights - the proposed height of 26 metres is excessive for a 6 storey building and the proposed height of 31 metres is excessive for an 8 storey building.
- Size of development - the proposals for height and increasing the minimum non-residential FSR from 0.5:1 to 1.8:1 which means it'll be an excessively large development.
- Over-shadowing - the proposed size and bulk of the development will result in excessive overshadowing of residential properties to the south in Yeo Street and Harrison Street.
- Impact on already stressed local infrastructure - the size of the proposed development will further increase pressure on already stressed local infrastructure including local roads (Yeo St), nearby intersections (Rangers/Military, Wycombe/Yeo, Wycombe/Military), the very congested Military Road, parking, and buses/public transport.
- Inconsistencies with the Neutral Bay Village Planning Study - I am concerned the proposed development is inconsistent with the recently completed Neutral Bay Village Planning Study. This study should guide the baseline for assessing future development outcomes in the area. It specifically seeks to ensure that buildings do not have excessive height and bulk - rather they are of a considered, midrise built form as part of developments that balance increased urban density with local economic activity, and include features such as maximised solar access, larger setbacks, through-site links, public open spaces, and community facilities.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Please refer attached submission PDF



NSW Planning

Via planning Portal.

Dear Sir/ Madam

Re: Planning Proposal (PP-2022-4350) 1-7 Rangers Rd and 50 Yeo St Neutral Bay

I object to the above planning proposal PP-2022-4350 listed for exhibition dated 13/5/2024.

The primary objection is to the height and bulk form of the proposed development, where this significantly exceeds the current 16m height limit, effectively double in part. I also object increasing the FSR ratio from 0.5.1 to 1.8.1 and the resulting traffic impact.

1. The maximum building height should be consistent with those in the Neutral Bay Village Planning Study - **that is 6-storeys**. The Department previously approved a 22m for a 6-storey building at 12-14 Waters Road, Neutral Bay, which seems more than adequate, without going beyond this 22m height.
2. The proposed maximum building heights (part 26m for 6 storeys and part 31m for 8 storeys) are not just inconsistent with those in the Council's Planning Study, they are also excessive in total height for the number of storeys. Reducing the bulk height and scale of the development will provide an improved fit with adjoining developments, including adjacent 9 Rangers Road, and broader developments in Rangers Rd and Yeo Street.
3. Current LEP building form is 4 stories, and any additional height over the existing LEP height limit (4-storeys) should only be considered in conjunction with the delivery of identified public benefits, including but not limited to larger setbacks. The proposed 6-storey building height in the Study is a midrise built form and has no discernible setbacks at lower levels. The setbacks appear even less than the adjoining 9 Rangers Rd/ Yeo st street frontages building and should as a minimum provide same or improved setbacks rather than less. Current plan just accentuates the bulk of the building.



Current setback for 9 Rangers Rd RHS of Woolworths on Yeo St

4. Any amendment to the LEP should include a sun access control specifying development must not be granted to a development that does not provide a minimum of 3 hours solar access between the hours of 9am and 3pm on 21 June to habitable rooms and private open spaces of residential properties in Yeo Street.
5. Site development plan does not appear to provide any adequate consideration of the shadowing of the adjoining building with dual atriums at 9 Rangers Road, resulting from both the planned excessive height and reduced setbacks. This will be affecting up to 23 apartments. The block drawing scale provided of the atriums does not adequately illustrate the size and significance of the atriums, and a more detailed shadowing assessment should be provided.



Part of Atrium area 9 Rangers rd.

6. There is still inadequate public benefit from the developer, and they should be required to provide at least 5% affordable housing in perpetuity (either as dwellings or as a cash contribution) and should not be allowed to include an additional 88 public parking spaces. This being consistent with the recommendations of the North Sydney Local Planning Panel and the recommendations of the Department of Planning.
7. It is noted that there has not been any wind study conducted, and given the proposed high building form, it is expected the proposed public plaza may well become an easterly wind tunnel, as it tapers back towards Yeo st from Rangers rd.
8. Traffic is already a significant issue, with the Yeo Street rat run, contributing traffic from Wycombe Road, and difficulties caused by traffic access in and out of existing Woolworths. Reality is it can easily take 15 minutes travelling west on Yeo St to get into Military Road in the mornings. The JMT traffic assessment report data was taken over 2.5 years ago (November 21) just on the back of the October 21 covid lockdown so this needs to be revisited by an independent assessment, managed by NSW planning.

Thank you for your consideration.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Waveron

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

I agree with the proposal as long as it also provides a percentage of affordable housing.

Submission Type

I am making a personal submission

Title

First Name

Family name

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the Proposal 1-7 Rangers Rd/50 Yeo St in relation to the excessive heights proposed due to :

1. 26 meters for a 6-story building and 31 meters for 8 story building are excessive heights. Objection is for any building above a 6-story height of 19.1 meters i.e consistent with the adjacent Muse development which is also a 6-story development. The proposed Yeo St development of 6 storeys is significantly higher than the Muse, the Woolworth's development in comparison to the Muse would seem to be more like an 8-story. Any development higher than 6 storeys (using the Muse 19.1 meters as an acceptable 6 storey height not the Woolworth's 26 metres) will have a detrimental impact on the surrounding area.
2. loss of solar access and light not only to Yeo St but also to residences on the north side of Harrison St which rely on the north/west sun all year but most importantly in winter. Sunlight from the north and northwest is the only sun many receive all year. A loss of solar access will lead to dark, cold, damp, mouldy and unhealthy residences. The set back of the Yeo Street side is inadequate and the bulk of the building is overpowering. A decent size break in the building would improve solar access to the South side streets and will improve the visual impact of the building such a wide building.
3. Traffic-Military Rd is the major car and bus route from and to the northern beaches /Mosman. It is a well recognised as one of Sydney's busiest problem roads however the Northern Beaches tunnel will never be built, and light rail is not a workable solution. Local roads leading to Military Rd are all single lane feeder roads never intended to cope with the current traffic or future traffic generated by the scale of the proposed development. Feeder roads e.g. Rangers Rd are often gridlocked. Buses are already under pressure along Military Road, queues during morning peak hours snake down feeder streets eg Watson.
4. Parking - there is limited resident and visitor parking along the feeder streets eg Rangers, Yeo and Harrison. The size of the development will negatively impact local streets.
5. The underground supermarket means there is more residential/commercial space above ground significantly increasing overall activity and impact on the area. Sydney is not freezing Montreal so the use of underground supermarkets by Woolworths provides no public benefit, it only makes it harder for people to shop. Seems nothing has been learnt from the pandemic. Many people with and without trolleys will crowd into lifts as the travelers/escalators are often dangerous. The underground Lane Cove supermarket is an example of a poor shopping experience, underground supermarkets arguably are in the interest of Woolworths not the community. The need for the amount of commercial and retail space is questioned given the number of vacant Sydney commercial premises, increasing work from home and that Neutral Bay is already well catered for in terms of general shopping, restaurants, doctors, chemists etc.

The site could certainly do with a major refresh, but the proposed heights, scale and design will have a detrimental effect on the livability and possible health and road safety of the local community. It is critical to alleviate pressure on Military Rd and the local feeder roads by not over developing the Military Rd corridor and local roads. A more sympathetic development taking into account 6 storeys of far less than 26metres in height with the provision of an above ground supermarket and importantly good solar access for the streets south of Military Rd (Yeo and Harrison) would be an asset, as it stands the proposed development is problematic for Neutral Bay.

Submission Type

I am making a personal submission

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Email**Suburb/ Town**

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

I object to the proposal and request that the Site Specific Development Control Plan (DCP) be amended to ensure that:

1. Residences on the opposite side of Yeo Street receive the same amount of sunlight as they would under the existing NSDCP 2013 solar access controls. As part of this, the podium and above-podium setbacks to Yeo Street should match the existing controls. These controls have been complied with by adjacent developments, such as the six storey 9-11 Rangers Road (Muse apartment building) resulting in acceptable outcomes;
2. No mezzanines are allowed because the LEP maximum building heights proposed for 6 storeys and 8 storeys are excessive and the developer should not be tempted to try and include additional floors of accommodation;
3. The number of car parking spaces do not exceed the car parking rates in the NSDCP 2013 as local roads are overloaded and there is significant traffic congestion affecting Yeo Street and nearby intersections;
4. The public plaza will remain a public plaza and no structures are built on it which would inhibit pedestrian access to the adjacent site on the corner of Military Road when it is redeveloped in the future or to Military Lane;
5. The podium height and footpath width on Rangers Road match that of the existing development at 9-11 Rangers Road (Muse Building).

Thank you for the opportunity to make a submission.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Cremorne

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No

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submission

The Neutral Bay Town Centre Planning Study sets out the community's vision for Neutral Bay Village. It replaces the rejected 2021 Military Road Corridor Planning Study, which provided for excessive development in Neutral Bay and was soundly decried by local residents, and better reflects the views of the local community. Any decision about proposed development in the Neutral Bay centre should be consistent with the Study.

The Study identifies key sites for a proposed height increase of up to 6 storeys to create a distinctive and varied urban form within the Village. Maximum building heights should be consistent with those proposed in the Neutral Bay Village Planning Study - that is 6-storeys. Appropriate separation between 6-storey buildings should be mandated to avoid oppressive and overbearing facades dominating the Neutral Bay Village centre.

Any additional height limits over the existing LEP 4-storey height limit should only be permitted in conjunction with the delivery of appropriate and legally committed public benefits, such as larger setbacks, through-site links, public open spaces and community facilities.

Design excellence must be encouraged.

Overshadowing

Solar access should be maximised and overshadowing of adjoining and nearby properties strictly limited to ensure neighbours and open spaces are not degraded.

Any amendment to the LEP should include a sun access control specifying development must not be granted to a development that does not provide a minimum of 3 hours solar access between the hours of 9am and 3pm on 21 June to habitable rooms and private open spaces of residential properties in adjoining and nearby properties.

Public Benefit

Consistent with the recommendations of the North Sydney Local Planning Panel and also the recommendations of the Department of Planning, developments should be required to include at least 5% affordable housing in perpetuity and ensure that areas for public use, such as plazas and other open spaces, are legally dedicated to remain public spaces in perpetuity, with no ability to intrude further development or structures which would inhibit pedestrian access and enjoyment.

Any development should permit public access to the adjacent site on the corner of Military Road when it is redeveloped in the future or to Military Lane.

Match height to other existing buildings

Podium height and footpath width on Rangers Road should match that of existing nearby developments such as Muse at 9=11 Rangers Road and appropriate street plantings should be mandated.

Submission Type

I am making a personal submission

Title

First Name

Family name

☐ Name withheld

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Email

Suburb/ Town

Cremorne

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No

☒ I agree to the Privacy statement

submission

We reside at [REDACTED] directly in front of the proposed site parallel to Yeo Street . We are heritage listed federation house in a Conservation area.

We now have a 4 storey 11 apartments approved to go behind us which will cast shadowing over our property if you change the zoning this can allow further development , shadowing , impinging on privacy destroying the conservation area further. The apartments are not affordable housing and it's not in keeping with the conservation area.

We as a heritage home have many restraints placed on us to make any changes to our properties, yet for the developer it appears they get to knock down and build whatever they want.

Should this be the case our heritage listing should be lifted as it holds no special purpose as we are being built out , overshadowed and will lose all privacy .

We are not opposed to progress to the contrary we can see the benefit as it stands without further changing the zoning to increase the height.

It would be appreciated if there could be some consideration to the surrounding conservation area that have been here for over 100 years.

Many thanks

Submission Type

I am making a personal submission

Title**First Name****Family name**

☐ Name withheld

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Email**Suburb/ Town**

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Email

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am a resident of the

I am not opposed to reasonable and appropriate development in the area.

My concerns are as follows:

The development fronting Rangers Road should be consistent with already existing commercial and medium density residential buildings. BUT the Yeo St aspect is ANOTHER ISSUE ALTOGETHER.

The traffic diversion off Military Road has grown by the month and unfortunately "the rat-run concept" for people to and from the city from Cremorne and Mosman has grown exponentially. This is a narrow street with traffic feeding schools, churches, the current Woolworths premises, empty public transport buses and all manner of heavy duty construction vehicles using this street as access. Making matters WORSE is North Sydney metered parking in some case on both sides of this narrow street.

A large updated supermarket and residential building makes this worse without very careful planning.

The south west side of Yeo St is the beginning of the "traditional Neutral Bay area" with many heritage listed properties.

Building height and setback restrictions are vitally important in Yeo St to protect sunlight access across the street.

Yeo St, as the main access to significant increases in commercial and residential supported traffic will be VERY contentious. Pedestrian safety will be a greater issue.

Thank you for the opportunity to comment.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

Cremorne

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submission

The Neutral Bay Town Centre Planning Study sets out the community's vision for Neutral Bay Village. It replaces the rejected 2021 Military Road Corridor Planning Study, which provided for excessive development in Neutral Bay and was soundly decried by local residents, and better reflects the views of the local community. Any decision about proposed development in the Neutral Bay centre should be consistent with the Study.

The Study identifies key sites for a proposed height increase of up to 6 storeys to create a distinctive and varied urban form within the Village. Maximum building heights should be consistent with those proposed in the Neutral Bay Village Planning Study - that is 6-storeys. Appropriate separation between 6-storey buildings should be mandated to avoid oppressive and overbearing facades dominating the Neutral Bay Village centre.

Any additional height limits over the existing LEP 4-storey height limit should only be permitted in conjunction with the delivery of appropriate and legally committed public benefits, such as larger setbacks, through-site links, public open spaces and community facilities.

Design excellence must be encouraged.

Overshadowing

Solar access should be maximised and overshadowing of adjoining and nearby properties strictly limited to ensure neighbours and open spaces are not degraded.

Any amendment to the LEP should include a sun access control specifying development must not be granted to a development that does not provide a minimum of 3 hours solar access between the hours of 9am and 3pm on 21 June to habitable rooms and private open spaces of residential properties in adjoining and nearby properties.

Public Benefit

Consistent with the recommendations of the North Sydney Local Planning Panel and also the recommendations of the Department of Planning, developments should be required to include at least 5% affordable housing in perpetuity and ensure that areas for public use, such as plazas and other open spaces, are legally dedicated to remain public spaces in perpetuity, with no ability to intrude further development or structures which would inhibit pedestrian access and enjoyment.

Any development should permit public access to the adjacent site on the corner of Military Road when it is redeveloped in the future or to Military Lane.

Match height to other existing buildings

Podium height and footpath width on Rangers Road should match that of existing nearby developments such as Muse at 9-11 Rangers Road and appropriate street plantings should be mandated.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Neutral Bau

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

I object to the proposal and request that the Site Specific Development Control Plan (DCP) be amended to:

1. ensure dwellings on the opposite side of Yeo Street receive the same amount of sunlight as they would under the existing NSDCP 2013 solar access controls. As part of this, the podium and above-podium setbacks to Yeo Street should match the existing controls. These controls have been complied with by adjacent developments, such as the six storey 9-11 Rangers Road (Muse apartment building) resulting in acceptable outcomes;
 2. say that no mezzanines should be allowed because the LEP maximum building heights proposed for 6 storeys and 8 storeys are excessive and the developer should not be tempted to try and include additional floors of accommodation;
 3. Ensure the number of car parking spaces should not exceed the car parking rates in the NSDCP 2013 as local roads are overloaded and there is significant traffic congestion affecting Yeo Street and nearby intersections;
 4. Ensure that the public plaza will remain a public plaza and no structures are built on it which would inhibit pedestrian access to the adjacent site on the corner of Military Road when it is redeveloped in the future or to Military Lane;
 5. Ensure that the podium height and footpath width on Rangers Road match that of the existing development at 9-11 Rangers Road (Muse). If the proposed building height is your main concern then a shorter set of reasons to object to the proposal could be: concern about overshadowing of residential properties to the south in Yeo Street and Harrison Street, the proposed height of 26 metres is excessive for a 6 storey building and the proposed height of 31 metres is excessive for an 8 storey building and they will result in buildings of excessive bulk and scale.
- The overall size of the development will impact on traffic on local roads and nearby intersections and on Military Road which is already operating at capacity.

Submission Type

I am making a personal submission

Title

— —

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am writing to object to the development based predominately on height and mass.

The proposed heights of 26 meters for a 6 Storey building and 31 meters for an 8 storey building are excessive and not in keeping with a "Village " environment. The scale of the proposed development also does not adequately address the solar and local infrastructure issues. The neighbouring Muse development is considered by many in the community to be the gold standard for local development. The Muse is 6 storeys but is approx. 7 meters less in height than what Woolworths proposes for Yeo St, the proposed Yeo St building could be argued to be more like an 8 storey building . The building height of all structures should not exceed the height of the Muse, with the same podium and above podium setbacks along Yeo Street. The Rangers Rd footpath allowance should also be consistent with the Muse. The heights proposed are all too high but in particular 50 Yeo Street will cause overshadowing of not only residences on Yeo Street but will also result in a loss of light and solar access to some residences along the north side of Harrison Street. Lower units in unit blocks will be particularly affected, leading to dark and damp residences. Sun from the north and the northwest is essential for some of the buildings as it is the only sun received all year. It is clear from using the current height of 50 Yeo St that properties in Harrison will lose the north/northwest sun particularly in Winter. The bulk of the building is another issue, separating it into 2 or 3 buildings would allow light and sun to pass through and for it to be less visually intrusive to properties along Yeo and Harrison Street residences which have windows looking directly to the North side of Yeo Street.

Military and local roads are under well-known pressure, the size ,type, design will further stress the local infrastructure. All roads leading to Military Rd are single lane and are regularly backed up with traffic, during peak hours it is not uncommon for traffic to be at a standstill. There is little residential and visitor parking in Rangers Rd, Yeo St, Harrison St and Upper Wycombe Road. The only public transport along Military Rd is an already burdened bus system. Vehicle movements into and around the proposed development will significantly increase due to the changed nature of the site from one supermarket/bottle shop to a mix of retail, commercial and residential. The type and scale of the proposed development will add salt to an existing traffic and parking wound.

The introduction of an underground supermarket to Neutral Bay is disappointing. The developer benefits from the increased above ground space to be sold or leased but underground supermarkets could be argued to not be in the best interest of the community for health and safety reasons not to mention convenience.

On a positive note the public plaza open area would seem to be an advantage as long as it receives considerable light/ sun and that no structure is built on that land in the future.

Overall the proposed heights of 26 meters for a 6 Storey building and 31 meters for an 8 storey building are excessive . The proposed structures should be approved at the same height of the neighbouring Muse development.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Cremorne

I have made a reportable political donation

No



I agree to the Privacy statement

submission

My concerns with the development are threefold. 1. The impact on residents in Yeo St will be significant if it is allowed to proceed at the size proposed, specifically the height should be limited to the current requirements of 6 stories - this will at least avoid further shadowing of the street. The design should be such that further extensions are not possible, so mezzanine levels should not be permitted. 2. The issues of traffic have not been adequately addressed and car parking should not exceed the car parking rates in the NSDCP 2013 as local roads are overloaded and there is significant traffic congestion affecting Yeo Street and nearby intersections. 3. The public space component should be specified such that there can be no future interruption to pedestrian flow through and around the building.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I'm a Neutral Bay resident and shop regularly at Woolworths Rangers Road so I am extremely concerned about the proposed height of the new development. It is not in keeping with Nth Sydney Council's existing height restrictions and will cause sever over shadowing of nearby residential properties to the south of the development. Council imposes restrictions to minimise this outcome, so other than for financial gain, why would NSW Govt or the developer want to step outside the rules that are in place for everyone else?
PLEASE do not permit the proposed 26meter height of this project.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

I have made a reportable political donation

No

☒ I agree to the [Privacy statement](#)

submission

The proposed development at 1-7 Rangers Road/50 Yeo Street is huge. Both streets are well used by shoppers, residents and parents with school children using Neutral Bay Primary (Yeo St) and Redlands (Murdoch St). First the existing buildings will need to be demolished requiring a conga-line of trucks to remove the debris - and how long will that take - months of queues behind trucks entering/exiting the site, damage to the road, difficulty for buses using the same junction. And then the building pain begins with the same issues. Yeo Street is a narrow two lane residential thoroughfare that already has its pain. PLEASE do not give residents more by allowing this project to proceed. Together with the existing Military Road pain due to the WHU project, trucks associated with this project will cause more disruption for residents, shoppers and parents with school children.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

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No

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submission

This proposed development indicates a huge increase in car spaces, bringing more traffic to both Rangers Road and Yeo Street (particularly). Both streets are well utilised by local residents and parents with school children. Having extra parks will more visitors from outside the area, causing blockages in the already busy streets and more particularly the nearby intersections. PLEASE maintain the car parking rates in the existing NSDCP 2013 to avoid more accidents and overloading our already busy residential streets and intersections.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

I have made a reportable political donation

No

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submission

In viewing this development plan, the residential buildings on the southern side of Yeo Street will be severely overshadowed by the proposed excess height. The existing NSDCP 2013 has existing sunlight allowances so it appears that this proposal has ignored those regulations. PLEASE ensure dwellings on the southern side of Yeo Street receive the same amount of sunlight as they would under the existing NSDCP 2013 solar access controls. Surely that's a basic courtesy to existing residents? An easy solution would be for the podium and above-podium setbacks to Yeo Street match the existing controls, as they have been applied to the adjacent development at 9-11 Rangers Road - a 6 storey building. This development is creeping higher outside the controls set for our neighbourhood. PLEASE don't allow that to come to fruition.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

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No

☒ I agree to the Privacy statement

submission

The proposed development at Rangers Road/Yeo Street shows 'mezzanine levels' that exceed the North Sydney Council allowable height restrictions. The developer appears to be trying to 'stretch' his height allowance by adding these additional floors as 'mezzanines' as a carrot .

The LEP maximum building heights proposed for six and eight storeys are excessive and will cause loss of solar access for residents on the southern side of the development.

PLEASE don't allow this development to over reach the existing NSDCP 2013.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

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No

☒ I agree to the Privacy statement

submission

I am concerned that what is shown on the development plans as 'public plaza' WILL REMAIN just that.....a public plaza. If this development is to 'reunite' locals after the pain it will have caused for years, this is one small 'contribution' to the locals. PLEASE do not allow any structures to be build on this public plaza to inhibit pedestrian access to the adjacent site on the corner of Military Road or Military Lane in any future redevelopment. Give something back to the community it is totally disrupting.

Submission Type

I am making a personal submission

Title**First Name****Family name**☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Cremorne

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No

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The key reasons I object to the proposal are:

-overshadowing of residential properties to the south in Yeo Street and Harrison Street,

-the proposed height of 26 metres for a 6 storey building and 31 metres for an 8 storey building are excessive and would result in buildings of excessive bulk and scale, no mezzanines should be allowed, and the height should match other existing buildings,

-overall size of the development that this proposal will facilitate,

-impact on traffic on local roads, nearby intersections and particularly Military Rd (inclusive of operating at capacity, parking issues, and bus capacity), as local roads are overloaded and there is significant congestion affecting Yeo Street and nearby intersections,

-no structures to be build on public plaza, which should remain a public plaza otherwise it will impact pedestrian access.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

As a resident of Neutral Bay, I would appreciate that the Site Specific Development Control plan be amended to ensure that the podium height matches that of the existing building at 9-11 Rangers Road. Then the new development will marry up with existing buildings in the suburb and not stand out like a beacon towering above all surrounding it.

Furthermore, please ensure the development matches the footpath width of the 9-11 Rangers Road site so elderly/disabled residents have continuous footpaths to use. Many of us elderly residents are pedestrians and this would be a simple but often overlooked/considered courtesy. Thank you

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

NEUTRAL BAY

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

The area of the proposed development as you will know is within a well used traffic route and accessed from the well documented traffic issue of Military Road. With the existing (and on going) WFU works and Military Road being the entry/exit point for the development's trucks/contractors/materials deliveries/cranes etc etc for this huge development, the impact on the already diabolical Military Road and surrounding streets traffic will be a nightmare.

Undertaking the work while the surrounding streets are at capacity and already shown as a FAIL in the TforNSW EIS document, shows a complete lack of consideration for not only the development's trades/contractors/materials deliveries but also local residents.

Submission Type

I am making a personal submission

Title

First Name

Family name

☐ Name withheld

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Email

Suburb/ Town

Cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Planning Proposal at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay (Woolworths)

Dear Dept of Planning for NSW

This is a personal submission objecting to the above Planning Proposal.

As a resident of the area along Military Road for nearly 3 years and the North Sydney Council area since 2003, I am advising my objection to the seemingly blatant disregard for the quality of space and services for the greater population of the Neutral Bay Town Centre Village. Whilst I am an uneducated resident in the details of developments, for this development I have taken interest due to the issues I am learning are the most detrimental to the wider local population, both resident and visitor.

Of major concern are:

-that the Public Plaza is kept as such and not infringed upon for profit or other structures intruding on public pedestrian access and usage. There are plans for future development with other building owners for public access into Military Lane and public access to flow the increasing numbers of pedestrians into Military Road with a Rangers Road public space. The southern side of Military Road at the Neutral Bay Village is subject to increasing pedestrian numbers and hence good town planning to integrate developments to benefit the wider community.

-the development does not match the height and bulk to other existing buildings. For example, this Plan does not match the podium height and footpath width on Rangers Road with that of the existing development at 9-11 Rangers Road (Muse). It dominates as it wraps around the north and west boundary of the existing development at 9-11 Rangers Road (Muse).

-this is a small streetscape at Yeo Street and Rangers Road. The road footprint is narrow at 2 lanes plus street parking and several driveways. These roads are significant in their feeder state into Military Road for traffic from the southern side of Military Road where there is only 3 access points to Military Road at Neutral Bay for traffic to proceed west on Military Road and only 2 access points from the southern side of Military Road for traffic to head east on Military Road. The Plan's number of car parking spaces exceeds the car parking rates in the NSDCP 2013 as local roads are overloaded and there is significant traffic congestion as noted above.

-The residents of YEO St are deprived of sunlight. There are several mid-rise developments on the opposite side of Yeo Street that would not receive the same amount of sunlight as they would under the existing NSDCP 2013 solar access controls. To quote learned town planners from NSDCP, 'the podium and above-podium setbacks to Yeo Street should match the existing controls. These controls have been complied with by adjacent developments, such as the six-storey 9-11 Rangers Road (Muse) resulting in acceptable outcomes.

-the developer appears to constantly push the boundaries to see what they can get away with. This behaviour is likely to continue at any future stages of the development journey. My objection therefore is also based on the excessive inclusions that are implied. I am that NO mezzanines should be allowed because the LEP maximum building heights proposed for 6 storeys and 8 storeys are excessive and the developer should not be tempted to try and include additional floors of accommodation;

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

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Email

Suburb/ Town

Cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Hello,

I am a resident of Cremorne/ Neutral Bay residing at [REDACTED] which is two blocks away from the proposed development site. I am strongly against the proposed development due the following reasons:

1. The proposed building height of 31m is well above any existing buildings in the area and will tower above the adjacent area. Most importantly, the height will create a shadow effect on the nearby residential area which will be amplified by the development being located at the top of the hill with sloping topography on the south side of the development. This means the streets to the south will see little sun throughout the day as the development will block the norhtly sun.
2. Adding more apartments to the area will see increased congestion around the surrounding streets, namely Yeo Street and Rangers Road. I have already witnessed several near miss accidents on these streets and can only expect this development to increase traffic on these roads leading to accidents. These streets aren't designed to be major thoroughfares (especially Yeo Street).
3. The current Woolworths store on Rangers Road is still in a good condition and does not need replacement. This will just create wastage of the existing building materials when there is absolutely nothing wrong with the current site.

I hope you consider the above when making your decision on whether to reject/ proceed with the planning proposal.

Thank you.

Submission Type

I am making a personal submission

Title

— —

First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

Cremorne

I have made a reportable political donation

No

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submission

I object to the scale/size of the project, the height of the building to the number of stories is out of scale, the impact of this size on the local community including parking light and shade are to much.

Submission Type

I am making a personal submission

Title**First Name****Family name**

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

NSW Planning Proposal PP-2022-4350 – Woolworths Neutral Bay

Address: 1-7 Rangers Road and 50 Yeo Street, NEUTRAL BAY NSW 2089

Lodged: 11/06/2024

In general I am supportive of several aspects of the proposal specifically the rejuvenation of the area and the creation of public amenity space at ground level ideally for community activations & alfresco dining. However the volume of additional traffic generated by the proposal is a concern and would like to see this balanced with support for active transport and sustainability considerations.

It is encouraging to see a number of sustainability features included as part of the planning proposal but even these do not appear in keeping with Woolworths own publicly stated net zero ambitions. I.e Woolworths Group Limited has made public statements in support of the goals of the Paris Agreement via direct company communications (report, marketing, policy consultation). Woolworths commits to reduce absolute scope 1 and 2 GHG emissions 63% by 2030 from a 2015 base year. Woolworths commits to reduce absolute scope 3 GHG emissions 19% by 2030 from a 2015 base year and its long term (scope 1 & 2) commitment to be Net positive carbon emissions by 2050.

For comparison leading competitors have committed to use 100% renewable energy by 2025, reduce operational emissions by more than 75% by 2030 and sign up 75% of its suppliers to science-based targets before the end of 2027. For a building that is due to be commissioned in 2026/27 I would expect to see more ambitious sustainability features as a potentially flagship store. Greater use of onsite solar PV, significant quality of electric vehicle charge points, waste minimisation and recycling features would go a long way.

In addition, the proposed building height remains a concern for the following reasons;

1. Concern about overshadowing of residential properties to the south in Yeo Street and Harrison Street,
2. The proposed height of 26 metres is excessive for a 6-storey building and the proposed height of 31 metres is excessive for an 8 storey building and they will result in buildings of excessive bulk and scale.

Submission Type

I am making a personal submission

Title**First Name****Family name**

☒ Name withheld

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Email**Suburb/ Town**

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

As I have stated before - I do not want to see my suburb heading down the same road as St Leonards and Crows Nest - shaded, cold, wind tunnels.

Neutral Bay has the added problem of traffic grid lock at times and increasingly poor public transport regularity.

Keep buildings to 6 levels

Limit the number of additional people and cars in an already congested area

By taking sky there is an increase in shade at ground level and by building high rise the swirling wind increases the discomfort for pedestrians.

Accessing the site from either Yeo or Rangers will be very difficult and only buses can stop in that area on Military Road.

Neutral Bay cannot be considered a TRANSPORT HUB - cars and buses are gridlocked at both peak and off-peak times.

North Sydney Councillors were voted in at the last council elections on the principal that overdevelopment will be resisted.

Please respect the wishes of the people - that's democracy.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly believe the Neutral Bay & Cremorne Progress Association has identified and recommended amendments which will ensure a more suitable development for this site and fully support them.

The building "Muse" on the corner of Yeo and Rangers is a model from which this development can take as an example. Setback from the street ensures pedestrian space and less bulk. We can look at Berlin and many cities worldwide where setback and low height at the road ensures a feeling of light and space.

The residents on the opposite side of Yeo Street stand to lose solar access which is totally unacceptable. The height of the development must ensure this does not occur.

Yeo street is narrow and already extremely busy. The development is just two blocks from Neutral Bay Public School and will increase traffic. Therefore, in association, the car parking spaces should not exceed the parking rates in the NSDCP2013.

Green space and open space must be included and insurance that it remains public space. The future redevelopment on the corner of Military Road and Rangers Road must be taken into account to ensure public access and livability.

Mezzanines should not be permitted as building heights proposed are excessive and the developer could propose inclusion of additional floors of accommodation.

Essentially, I believe the proposed heights for the six and eight storey buildings are excessive. The result will be excessive size and bulk.

In general, this development is, in my view, completely out of character for the area and the size, bulk and increase in traffic will be thoroughly detrimental not only to our area but also to the Military Road users from throughout Sydney. Military Road is already recognised as one of the busiest stretches of road in Sydney and with the completion of the Warringah Expressway is set to get worse.

Thank you for the opportunity to make this submission. I am extremely interested in this future progress.

[REDACTED]

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

We wish to object to the planning proposal for 1-7 Rangers Road and 50 Yeo Street, Neutral Bay for the following reasons:

We have concerns about overshadowing of residential properties to the south in Yeo Street and Harrison Street;

We believe the proposed height of 26 metres is excessive for a 6-story building and the proposed height of 31 metres is excessive for an 8-story building and they will result in buildings of excessive bulk and scale not fitting for village atmosphere of Neutral Bay;

We have major concerns for the overall size of the development and the impact on traffic to the local roads and nearby intersections. The impact on Military Road, which is already a traffic mess operating at capacity, will be a disaster encouraging more cars to travel on 'back roads' again further changing the conditions of the village.

Please consider all objections, we thank you for your considerations in this matter.

Submission Type

I am making a personal submission

Title

First Name

Family name

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to this submission as it increases the height to far above what is necessary. Neutral Bay will lose it's "high street" feeling even if proposed 6-stories are permitted, much less 8 stories.

Parking and traffic in Yeo Street will be severely impacted and our egress from our garage is on Yeo Street, already extremely busy and with a school only 3 blocks away.

A development of the original proposal should have long-term affordable housing incorporated.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

Cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly object to this development as a former Deputy Principal of Neutral Bay Primary. The additional traffic on Yeo st is a danger to children apart from the overshadowing to existing properties.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Cremorne

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No

☒ I agree to the Privacy statement

submission

I object to the Planning Proposal for 1-7 Rangers Road and 50 Yeo Street. The proposed LEP heights are excessive for the number of storeys the Proponent claims it wants. The Proponent's Site Specific DCP does not adequately reflect the recommendations of the Sydney North Planning Panel with respect to overshadowing of properties in Yeo Street, the exclusion of the additional 88 car spaces the Proponent sought, and the removal of the 2 (two) storey retail podium to improve the public domain. Further details are set out in the attached submission document.

Submission Type

I am making a personal submission

Title**First Name****Family name**☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

I am concerned about the proposed building height, increased bulk and scale and the impact on traffic of the above proposal, as follows

1. There will be substantial overshadowing of residential properties to the south in Yeo Street and Harrison Street.
2. The proposed height of 26 metres is excessive for a 6 storey building and the proposed height of 31 metres is excessive for an 8 storey building and they will result in buildings of excessive bulk and scale.
3. The overall size of the development will impact on traffic on local roads and nearby intersections and on Military Road which is already operating at capacity. Additionally, the increase in carpark capacity will add significantly to the traffic of Yeo street which is also operating at capacity many days of the week.

Also please see my related submission about the impact on traffic in the area specifically on page 9 where I have added the following comment: "At a recent public meeting Michael Regan MP, State Independent Member for Wakehurst flagged that the Blue Line bus stop at Neutral Bay should be removed because 2500 people were using that stop and it was delaying access to the Northern Beaches". This bus stop is directly adjacent to the proposed development and as such the development makes no mention of the impact this will have on access to bus services.

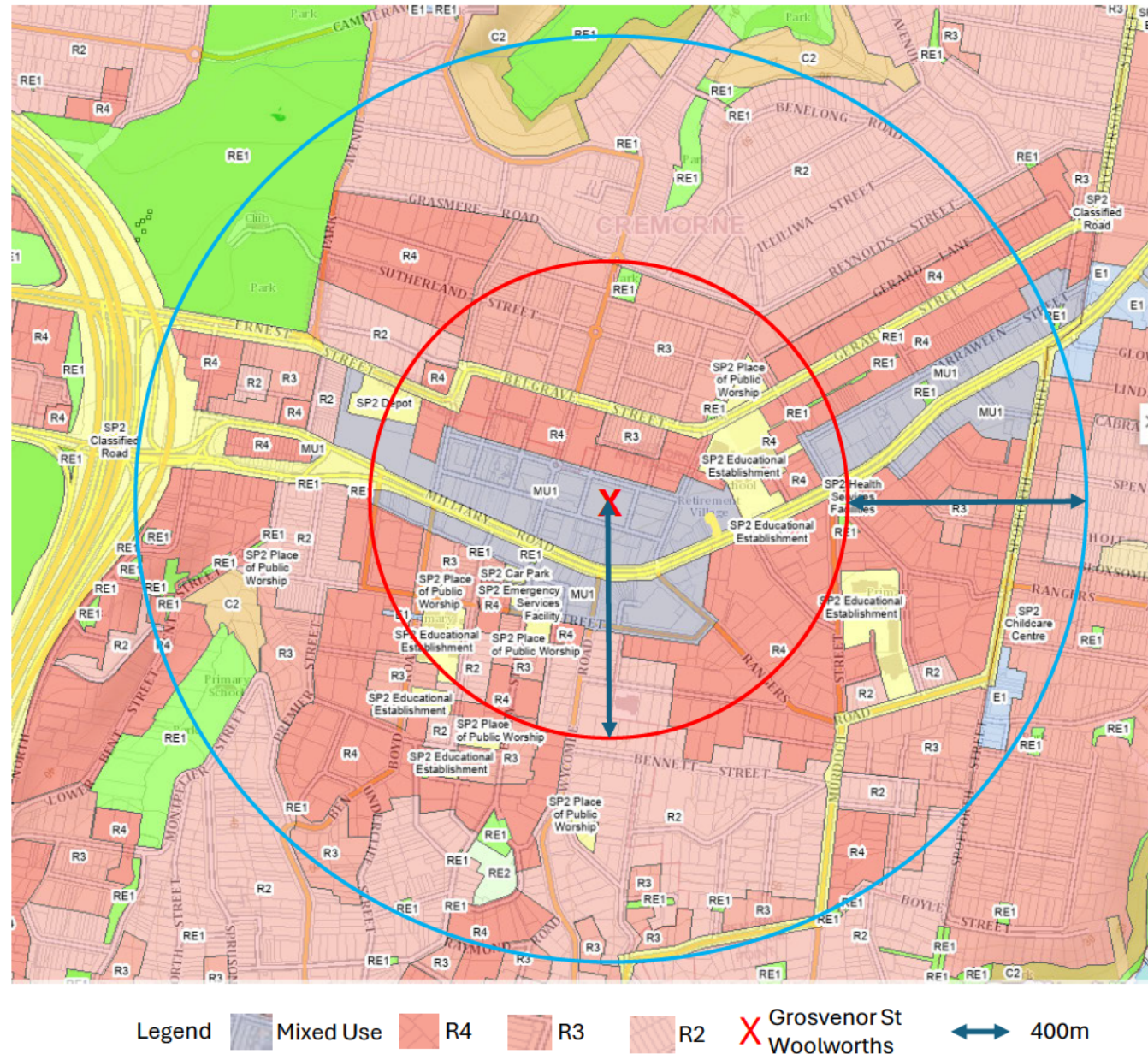
Neutral Bay.

The plan that swallows a suburb.



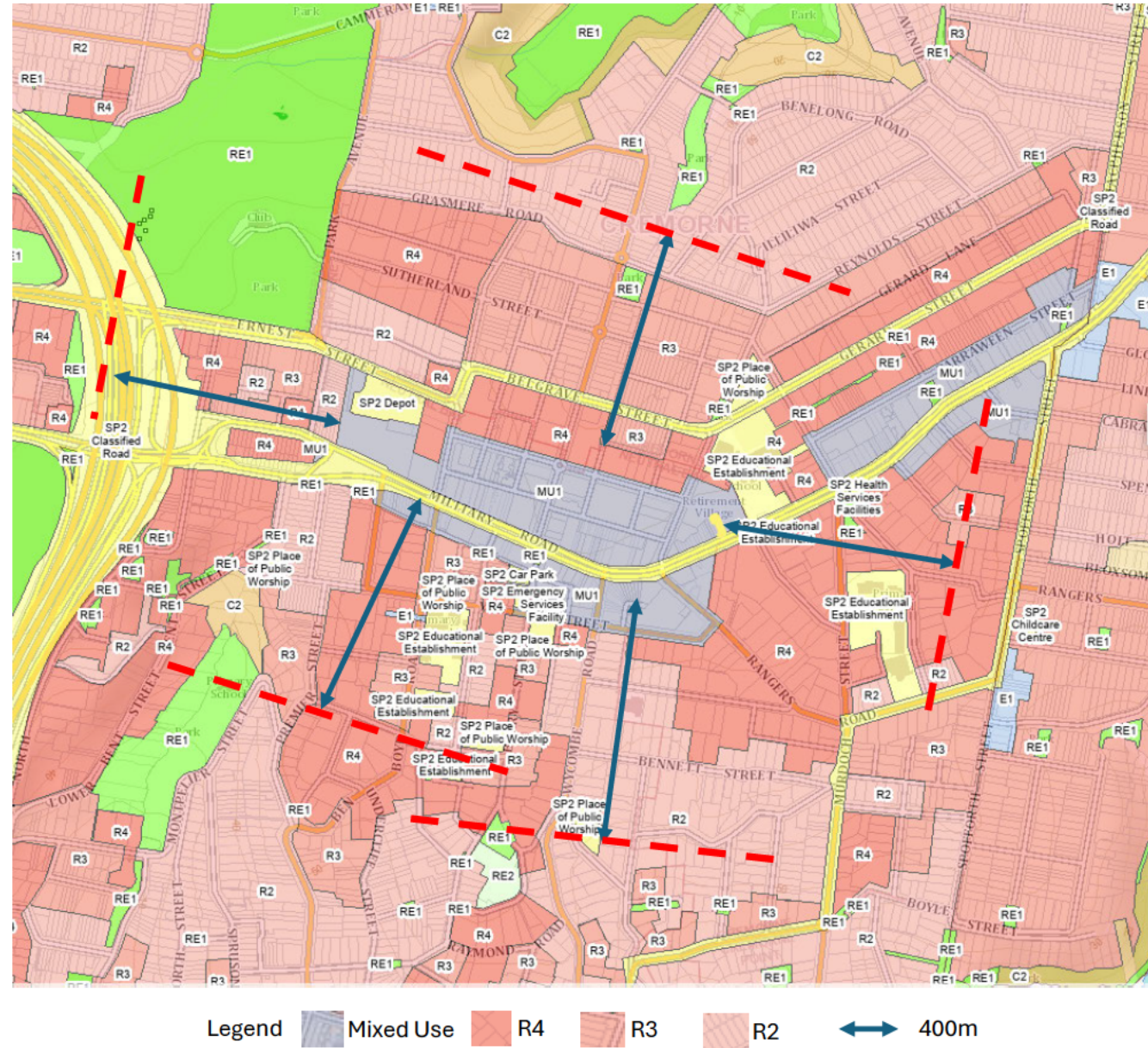
It is unclear how we measure the planning changes

- Is it this, measuring from the notional centre of the suburb?



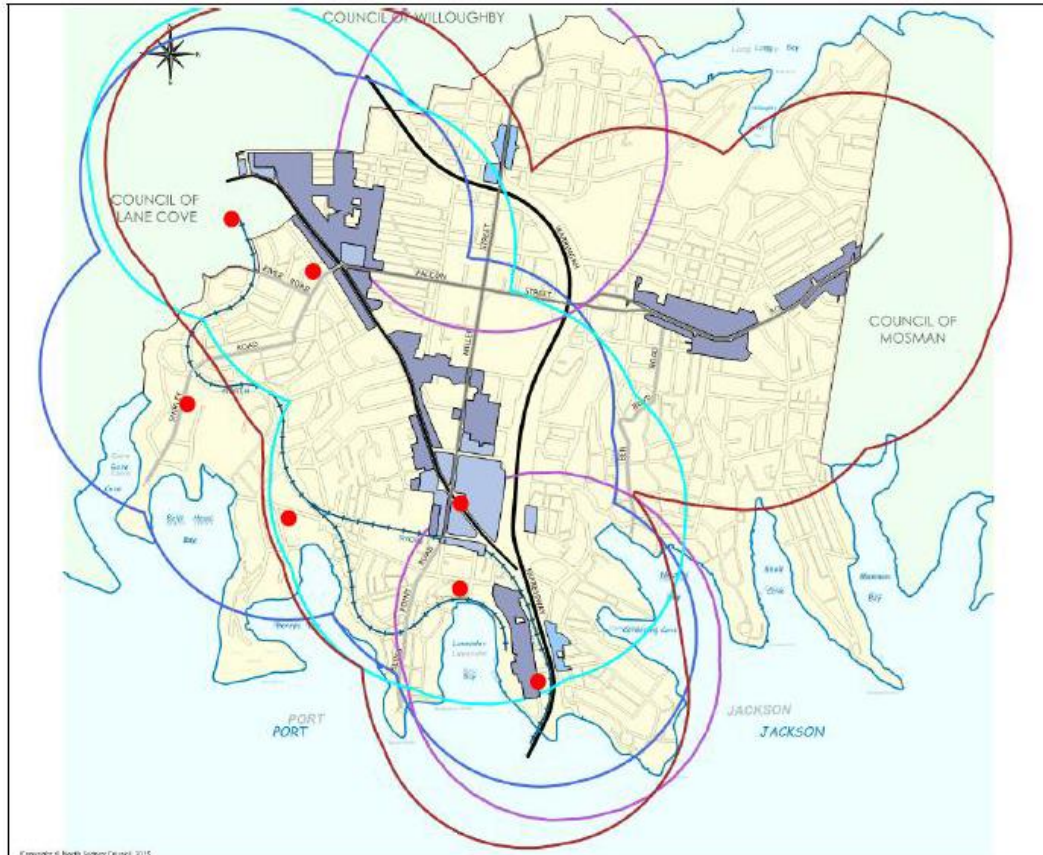
It is unclear how we measure the planning changes

- Or is it this, measuring from the boundary of the MU area?
- In the case of Neutral Bay this is problematic because of the shape of the MU area



Or is it North Sydney Council's interpretation of the planning changes?

800m from all MU1 zones ("town centres") and train stations



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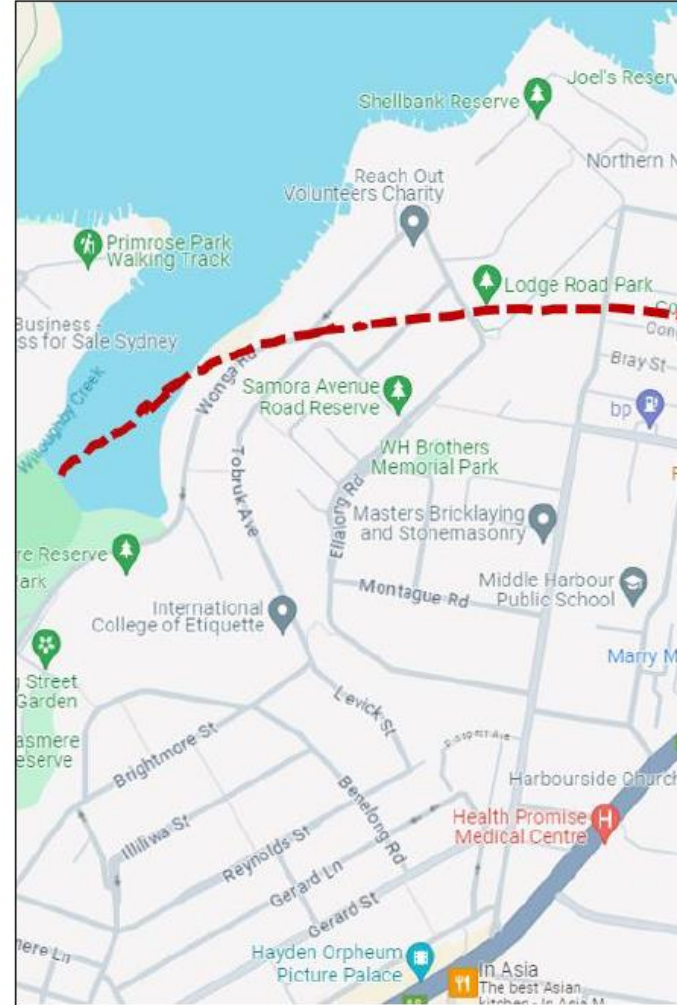
LEGEND

- Rail-based Station
- Rail-based Station Catchment
- E1 Local Centre Zone (Camberay & Kirribilli)
- E1 Local Centre Zone Catchment
- E2 Commercial Centre zone
- E2 Commercial Centre Catchment
- MU1 Mixed Use Zone
- MU1 Mixed Use Catchment

FIGURE 2:

800m Catchment Areas for Stations and E1, E2, and MU1 zoned land

n.b. The above catchments are indicative only. They reflect an "as the crow flies" application as opposed to "walking" routes as proposed.



Potential upper boundary includes some of Wonga Road, Tobruk Ave, Ryries Parade, Ellalong Road, and top of Macpherson St

Left image: Extracted from North Sydney Council report, Figure 2 in *State Government Planning Interventions to increase housing density*

What changes are being proposed by the State Government? (affects Six Cities Region from Hunter to South Coast)

Proximity to town centre	Zone	Proposal to allow:	Current height limit and permissibility
Within 400m of a town centre	All zones except R2	Residential Flat Buildings of up to 21m (6-7 storeys)	R3: 8.5m, RFB's not permitted
Within the next 400m to 800m	All zones except R2	Residential Flat Buildings of up to 16m (4-5 storeys)	R4: 12m, MU: 16m
Within 800m of a town centre	R2 zones	Multi-dwellings and manor houses (essentially 2-3 storey Residential Flat Buildings) of up to 9.5m	R2: 8.5m. Multi dwellings and RFB's not permitted

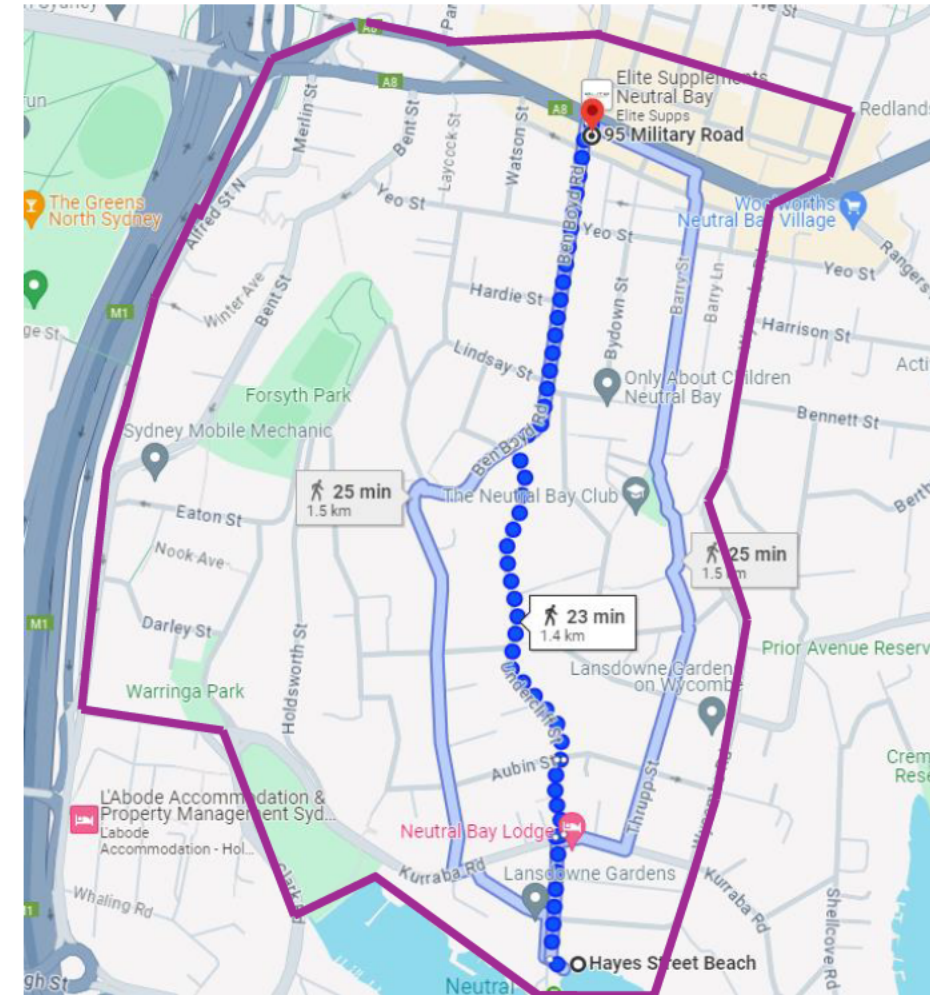
Note – also applies to areas within 800m of a Train Station

- Lower standards are also being proposed:
 - Reduced building separation requirements
 - Reduced communal open space requirements
 - No minimum lot size

What is Neutral Bay?

- Compared to its neighbours Neutral Bay is a tiny suburb
 - Neutral Bay only has an area of 160ha
 - From Hayes Street Beach to Military Rd it is only a 1.4km walk (as the crow flies, approximately 1.2km) and a climb of 78m
 - By way of comparison, nearby Mosman is 8.7 sq km
 - Roseville which has a train station is 3.4 sq km

Applying the 800m rule per North Sydney Council's interpretation – it appears that 100% of the suburb is now swallowed up by the new rules



About 67,300,000 results (0.36 seconds)

Neutral Bay / Area

160 ha

About 6,600,000 results (0.33 seconds)

Mosman / Area

8.7 km²

area of roseville

Images From my location Maps Zip

About 27,800,000 results (0.38 seconds)

Roseville / Area

3.4 km²



Walking Track from
Hayes Street Beach
Google Maps



Approx
Neutral Bay
Boundary

Neutral Bay already publishes above its weight for population density.

- Neutral Bay has a population density of 7868/sq km vs neighbouring Mosman at 3250 and nearby Roseville/Roseville Chase at 2277.
- The 800m rule has a more disproportionate impact on Neutral Bay than it does on larger suburbs such as Mosman or Roseville.

On balance we would argue that the new rules for Neutral Bay should only apply a 400m zone, or scale back/reduce the 800m zone to 600m.

10,056

The 2022 Estimated Resident Population for Neutral Bay is 10,056, with a population density of 7,868 persons per square km.

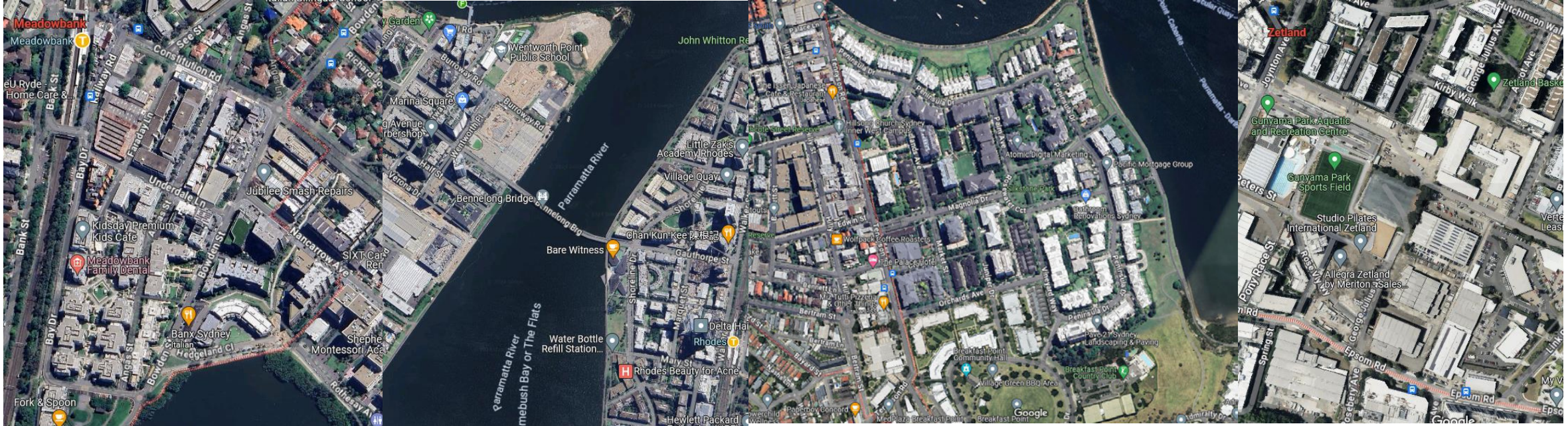
28,123

Welcome to Mosman Municipal Council Community Profile

Mosman Municipal Council Estimated Resident Population for 2022 is 28,123, with a population density of 3,250 persons per square km. The Mosman Council area is located in Sydney's northern suburbs - about 6 kilometres from the Sydney GPO.

About the profile areas. The 2022 Estimated Resident Population for Roseville - Roseville Chase is 9,650, with a population density of 2,277 persons per square km.

Neutral Bay is not a greenfield site like Meadowbank, Rhodes/Wentworth Point, Mortlake or Zetland.



- Supporters of the new planning rules cite these as examples of what can be done with higher density
- All four examples were rezoned from industrial areas and planned from scratch to allow
 - Appropriate set-backs, ample outdoor space and recreation areas
 - Appropriate traffic management
 - Upgraded transport amenity
- All four examples are on relatively flat ground
- Neutral Bay is hilly, a mish mash of narrow streets, already has very limited public outdoor recreation areas and transport amenity that's at full capacity.
- The new proposals will further reduce our tree canopy

Military Road is already heavily congested.



Military Road in the morning Peak Hour



Military Road at Midday

- Military road is a six-lane sewer that cleaves Neutral Bay in two
- It's the 5th busiest road in the state with daily average traffic movements of 52,414 in 2023
- Moreover, these traffic movements are measured at Military Road Mosman and don't include the Mosman & Cremorne rat runs and local traffic entering at Spofforth, Murdoch, Wycombe, Ben Boyd and Watson St.
- Traffic is a constant from 7am to 7pm Sunday to Thursday and from 7.00am to midnight on Fridays and Saturdays.
- Given that this road is already at capacity, it's unlikely that public transport capacity (ie buses) can be further improved.
- At a recent public meeting Michael Regan MP, State Independent Member for Wakehurst flagged that the Blue Line bus stop at Neutral Bay should be removed because 2500 people were using that stop and it was delaying access to the Northern Beaches
- The Ourimbah/MacPherson/Ernest street route will no longer be able to access the city when the Warringah Freeway "Upgrade" is completed, thus causing further congestion on Military road

Bus services are already at capacity.



- Two Bus stops on Military Road provide access to the city in the morning
 - Near Wycombe Road
 - Near Watson Street
- Commuters already queue down both Wycombe (as shown above) and Watson to access city bound buses
- Because most of these buses originate from areas beyond the Spit Bridge they are often:
 - Full – drivers will not allow new passengers onto a full bus
 - Running Late – due to traffic build up on Military Road
 - Missing – due to cancellations
- The “free run” on peak hour bus lanes from Neutral Bay comes to a complete stop, midway across the Harbour Bridge due to congestion at York Street.

Stormwater and sewerage infrastructure is already inadequate



- Neutral Bay is an older area with last century sewers & stormwater systems
- EVERY time we have rain, (ie not just the major storms) the stairs in the photographs above and adjacent, flood
- The main source of this water is from a townhouse development on Raymond Road
- Higher density will increase this runoff due to the increase in hard surfaces
- Increasing density needs to be managed alongside improvements in stormwater and sewerage management

Rain overflow at Reserve Street

Storm flooding at Military Road

North Sydney Council (and Neutral Bay) punches well above its weight in terms of housing density

State Govt claims the changes aim to increase housing diversity

Local Government Area	% of dwellings that are apartments
City of Sydney	79%
North Sydney	76%
Waverley	64%
Strathfield	59%
Lane Cove	57%
Woollahra	56%
Bayside	52%
Mosman	52%
Burwood	49%
Parramatta	47%
Willoughby	47%
Ryde	45%
Inner West	42%
Canterbury Bankstown	29%
NSW - State wide	22%

2021 ABS census data shows,

- **76% of the dwellings in North Sydney LGA are already apartments!** (only 11% are detached houses, 13% are semi-detached/multi-dwellings).
- **76% of dwellings in Cremorne & Neutral Bay are also already apartments.**

For North Sydney LGA, and for Cremorne & Neutral Bay, the changes will diminish housing diversity.

Conclusions

- Need to clarify the distance definitions for 400 & 800 metres
- Neutral Bay is already a very compact and relatively high-density area, compared to all other Sydney suburbs
- Consideration needs to be given to
 - Setbacks to maintain green space and reduce run-off
 - The impact of Neutral Bay's hilly topography and narrow streets on increases in density in future planning

One size fits all to improve density, should not be applied to Neutral Bay

- **either a 400m zone, only should be applied or,**
- **the 800m zone should be scaled back to 600m**



Located on the corner of Wycombe Road & Yeo Street, this is one of many high rises, spread around the Neutral Bay area.

Submission Type
I am making a personal submission

Title
[REDACTED]

First Name
[REDACTED]

Family name
[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email
[REDACTED]

Suburb/ Town
Neutral Bay

I have made a reportable political donation
No

☒ I agree to the Privacy statement

submission
Planning Proposal at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay (Woolworths)

OBJECTION

We wish to convey our objection to the proposed development on the following grounds:

1. HEIGHT

The proposed building height is not in keeping with the other buildings in the area. The current 6 storey limit maintains the village atmosphere, whereas above that restriction Military Road and surrounding streets become chasms, wind tunnels and shadow impact on surrounding properties.

2. YEO STREET PROFILE

The proposed building does not follow the profile that has been the standard for the street requiring the upper floors to be set back from the street. This has the effect of reducing the bulk of the buildings where the buildings opposite are low rise. The proposed development has no such setback until the sixth floor, and the lower floors jut into the current setback of the existing buildings, breaking up the aesthetic lines of the current streetscape. The lack of setback will disadvantage the Yeo Street balconies of 9 Rangers Road. A drawing of how the proposed building interacts with the buildings adjoining and further along Yeo Street should be included in the proposal, as the impact on the streetscape is not shown in the documentation.

3. RANGERS ROAD PROFILE

The proposed building does not conform to the setback profile for the street which have been included in the adjoining building at 9 Rangers Road. A drawing of how the proposed building interacts with the buildings adjoining along Rangers Road should be included in the proposal, as the impact on the streetscape is not shown in the documentation.

4. LIFT OVERRUN BUILDING SE CORNER

The proposed development shows a lift over run structure on the South East corner of the development within the 9 metre setback. This construction will overshadow the building to the east which is contrary to the intent of the 9 metre setback. It is also in a position that would block any sunlight to the adjacent unit which already has limited sunlight being a south facing unit.

At least this structure should not be permitted within the setback and not on the outer extremity of the setback.

5. SHADOW ON PROPERTIES IN YEO STREET

The proposed development height will have a detrimental impact on the winter sun of properties in Yeo Street, and probably more generally on the property 9 Rangers Road.

6. TRAFFIC MANAGEMENT STUDY

The traffic study for the proposed development is relying on standardised data and some current street data that does not reflect the anticipated movements in Yeo Street from the proposed development.

Current traffic from Yeo Street into Rangers Road is already backing up down Yeo Street at busy times of the day, which also impacts on the fire brigade times transiting this junction and the Wycombe Road / Yeo Street junction.

Woolworths have already made changes to their existing store on the site which indicate an anticipated expanded activity within the store, and presumably vehicle movements.

The removal of street trees to provide better access for vehicles into the development should not be considered or contemplated.

SUMMARY

The people of Neutral Bay should not be expected to modify the current planning controls of the area to enable Woolworths to overcome a financial difficulty that they have created as a result of a decision of their own making. They should accept their situation and build a building within the current planning controls.

The current planning controls that are designed to keep the area as a desirable neighbourhood precinct, should be maintained as they are effective and resulting in good developments for the area.

Changing the planning controls to meet the needs of one developer should not be permitted, as it will lead to a hotspot of buildings and lack of a consistent planned precinct.

Submission regarding 1 to 7 Rangers Road, Neutral Bay

PP-2022-4350

My name is [REDACTED]. I live at [REDACTED] directly opposite Woolworths. I represent a group of residents at Monterey and have the unanimous support of the Strata Committee SP83412.

We object strongly to the Planning Proposal 2022-4350 in its current form. We believe that it is too high, out of character with the village like atmosphere in Neutral Bay and will create significant traffic congestion in Yeo Street and Rangers Road, while adding to the already considerable congestion in Military Road.

While many of us are vehemently opposed to the increased building heights as proposed, we see much merit in some aspects of the Proposal, with respect to the footprint proposed, the public plaza, as well as the setbacks proposed along the Military Road and Rangers Road frontage. We note that these very attractive features are very similar to those proposed in the rescinded North Sydney Councils "Military Road Corridor Planning Study" from 2021, (MRCPS), and in the newly adopted North Sydney Councils "Neutral Bay Town Centre Planning Study", (NBTCPS).

We note also that Woolworths revised Proposal is not supported by North Sydney Council, and it would be a great tragedy if this Proposal proceeded in isolation from any consideration of the many attractive features of the newly completed and adopted NBTCPS, as amended at a recent Council meeting to a maximum height of 6 storeys throughout the area, or proceeded in isolation to the Planning Proposal for 183-185 Military Road.

We believe that there is a wonderful opportunity for some 'urban renewal' with redevelopment of the 2 sites, 5-7 Rangers Road and 183-185 Military Road, with very real benefits to the Neutral Bay community.

Our primary concern about the increased building heights in both Proposals is about the combined impact the 2 developments would have on traffic congestion particularly in Yeo Street, already a significant thoroughfare. Yeo Street provides the only access to both sites. Much traffic coming from or going to those parts of Neutral Bay Cremorne and Mosman south of Military Road uses Yeo Street as a 'rat run'. Yeo Street has only one traffic lane in each direction, is very narrow in places, contains a large public school, in the process of substantial expansion, a church, a synagogue and a fire station. All delivery and service vehicles, customers, tradespeople and residents, will have to access the proposed developments from Yeo Street. Already at times, particularly during morning and evening peaks, and school drop off and pick up times, Yeo Street is showing signs of gridlock. The Traffic Assessments associated with these 2 Planning Proposals do not properly cover the likely impact on local traffic. Indeed there is no mention in the reports about inflows and no consideration of the combined impact of the 2 Proposals! The 2 surveys included in the Reports are very limited and are not taken during peak periods. Much of the traffic reports is devoted to public transport, pedestrians and bicycle provisions. More detailed comments about the Traffic Assessment are below.

Other concerns about the excessive building heights proposed is the impact this would have on the 'village like' atmosphere of Neutral Bay and the precedent that they would set for future development proposals in the area, as well as significant shading of properties along the south side of Yeo Street. We urge you to reconsider these 2 Planning Proposals and ensure that an integrated

development is considered to provide significant benefits to the local community. At the very least any further consideration about the future of these 2 sites should take into consideration the North Sydney Councils NBTCPs.

The Proposal makes much of providing public space. In fact, the actual public plaza open to the sky is small and will be surrounded on 3 sides by tall buildings, creating considerable shading. Once space is taken by tables and chairs for the inevitable 'al fresco' dining there would appear to be little public space left. The Proposal contains some very attractive 3D rendered views of the plaza which are deceptive in that it appears to be considerably greater than the actual size. The building on the corner of Military and Rangers Roads is not part of the Proposal and consequently there is no guarantee of any additional "visual splay" that would open the plaza to the northeast. The public plaza as shown in the Proposal is likely to be impacted significantly by shading in mid winter from any development of 183-815 Military Road.

The Proposal is inconsistent and misleading about the actual size of the proposed public plaza. Variousy described as 1250 mtr sq, although this figure appears to include the 150 mtr sq "visual splay" at the northern corner which is actually not part of the Woolworths site, and the inclusion of which is dependent on cooperation and agreement from the developers of the 183-185 Military Road site. Without this 'visual splay' the plaza becomes a much less attractive rectangular space both in reality and visually, with the plaza no longer open to the northeast. The 'visual splay' in the Proposal appears to be significantly smaller than in the original MRCPS or the newly adopted NBTCPs. The 1250 mtr sq area claimed also includes the covered walkway through to Yeo Street. Dimensions are given in the Proposal to a rectangular area of the public plaza as 43.1 mtrs x 25 mtrs, ie., 1075 mtrs sq, less than the size of an Olympic Pool, however it is suggested that this area will contain what appear to be travellators along the northern edge as well as what appear to be lifts or stairs near Rangers Road. The Proposal notes in one drawing that there would be only 800mtr sq of area open to the sky. We would strongly prefer that this walkway be open to the sky.

The newly adopted NBTCPs shows a much more generous public plaza, open to the northeast with a generous 'visual splay', does not include travellators, or stair wells, or a covered walkway through to Yeo Street, along with generous setbacks along Rangers Road and Military Roads. We commend these features of the NBTCPs to the Panel and request that the Site Specific DCP be amended accordingly.

A "**Transport Assessment**" was lodged along with the Woolworths Planning Proposal and is included in the documents associated with the Proposal on the NSW Department of Plannings web site.

This Assessment, commissioned by the applicant, and completed by **JMT Consulting** for **Fabcot Pty Ltd**, lacks detail, and does not address incoming traffic at all. Incoming traffic from Warringah Freeway, Crows Nest, the Harbour Bridge and Tunnel, via Military Road, must turn right off Military Road at Watson Street, and then travel down Yeo Street to access the site. There are very few places traffic can turn right off Military Road between the Warringah Freeway and the Spit Junction, hence Yeo and Rangers Road become thoroughfares for traffic heading east towards Mosman, Neutral Bay, Cremorne, Balmoral, Clifton Gardens etc.

We note also that the report fails to address the considerable congestion that occurs in Yeo Street outside the Neutral Bay Public School or in Rangers Road in the vicinity of the Redlands School at school drop off and pick up times, or the presence of the Fire and Rescue station in Yeo Street.

Perhaps it is unsurprising that the Assessment, since it was commissioned by the developer, concludes that *“the traffic and transport impacts arising are considered to be acceptable”*.

This conclusion appears to be based on:

- 2 traffic surveys done for 1 hour between 5 pm and 6 pm, Thursday, 11 November 2021, and for 1 hour between 12 noon and 1 pm, Saturday, 13 November 2021. Such brief sampling is unlikely to provide useful information and perhaps surveying traffic during the heavy congestion that occurs during “School Zone” times might yield quite different results?
- **Transport for NSW** data for Military Road peak hour traffic flows that shows that between 2009 and 2021 there has been no increase and “therefore *no future traffic growth rate* has been assumed for this study.” This statement would probably be contested by any regular user of Military Road, and is contradicted by various State Government statements justifying the now cancelled **Northern Beaches Link**.
- Surveys undertaken by **Transport for NSW** at a number of retail centres that “indicate that as retail floor space increases, the rate of traffic generation reduces – reflecting the fact that as more specialty stores are added to a centre already containing an anchor tenant the rate of traffic generation will reduce. Therefore the additional floor space **will not generate** a large number of additional traffic movement.” These statements and conclusions defies logic! The bigger the shopping centre the less the traffic generated???
- A “traffic distribution” map (Figure 14, page 23) which only shows traffic flows **leaving** the site (despite the text stating “forecast direction of travel **to the site**”). 50% of traffic leaving the site is shown as entering Military Road via Wycombe and Rangers Roads, with only 20% continuing westwards along Yeo Streets. Currently very little traffic leaving the present site would proceed to Military Road via Rangers Road. There is no acknowledgment anywhere in the assessment that between Warringah Expressway and Spit Junction there are only 3 places that traffic travelling east along Military Road can turn right off Military Road, namely Watson, Spofforth and Belmont Roads. No indication is given on Figure 14 of traffic flows **inwards** to the site. This oversight is perhaps convenient in that it does not draw attention to the fact that all **inwards** traffic travelling eastwards along Military Road **must** enter via Watson Street and then along Yeo Street.
- Modelling that indicates that service levels at the 4 adjacent intersections based on RMS Traffic Modelling Guidelines, “is not anticipated to result in unacceptable traffic impacts on the surrounding road network.” However the document then states “Intersection level of service remains at **Level of Service D or below** for all intersections”. It then concludes, “Therefore the proposal is not expected to unduly impact the operation of the surrounding road network.” There appears to be no factual basis to this assessment. Repeating an assertion that there will be no undue impact does not make it a true!
- “The (now abandoned) Northern Beaches Link would have benefited the Military Road corridor by reducing the extent of regional traffic flows, with Transport for NSW projecting a 10% reduction in traffic along the corridor”. This statement appears to directly contradict a previous statement that “no future increase in traffic growth’ is expected. In any case, by the time the tunnel would have been built, the increase in population density due to multi storey development proposals currently in the pipeline or to be approved in the future, traffic will have increased so substantially that any traffic reduction due to the tunnel would have been minimal.

Furthermore, there is no reference in the assessment to the existence of the large **Neutral Bay Public School** in Yeo Street, or the **Redlands School** in Rangers Road and the significant congestion that occurs in both during “School Zone” times. Nor does the assessment mention the **day care centre** or the **Fire and Rescue Station** in Yeo Street. Yeo Street and Rangers Roads are narrow suburban streets already under considerable pressure which will continually increase as new developments continue to lead to greater population density. With no rail link our community is dependent on a functioning Military Road for both private and public transport.

Given the various dubious or spurious claims and conclusions made in the Assessment, commissioned by the applicant, we hope that little consideration will be given to it in the determination of this Planning Proposal, and, consideration will be given to the significant traffic congestion that is already present in Watson and Yeo Streets, Rangers and Military Roads that will only get worse with time.

In summary we would like to see all features of the Proposal to comply with the conditions of the newly published Neutral Bay Town Centre Planning Study, as amended by Council 27 May, to a maximum height for all developments of 6 storeys.

[REDACTED]

[REDACTED]

[REDACTED]

Submission Type

I am making a personal submission

Title**First Name****Family name**☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

NEUTRAL BAY;NSW

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

I object to the Planning Proposal 2022-4350 and urge the Panel to ensure that the Proposal complies fully with the terms of the recently approved North Sydney Councils "Neutral Bay Town Centre Planning Study as approved and amended by Council meeting dated 27 May 2024. I believe that maximum heights for all developments in the Neutral Bay Town Centre should be restricted to 6 storeys to preserve the village like atmosphere in Neutral Bay. In addition, the Site Specific DCP should be amended to say that there will be no mezzanines so that Woolworths does not add in extra floor levels.

Additionally, transport and traffic in the Military Road Neutral Bay area is at capacity. Neutral Bay is not serviced with a rail link and further substantial development is beyond the capacity of Military Road, and public transport. Rangers Road and Yeo Street are already under great pressure. Yeo Street is the only access street to the proposed development - it is very narrow in places and already serves as a commuter run to the city as an alternative to Military Road. Yeo Street contains a large public school, a fire brigade several churches and day care centres. This development will add considerably to congestion in Yeo Street and Rangers Road. All customers residents and delivery vehicles must access the proposed development from Yeo Street. The self serving "Transport Report" commissioned by the developer and produced by JMT lacks detail, reports very limited surveys and does not address incoming traffic. Its conclusion that the development will have very little effect on traffic is ridiculous and unsubstantiated by evidence. Furthermore I am concerned about the shading of the proposed buildings on houses on the south side of Yeo Street, and I believe the Site Specific DCP should contain provisions to prevent any overshadowing beyond the existing North Sydney Council controls. Shading of the public plaza in mid winter particularly, by any future developments on the corner of Rangers Road and Military Road has not been considered.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Hello, in regard to the Woolworths development in Rangers Rd /Yeo St, Neutral Bay I wish to express my dismay at the size of this project. It will create too much shading of Yeo Street. It is simply too big for its position. Traffic seriously needs to be considered also. Neutral Bay is not by definition a town centre. Not against a new Woolworths just the size of it. Thanks for your consideration of moderation.

[Redacted]

Submission Type

I am making a personal submission

Title

First Name

Family name

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I ask this development be made to comply with the overshadowing provisions of North Sdney Council's DCP and LEP to ensure the properties on the southern side of Yeo street have access to natural light.

This is proposal is for an extremely large and tall development which casts a long and broad shadow, removing solar access for some properties in winter.

I also ask that as a condition of approval that the large number of Woolworths delivery trucks using this as a base be banned and made to use a dedicated warehouse. This site is presently used as a de facto delivery warehouse. It would not be eligible as a warehouse under present zoning. Woolworths presently has two stores in Neutral Bay, the other being larger, by November their large store will be gone. The traffic implications of this being a warehouse by default for their clients would be very bad for Neutral Bay, especially Yeo St. The use should reflect the zoning.

Submission Type

I am making a personal submission

Title**First Name****Family name**☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Kurraba Point

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

I wish to confirm my concerns previously mentioned in a prior submission regarding the above development.

1.The proposed heights are not in keeping with current buildings along Military road.

In order to keep the village atmosphere of Cremorne and Neutral bay, the 6 storeys should suffice.

2.Higher than 6 storeys the area will fall into shadow and wind tunnels will be created. This is what has occurred in North Sydney.

3.As this site is on a very good bus route, those apartments would not need parking.Furthermore the roads in the area will not cope with more cars coming in and out of Parking. Yeo street is already congested. There is a school and a Fire Station on this street.

Submission Type

I am submitting on behalf of my organisation

Title**First Name****Family name**

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

cremore

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

We write as the Convenors of [REDACTED] which is a voluntary group, composed of residents living within the vicinity of the above Rangers Road/Yeo Street Woolworths site.

On behalf of our Precinct community we wish to strongly object to this PP for the following reasons attached.

Subject: 1-7 Rangers Road and 50 Yeo Street, Neutral Bay - PP-2022-4350

SUBMISSION Via email : information@planning.nsw.gov.au

Dear Sir/Madam

We write as the Convenors of [REDACTED] which is a voluntary group, composed of residents living within the vicinity of the above Rangers Road/Yeo Street Woolworths site.

On behalf of our Precinct community we wish to **strongly object to this PP for the following reasons:**

Excessive building height: This PP seeks to amend the North Sydney Local Environmental Plan (LEP) 2013 to increase the permissible height of buildings from 16m to part 26m - this is *higher than the usual height for a 6 storeys building*) and part 31 m (*this is higher than the usual height for an 8 storey building*)

Excessive increase in the minimum non-residential FSR

We object to the proposal to increase the minimum non-residential FSR from 0.5.1 to 1.8.1.

Loss of Environmental Amenity to existing residents and streetscape

Loss of Solar access: This proposal will result in a significant loss of environmental amenity particularly to Yeo Street residents and streetscape as well as beyond to the Harrison Street community.

The proposal must ensure dwellings on the opposite side of Yeo Street receive the **same amount of sunlight** as they would under the existing NSDCP 2013 solar access controls: ie a minimum of 3 hours solar access between the hours of 9am and 3pm on 21 June to habitable rooms and private open spaces of residential properties in Yeo and Harrison Streets.

Furthermore, the podium and above-podium setbacks to Yeo Street should match the existing controls.

By way of background, the existing adjacent developments have all had to comply with these existing controls (eg The "Muse" - a six storey building at 9-11 Rangers Road), which have achieved acceptable outcomes to the community and are well-regarded as examples of exemplar buildings in terms of height, bulk and contribute positively to the existing streetscape as well as making minimal impacts on solar access to other residents and streetscapes.

NO mezzanines should be allowed because the LEP maximum building heights proposed for 6 storeys and 8 storeys are excessive. The developer should not be enticed to make attempts to include additional floors of accommodation.

Match height to other existing surrounding buildings - the proposal should ensure that the podium height and footpath width on Rangers Road match that of the existing development at 9-11 Rangers Road (Muse).

Negative impacts on parking and traffic: The number of proposed **car parking spaces should not exceed the car parking rates in the existing DCP.**

The surrounding local roads are already overloaded with significant traffic congestion affecting Yeo Street, Rangers Road, Wycombe Road and surrounding intersections even during weekends. **Public Plaza** - ensure the public plaza will remain a public plaza and no structures are built on it which would inhibit pedestrian access to the adjacent site on the corner of Military Road when it is redeveloped in the future or to Military Lane;

Other reasons for objection:

Lack of integration with the Neutral Bay Town Centre Planning Study

This proposal does not acknowledge or integrate with the current *Neutral Bay Village Planning Study*. This Study sets out the community's vision for the Neutral Bay Village. It replaces the rejected 2021 Military Road Corridor Planning Study and reflects the views desired by the wider community. The current *Neutral Bay Village Planning Study* should form the basis for any decision about proposed development in the Neutral Bay center.

The maximum building height of this proposal should be consistent with those proposed in the *Neutral Bay Village Planning Study* i.e. 6-storeys. We note that the Department of Planning previously approved 22m for a 6-storey building at 12-14 Waters Road, Neutral Bay.

The proposed maximum building heights (part 26m for 6 storeys and part 31m for 8 storeys) is therefore not consistent with those in the *Neutral Bay Village Planning Study* and are excessive for the number of storeys. Reducing the bulk and scale of the development will provide an improved relationship with adjoining developments, streetscape and a better design interface and transition to nearby development in Yeo Street.

Insufficient Public Benefit

This proposal offers insufficient public benefit. The developer should be required to provide at least 5% affordable housing in perpetuity (either as dwellings or as a cash contribution) and should not be allowed to include an additional 88 public parking spaces.

This request is consistent with the recommendations of the North Sydney Local Planning Panel and also the recommendations of the Department of Planning. The Department recommended the inclusion of affordable housing and deletion of the 88 additional public car parking spaces which are in excess of the maximum allowed by Council's Development Control Plan.

Insufficient size of Public Plaza

This public plaza proposed in this PP offers insufficient public benefit. **The plaza is too small in area to offer sufficient “free amenity”**. The images in the proposal show a large area of commercial seating attached to commercial food outlets in the proposal plaza. There appears to be little public space left for “free amenity”.

Furthermore, the plaza will suffer a lack of “free solar amenity” as it is surrounded on three sides by tall buildings which will create considerable shading rendering the plaza undesirable during the colder months of the year.

Lack of integration with the Planning Proposal at 183 - 185 Military Road

This proposal does not reference or integrate with the adjacent building proposed at 183a-185 Military Road, situated at the corner of Military and Rangers Roads. There is opportunity for a larger public plaza if the two building sites were planned collaboratively and not undertaken in isolation.

Lack of Support from North Sydney Council

We note that this revised Proposal is not supported by North Sydney Council. The Council resolved to refuse the PP at its meeting on 22 May 2023 consistent with the Council officer's recommendation and that of the North Sydney Local Planning Panel.

For these reasons we object to the Planning Proposal

[REDACTED]

[REDACTED]

[REDACTED]

Submission Type

I am making a personal submission

Title

First Name

Family name

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to this proposal.

Despite regular feedback from residents, Council and other interested parties, Woolworths is still not listening.

In particular, this development:

- * Does not comply with the current LEP/DCPs;
- * Overshadows residential properties on the southern side of the development (Yeo and Harrison Sts in particular)
- * At 26m (6 storeys) and 31m (8 storeys) high, is excessive
- * Does not sufficiently take into account the need for scale appropriate to the site. The proposal is overly bulky and will also impact traffic in an area that is already a major bottleneck.

This development could, with appropriate community engagement and feedback, enhance the site and surrounding areas and provide Woolworths with a trading uplift. However, Woolworths' approach fails to do so. It is concerning that Woolworths wants to maximise profit at the expense of the community's local amenity.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

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Email

[REDACTED]

Suburb/ Town

Cremorne

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submission

Dear North Sydney Council,

This is our submission on the Woolworths Planning Proposal.

We are residents on the southern side, right opposite Woolworths Car Park Entry, at [REDACTED]

We are against the new Woolworths Development Proposal as our building will be overshadowed with less than 3 hours of direct sunlight in north facing living rooms and private open space between 9am-3pm at mid-winter in accordance with NSW Apartment Design Guide. We want the North Sydney Council Controls to be respected which are: 3 hours of direct north sunlight (winter time), setbacks (not overshadow residential properties and overbearing). I would like to mention we would not oppose if Woolworths Planning Proposal would have been similar to the recent development "The Muse" (corner of Rangers Road and Yeo Street) which is stepped back, not overshadowing residential properties, not too large and bulky.

We believe, the through-site link to the plaza should be open to the sky as that will break up the bulk and scale of the building.

Thank you and regards,

[REDACTED]

Submission Type

I am submitting on behalf of my organisation

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

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submission

Submission from [Redacted] Neutral Bay attached



Planning Proposal 1-7 Rangers Road and 50 Yeo Street Neutral Bay

██████████ considered the new proposal for the site at the 14 May 2024 meeting and recorded the following comments:

- a. The LEP should include a solar access control specifying the development must not be granted if such development does not provide a minimum of 3 hours of solar access between the hours of 9am and 3 pm on the 21st of June to habitable rooms and private open spaces of residential properties on Yeo Street.
- b. The developer should be required to provide at least 5% of affordable housing in perpetuity and should not be allowed to include an additional 88 public parking spaces.
- c. The maximum building heights should be consistent with the recommendations of the North Sydney Local Planning Panel which are 21m for 6 storeys and 28 m for 8 storeys. The proposed maximum building heights (part 26m for 6 storeys and part 31 m for 8 storeys are excessive for the number of storeys. Reducing the bulk and scale of the development will provide improved relations with adjoining developments.

Residents attending the ██████████ meeting agreed unanimously to support the comments above and that it should be treated as a submission from Neutral Precinct.

Submission Type

I am making a personal submission

Title

— —

First Name

████

Family name

██████████



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

██

Suburb/ Town

cremorne

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No



I agree to the Privacy statement

submission

I am a resident of Cremorne living within 5 mins walking distance to this proposed site.

I wish to object to this PP for the following reasons.

Subject: 1-7 Rangers Road and 50 Yeo Street, Neutral Bay - PP-2022-4350

SUBMISSION Via email : information@planning.nsw.gov.au

Dear Sir/Madam

I am a resident of Cremorne living within 5 mins walking distance. I wish to object to this PP for the following reasons:

Loss of Environmental Amenity to existing residents and streetscape

Loss of Solar access: I am greatly concerned about the significant loss of environmental amenity to Yeo Street residents and streetscape as well as beyond to the Harrison Street community, in particular the loss of solar access during mid-winter. Yeo St is a sunny side-street which is a pleasant alternative pedestrian route to Military Road. In Winter Yeo St is sunny all day long.

This proposal must ensure dwellings on the opposite side of Yeo Street continue to receive the same amount of sunlight as they would under the existing NSDCP 2013 solar access controls: ie a minimum of 3 hours solar access between the hours of 9am and 3pm on 21 June to habitable rooms and private open spaces of residential properties in Yeo Street.

Excessive building height and bulk

The proposed building height is much higher than the usual permissible height of buildings from 16m to part 26m ie much higher than the usual height for a 6 storeys building and the part 31 m is higher than the usual height for an 8 storey building.

The podium and above-podium setbacks to Yeo Street should match the existing controls, not allow increases that would result in loss of amenity to residents and the streetscape.

NO mezzanines should be allowed as it will result in this proposal exceeding the LEP maximum building heights proposed for 6 storeys and 8 storeys.

The proposed building should match the height of other existing surrounding buildings such as the adjacent building at 9-11 Rangers Road (Muse) and the Monterey building opposite.

Negative impacts on parking and traffic:

The number of proposed car parking spaces should not exceed the car parking rates in the existing DCP.

There is already significant traffic congestion affecting Yeo Street, Rangers Road, Wycombe Road and surrounding intersections even during weekends. The Yeo and Rangers Road intersection is particularly difficult to negotiate, a significant increase in traffic will hugely exacerbate the existing congestion.

Insufficient Public Plaza

The public plaza proposed in this PP offers insufficient public benefit. The plaza is too small in area to offer sufficient free recreational areas and seating. The images in the proposal show a large area of commercial seating attached to commercial food outlets in the proposal plaza. There appears to be little public space left for "free amenity". The plaza will also suffer from a lack of solar access as it will be surrounded on three sides by tall buildings. In winter time, the plaza will suffer from considerable shading making it an undesirable place during the colder months of the year.

Lack of integration with the Planning Proposal at 183 - 185 Military Road

This proposal does not reference or integrate with the adjacent building proposed at 183a-185 Military Road (corner of Military and Rangers Road). There is opportunity for a larger public plaza if the two building sites were planned collaboratively and not undertaken in isolation. There is also opportunity to enter into discussion with North Sydney Council and relevant traffic authorities to investigate the creation of a larger public plaza on Rangers Road by implementing a half-road closure. This idea has been discussed and supported by the local Precinct communities ([REDACTED]) and other local working groups to improve public amenity in Neutral Bay Village.

Lack of integration with the Neutral Bay Town Centre Planning Study

This proposal does not acknowledge or integrate with North Sydney Council's newly implemented *Neutral Bay Village Planning Study*. This Study sets out the community's vision for the Neutral Bay Village. It replaces the rejected 2021 Military Road Corridor Planning Study and reflects the views desired by the wider community. The current *Neutral Bay Village Planning Study* should form the basis for any decision about proposed development in the Neutral Bay centre.

The maximum building height of this proposal should be consistent with those proposed in the *Neutral Bay Village Planning Study* i.e. 6-storeys.

Insufficient Public Benefit

This proposal offers insufficient public benefit to the local community. The developer should be required to provide at least 5% affordable housing in perpetuity (either as dwellings or as a cash contribution) and should not be allowed to include an additional 88 public parking spaces.

This request is consistent with the recommendations of the North Sydney Local Planning Panel and also the recommendations of the Department of Planning. The Department recommended the inclusion of affordable housing and deletion of the 88 additional public car parking spaces which are in excess of the maximum allowed by Council's Development Control Plan.

Lack of Support from North Sydney Council

My local council does not support this revised Proposal as evidenced by the Council decision to refuse the PP at its meeting on 22 May 2023 which was consistent with the Council officer's recommendation and that of the North Sydney Local Planning Panel.

For these reasons I object to this particular Planning Proposal

[REDACTED]

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

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submission

Please see the attached document.

To: Department of Planning, Housing and Infrastructure - Planning Panels

Submissions – Planning Proposal

1-7 Rangers Road and 50 Yeo Street, Neutral Bay (PP-2022-4350)

1. This submission relates to the Planning Proposal concerning 1-7 Rangers Road and 50 Yeo Street, Neutral Bay PP-2022-4350 (**PP**).
2. **We do not want our names and address to be made public.**
3. We strongly object to the PP for the following reasons:

Height, bulk, and scale of property

4. It is obvious from the architectural drawings that the proposed buildings are excessive in height, bulk and scale. The development will result in negative impacts on the streetscape character of the locality and the amenity of nearby dwellings, footpaths, and streets. In relation to height, the buildings would have an extremely adverse impact on neighbouring properties and public streets in relation to solar access due to extreme overshadowing. The PP is not in the public's interest having regard to the concerns already raised by residents and other interested parties.
5. The proposed increase in the minimum non-residential FSR from 0.5:1 to 1.8:1 indicates the complete lack of regard for the appropriate scale of development in the area and what can be tolerated and supported by neighbours and local infrastructure. The minimum non-residential FSR has been established for various reasons based on research and experience. To allow the increase would be to ignore the public policy rationale for the statutory controls, and dismiss the concerns and right to quiet enjoyment of affected neighbours, local workers, and the public, both in the present and those in the future.

Effect on traffic and parking

6. The PP would greatly increase the number of occupants and visitors to the proposed site. The surrounding streets are already busy streets and could not support the additional traffic and demand on street parking.
7. As a consequence of the NSW Government Warringah Freeway Upgrade, around 100 public carparking spaces have been removed permanently. This should be taken into account when considering the increase of traffic into the local area the PP will bring.

[REDACTED]

[REDACTED]

Submission Type

I am making a personal submission

Title**First Name****Family name**☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

CREMORNE

I have made a reportable political donation

No

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I have lived on the southern side of Yeo Street for 25 years. It is imperative to ensure dwellings on the south side of Yeo Street receive the same amount of sunlight as they would under the existing NSDCP 2013 solar access controls. As part of this, the podium and above-podium setbacks to Yeo Street should match the existing controls. These controls have been complied with by adjacent developments, such as the six storey 9-11 Rangers Road (Muse apartment building) resulting in acceptable outcomes;

No mezzanines should be allowed because the LEP maximum building heights proposed for 6 storeys and 8 storeys are excessive and the developer should not be tempted to try and include additional floors of accommodation;

The number of car parking spaces should not exceed the car parking rates in the NSDCP 2013 as local roads are overloaded and there is significant traffic congestion affecting Yeo Street and nearby intersections;

Ensure the public plaza will remain a public plaza and no structures are built on it which would inhibit pedestrian access to the adjacent site on the corner of Military Road when it is redeveloped in the future or to Military Lane;

Ensure that the podium height and footpath width on Rangers Road matches that of the existing development at 9-11 Rangers Road (Muse).

61 Yeo Street on the south side of the street has major concerns with the overshadowing of our residential property along with all the other residential properties to the south in Yeo Street.

The proposed height of 26 metres is excessive for a 6 storey building and the proposed height of 31 metres is excessive for an 8 storey building and they will result in buildings of excessive bulk and scale.

To believe there will be little extra traffic generated on Yeo, Wycombe, Harrison, Streets and Military and Rangers Road by the first of the major developments to be construction in Neutral Bay is unbelievable. Military Road with the help of NSW Roads will become a car park once the Warringah Freeway upgrade has been completed. No Middle Harbour Tunnel means all the increased traffic generated by the huge increase in dwellings which in the Northern Beaches/Upper and Lower North Shore will create grid locks. In fact they are happening already.

Your very unfaithfully

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

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Email

Suburb/ Town

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Submission on Woolworths Rangers Road NeutralBay

Proposal

We object to the subject Planning Proposal for the following reasons:

1. it is considered the proposed height of 26 metres is excessive for a 6 storey building and the proposed height of 31 metres is excessive for an 8 storey building and they will result in buildings of unnecessarily excessive bulk and scale which in turn -
2. the resulting impact of increased residential and commercial traffic generated by this excessive development will inevitably push more traffic onto Military Road now recognised as perhaps the worst suburban arterial road in greater Sydney.

Yours faithfully,

Submission Type

I am making a personal submission

Title**First Name****Family name**☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email**Suburb/ Town**

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement**submission**

<https://www.planningportal.nsw.gov.au/ppr/under-exhibition/1-7-rangers-road-and-50-yeo-street-neutral-bay>

I, [REDACTED] of [REDACTED] wish to submit the following objections to the above proposal:

1. The proposed increase to the height of the building from part 26m and part 31m is excessive and out of character for the area.
2. The proposed increase in height will create overshadowing of adjacent properties including 14 Harrison St
3. The increase in size and number of dwellings will significantly increase traffic congestion on Yeo Street and adjoining streets without adequate parking facilities
4. Negative impact of privacy and reduction in the peaceful enjoyment of residents' homes

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Cremorne

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submission

As a local resident I object increased traffic in a street that has a primary school, four churches and already has limited parking. I object to the increased building height which will overshadow existing residences.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[Redacted]

Suburb/ Town

2090

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No

☒ I agree to the Privacy statement

submission

I do not support this proposal based on the following:

- * these buildings will overshadow and obliterate northerly sunshine to properties in Yeo and Harrison Streets
- * additional dwellings and residents will create extra demand on infrastructure, congestion, traffic and parking issues, not sympathetic to the heritage buildings and character of the suburb.
- * parking options will be further reduced and there will be additional pressure on public transport -there are already queues around the block in peak hours.

First Name

Family name

☐ Name withheld

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Email

Suburb/ Town

Cremorne

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No

☒ I agree to the Privacy statement

submission

I object to the Planning Proposal for 1-7 Rangers Road and 50 Yeo Street.

Neutral Bay is bisected by Military Road - one of the most congested roads in Sydney. Indeed it is a road so congested that a previous Government believed the Northern Beaches Tunnel was needed to alleviate the traffic. It is hard to turn onto it and even harder to cross.

Even with the tunnel, the traffic projections by TfNSW showed local intersections with Military Road would fail - and the modelling was based on the densities in the current Local Environmental Plan and did not take into account any additional density such as that proposed in the Planning Study adopted by North Sydney Council last month or excessively dense developments such as this one as proposed.

Even worse, the site is about the worst site in Neutral Bay for an oversized development. The natural ground to the south falls away - making overshadowing of local residents' properties much worse. Yeo Street is the access road proposed for the development is a narrow and very busy alternative to Military Road. It also services Neutral Bay Public School just a few blocks to the east. At present, Woolworths articulated trucks use Yeo Street to make three-point turns so they can back in to the loading dock in Military Lane, smaller local delivery trucks park in No Stopping zones, and traffic on Yeo Street backs up as vehicles wait to make right turns into the Woolworths car park. It's just a disaster that is going to get worse with the proposed development.

Finally, I can not understand relationship between the building heights proposed in the draft LEP and the number of floors shown on the indicative scheme and referenced in the draft DCP. The normal heights in LEPs for 6 stories in mix use zones is 21-22 metres and 27-28 metres for 8 storeys. Why is the excessive height in the LEO proposed and why is a 7 metre floor to floor height proposed for the ground floor level facing Yeo Street? Retail functions do not need that much height. A cynical response may be to allow an extra floor to be slipped in during the DA process.

If this proposal is to go ahead, I would ask that the Site Specific Development Control Plan include provisions to:

- ensure the loading dock allows articulated trucks to enter and exit the site in a forward direction (Woolworths apparently only owns or uses articulated trucks) and that the loading dock provide for a minimum of one articulated vehicle and three smaller trucks;
- require provision by the developer of a round-about at the carpark entry/exit point (similar to the carpark entry to the Canopy at Lane Cove) so that traffic does not back up on Yeo Street which should be located in Yeo Street if the entry is off Yeo Street or at the intersection of Military Lane and Yeo Street if the carpark entry point is off Military Lane;
- ensure the maximum number of apartments is no more than the number given in the scheme shown to the Department;
- ensure that the development sticks to the maximum number of storeys - 6 storeys and 8 storeys - and does not include any intermediate mezzanine floors that increase building bulk and overshadowing;
- ensure that overshadowing of Yeo Street and Rangers Road residences is no worse than it would be under the current North Sydney Development Control Plan, including solar access provisions and requirements for upper level setbacks;
- require a 1.5m whole of building setback to Military Lane, as per the building on the opposite side of the Lane, to allow for future activation of the lane and pedestrian connectivity to Military Road;
- require a 1.5 metre setback along Rangers Road to match the adjacent development to the south.
- require full frontage pedestrian connectivity of the new plaza to Military Lane and the adjacent property on the corner of Rangers and Military Roads;
- keep on site car parking to an absolute minimum and certainly no more than that allowed by Council in their DCP;
- provide a genuine break through the building at the Yeo Street facade so it doesn't look like the alien mothership has landed in Neutral Bay (the break could take the form of the open to sky through site link proposed by Council).

Thank you for considering this submission.

First Name

Family name

☐ Name withheld

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Email

Suburb/ Town

Cremorne

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the Planning Proposal for 1-7 Rangers Road and 50 Yeo Street.

Neutral Bay is bisected by Military Road - one of the most congested roads in Sydney. Indeed it is a road so congested that a previous Government believed the Northern Beaches Tunnel was needed to alleviate the traffic. It is hard to turn onto it and even harder to cross.

Even with the tunnel, the traffic projections by TfNSW showed local intersections with Military Road would fail - and the modelling was based on the densities in the current Local Environmental Plan and did not take into account any additional density such as that proposed in the Planning Study adopted by North Sydney Council last month or excessively dense developments such as this one as proposed.

Even worse, the site is about the worst site in Neutral Bay for an oversized development. The natural ground to the south falls away - making overshadowing of local residents' properties much worse. Yeo Street is the access road proposed for the development is a narrow and very busy alternative to Military Road. It also services Neutral Bay Public School just a few blocks to the east. At present, Woolworths articulated trucks use Yeo Street to make three-point turns so they can back in to the loading dock in Military Lane, smaller local delivery trucks park in No Stopping zones, and traffic on Yeo Street backs up as vehicles wait to make right turns into the Woolworths car park. It's just a disaster that is going to get worse with the proposed development.

Finally, I can not understand relationship between the building heights proposed in the draft LEP and the number of floors shown on the indicative scheme and referenced in the draft DCP. The normal heights in LEPs for 6 stories in mix use zones is 21-22 metres and 27-28 metres for 8 storeys. Why is the excessive height in the LEO proposed and why is a 7 metre floor to floor height proposed for the ground floor level facing Yeo Street? Retail functions do not need that much height. A cynical response may be to allow an extra floor to be slipped in during the DA process.

If this proposal is to go ahead, I would ask that the Site Specific Development Control Plan include provisions to:

- ensure the loading dock allows articulated trucks to enter and exit the site in a forward direction (Woolworths apparently only owns or uses articulated trucks) and that the loading dock provide for a minimum of one articulated vehicle and three smaller trucks;
- require provision by the developer of a round-about at the carpark entry/exit point (similar to the carpark entry to the Canopy at Lane Cove) so that traffic does not back up on Yeo Street which should be located in Yeo Street if the entry is off Yeo Street or at the intersection of Military Lane and Yeo Street if the carpark entry point is off Military Lane;
- ensure the maximum number of apartments is no more than the number given in the scheme shown to the Department;
- ensure that the development sticks to the maximum number of storeys - 6 storeys and 8 storeys - and does not include any intermediate mezzanine floors that increase building bulk and overshadowing;
- ensure that overshadowing of Yeo Street and Rangers Road residences is no worse than it would be under the current North Sydney Development Control Plan, including solar access provisions and requirements for upper level setbacks;
- require a 1.5m whole of building setback to Military Lane, as per the building on the opposite side of the Lane, to allow for future activation of the lane and pedestrian connectivity to Military Road;
- require a 1.5 metre setback along Rangers Road to match the adjacent development to the south.
- require full frontage pedestrian connectivity of the new plaza to Military Lane and the adjacent property on the corner of Rangers and Military Roads;
- keep on site car parking to an absolute minimum and certainly no more than that allowed by Council in their DCP;
- provide a genuine break through the building at the Yeo Street facade so it doesn't look like the alien mothership has landed in Neutral Bay (the break could take the form of the open to sky through site link proposed by Council).

Thank you for considering this submission.

☐ Name withheld

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Email

Suburb/ Town

CREMORNE

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Subject: 1-7 Rangers Road and 50 Yeo Street, Neutral Bay - PP-2022-4350

SUBMISSION Via email: information@planning.nsw.gov.au

Dear Sir/Madam

I wish to strongly object to this PP for the following reasons:

Excessive building height: This PP seeks to amend the North Sydney Local Environmental Plan (LEP) 2013 to increase the permissible height of buildings from 16m to part 26m - this is higher than the usual height for a six storey building) and part 31 m (this is higher than the usual height for an eight storey building)

Loss of Environmental Amenity to existing residents and streetscape

Loss of Solar access: This proposal will result in a significant loss of environmental amenity particularly to Yeo Street residents and streetscape as well as beyond to the Harrison Street community.

The proposal must ensure dwellings on the opposite side of Yeo Street (and in Harrison Street) receive the same amount of sunlight as they would under the existing NSDCP 2013 solar access controls: ie a minimum of 3 hours solar access between the hours of 9am and 3pm on 21 June to habitable rooms and private open spaces.

Furthermore, the podium and above-podium setbacks to Yeo Street should match the existing controls.

By way of background, the existing adjacent developments have all had to comply with these existing controls (e.g. The "Muse" - a six storey building at 9-11 Rangers Road), which have achieved acceptable outcomes to the community and are well-regarded as examples of exemplary buildings in terms of height, bulk and positive contribution to the existing streetscape as well as making minimal impacts on solar access to other residents and streetscapes.

No mezzanines should be allowed because the LEP maximum building heights proposed for six storeys and eight storeys are excessive. The developer should not be enticed to make attempts to include additional floors of accommodation.

Match height to other existing surrounding buildings - the proposal should ensure that the podium height and footpath width on Rangers Road matches that of the existing development at 9-11 Rangers Road.

Negative impacts on parking and traffic: The number of proposed car parking spaces should not exceed the car parking rates in the existing DCP.

The surrounding local roads are already overloaded with significant traffic congestion affecting Yeo Street, Rangers Road, Wycombe Road and surrounding intersections even during weekends.

Public Plaza - ensure the public plaza will remain a public plaza and no structures are built on it which would inhibit pedestrian access to the adjacent site on the corner of Military Road when it is redeveloped in the future or to Military Lane.

Other reasons for my objection include:

Lack of integration with the Neutral Bay Town Centre Planning Study

This proposal does not acknowledge or integrate with the current Neutral Bay Village Planning Study. This Study sets out the community's vision for the Neutral Bay Village. It replaces the rejected 2021 Military Road Corridor Planning Study and reflects the views desired by the wider community. The current Neutral Bay Village Planning Study should form the basis for any decision about proposed development in the Neutral Bay centre.

The maximum building height of this proposal should be consistent with those proposed in the Neutral Bay Village Planning Study i.e. six storeys. We note that the Department of Planning previously approved 22m for a six storey building at 12-14 Waters Road, Neutral Bay.

The proposed maximum building heights (part 26m for 6 storeys and part 31m for 8 storeys) is therefore not consistent with those in the Neutral Bay Village Planning Study and are excessive for the number of storeys. Reducing the bulk and scale of the development will provide an improved relationship with adjoining developments, streetscape and a better design interface and transition to nearby development in Yeo Street.

Insufficient Public Benefit

This proposal offers insufficient public benefit. The developer should be required to provide at least 5% affordable housing in perpetuity (either as dwellings or as a cash contribution) and should not be allowed to include an additional 88 public parking spaces.

This request is consistent with the recommendations of the North Sydney Local Planning Panel and the recommendations of the Department of Planning. The Department recommended the inclusion of affordable housing and deletion of the 88 additional public car parking spaces which are more than the maximum allowed by Council's Development Control Plan.

Insufficient size of Public Plaza

This public plaza proposed in this PP offers insufficient public benefit. The plaza is too small in area to offer sufficient "free amenity". The images in the proposal show a large area of commercial seating attached to commercial food outlets in the proposal plaza. There appears to be little public space left for "free amenity".

Furthermore, the plaza will suffer a lack of "free solar amenity" as it is surrounded on three sides by tall buildings which will create considerable shading rendering the plaza undesirable.

Lack of integration with the Planning Proposal at 183-185 Military Road

This proposal does not reference or integrate with the adjacent building proposed at 183-185 Military Road, situated at the corner of Military and Rangers Roads. There is an opportunity for a larger public plaza if the two building sites were planned collaboratively and not undertaken in isolation.

Lack of Support from North Sydney Council

I note that this revised Proposal is not supported by North Sydney Council. The Council resolved to refuse the PP at its meeting on 22 May 2023 consistent with the Council officer's recommendation and that of the North Sydney Local Planning Panel.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

[REDACTED]

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Looks just the sort of development that Neutral Bay needs to enliven a downgraded retail area.



Woolworths proposal for 1-7 Rangers Road and 50 Yeo Street, Neutral Bay

From C [REDACTED]**Date** Wed 2024-06-12 10:51 PM**To** Tim Coorey <tim.coorey@dpie.nsw.gov.au>; katerina.papas@northsydney.nsw.gov.au
<katerina.papas@northsydney.nsw.gov.au> 1 attachments (17 KB)

Submission - Letter to NSW Gov - Planned Woolworths development of Yeo St.docx;

Good evening

Woolworths proposal for 1-7 Rangers Road and 50 Yeo Street, Neutral Bay

We would like to make a submission in relation to this development proposal, as attached.

While we note submissions closed on 11/6/24, we would be grateful if you could exercise some discretion to accept this one day out of time. My partner and I are interested stakeholders as we live across the street from the proposed development and will be adversely affected if it goes ahead in its current form.

We appreciate you giving consideration to accepting this submission and would be grateful if you could confirm receipt.

Kind regards

[REDACTED]

Mr Timothy Coorey
Department of Planning, Industry and Environment (DPIE) NSW
By email: tim.coorey@dpie.nsw.gov.au

Cc: Ms Katerina Papas
North Sydney Council
katerina.papas@northsydney.nsw.gov.au

Dear Mr Coorey & Ms Papas

Submission on Proposal for Mixed-Use Development at 1-7 Rangers Road and 50 Yeo Street, Neutral Bay

We are writing to express our concerns regarding the proposed mixed-use development at 1-7 Rangers Road and 50 Yeo Street in Neutral Bay. While we appreciate the efforts toward modernisation and revitalisation of the area, we believe that the current plan for an eight-storey development is excessive and would have significant adverse impacts on our community. Instead, we consider that a more appropriate option is to limit the height to no more than four stories.

As residents living directly across the street from the proposed development site, we are particularly concerned about several key issues that would arise from the planned eight-storey structure.

Loss of natural light and shadowing

The proposed eight-storey development would cast significant shadows over neighboring properties, including our own. This would result in a substantial reduction of natural light, which is essential for the health and well-being of residents. Additionally, the increased shadowing would contribute to a colder and less inviting streetscape, detracting from the overall amenity of the area. Furthermore, the overshadowing would disrupt the harmony between the built environment and the natural elements, such as trees and green spaces, that currently contribute to the serene and welcoming ambience of Neutral Bay.

Loss of sense of space

The towering height of the proposed development would dramatically alter the visual landscape of Neutral Bay, diminishing the sense of openness and space that currently characterises the area. This loss of visual amenity would have a detrimental impact on the quality of life for residents and visitors alike, detracting from the unique charm and character of our community.

Increase in Traffic

An eight-storey development would inevitably bring a significant increase in traffic to an already congested area. The additional strain on local roads and infrastructure would exacerbate traffic congestion, increase noise levels, and pose safety concerns for pedestrians and cyclists. Furthermore, the influx of vehicles would diminish the pedestrian-friendly nature of Neutral Bay, undermining efforts to promote active transportation and reduce reliance on cars.

Wider Implications

Beyond these immediate concerns, the proposed development raises broader implications for the long-term sustainability and livability of Neutral Bay. A high-density development of this scale could place undue pressure on local services and amenities, including schools, healthcare facilities, and public spaces. Moreover, the loss of heritage and character through excessive development could erode the sense of community and identity that defines Neutral Bay.

In light of these concerns, we urge the DPIE NSW to reconsider the scale of the proposed development and advocate for a maximum height of four storeys. By scaling back the height of the development, we can mitigate the adverse impacts on natural light, sense of space, traffic congestion, and overall community well-being. This approach would ensure that any development aligns with the unique character and needs of Neutral Bay while fostering a sustainable and livable environment for current and future generations.

Thank you for considering our input on this important matter. We trust that you will give due consideration to the concerns raised by ourselves and other members of the community. Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely

[Redacted Signature]

10 June 2024