

7 September 2022

Marcello Occhiuzzi
Manager Strategic planning
North Sydney Council
200 Miller Street
North Sydney, NSW 2060

Dear Marcello,

**Planning Proposal 2022/1633 1-7 Amended scheme
Rangers Road & 50 Yeo Street, Neutral Bay**

This letter has been prepared for North Sydney Council (Council) on behalf of Fabcot Pty Ltd as the Proponent of the Site-Specific Planning Proposal submitted to Council on 9 May 2022 for 1-7 Rangers Road and 50 Yeo Street, Neutral Bay.

Following lodgement of the Planning Proposal, Fabcot Pty Ltd held two community information drop-in sessions in Neutral Bay on the 11 August 2022 and 13 August 2022. These sessions provided the opportunity for members of the public to meet with Fabcot Pty Ltd and the broader project team, ask questions and provide feedback on the proposal.

During these information sessions it became evident that the local community had concerns about the proposed 10 storey concept. **In response to the community and Council's verbal feedback, Fabcot Pty Ltd would like to advise North Sydney Council that it is willing to amend the proposal to reduce the height from the proposed 7-10 storey concept, to a 6-8 storey concept that is directly in line with the massing espoused for the site under the previously endorsed *Military Road Corridor Planning Study* and *Neutral Bay Future Directions Report*.**

Revised Planning Proposal scheme

As shown in **Figure 1** and **Figure 2**, the revised scheme seeks to lower the height of the proposal by 2-4 storeys from a building envelope that was part 10 storey and part 8 storey, to a reduced envelope that is now part 8 storey and part 6 storey.

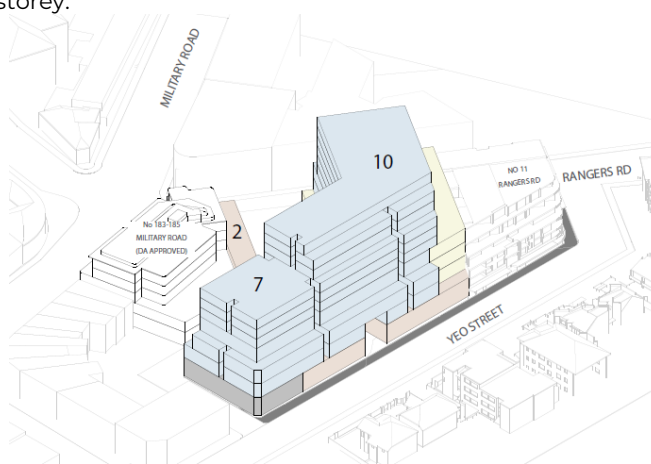


Figure 1 Proposed 10 storey scheme

Source: KTA

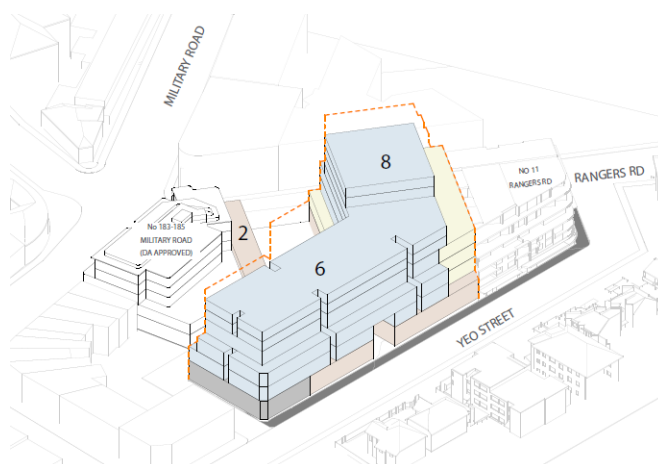


Figure 2 Revised 8 storey scheme

Source: KTA

The resultant outcome is one that is significantly reduced in scale, and which now directly corresponds with the Council's previously endorsed built form vision for the site.

The reduced concept will effectively address the concerns raised by Council and the community, with regard to height and scale, overshadowing and traffic generation. These benefits are outlined below.

Overshadowing

The shadow cast by a revised smaller scale scheme:

- is consistent with the shadows cast by the concept under the previously endorsed MRCPS; and
- is limited to a number of properties on the southern side of Yeo Street, with the extent of shadowing impact being significantly less than the originally proposed scheme as shown in **Figure 3**, **Figure 4** and **Figure 5**.

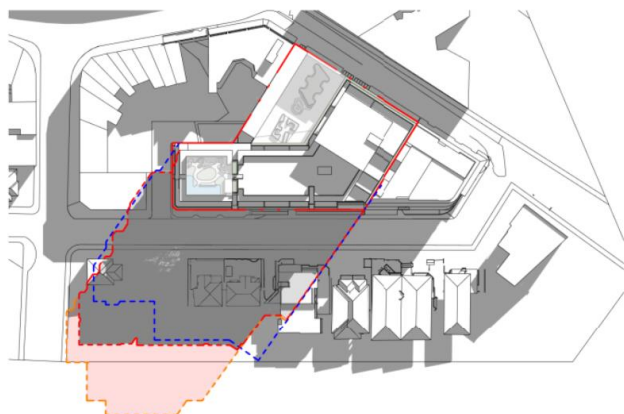


Figure 3 Shadow comparison, June 21 at 9am (red hatched area shows difference between original and proposed scheme)

Source: KTA

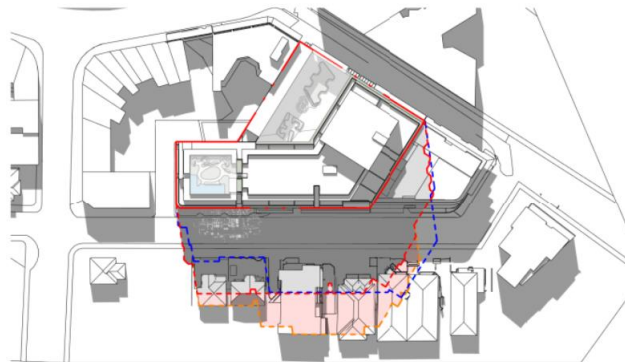


Figure 4 Shadow comparison, June 21 at 12pm (red hatched area shows difference between original and proposed scheme)

Source: KTA



Figure 5 Shadow comparison, June 21 at 3pm (red hatched area shows difference between original and proposed scheme)

Source: KTA

NOTE:
--- ORANGE DASHED LINE INDICATES
EXTENT OF PREVIOUS SCHEME
SHADOW

NOTE:
ORANGE HATCHED AREA INDICATES
REDUCTION IN SHADOW

NOTE:
--- RED DASHED LINE INDICATES EXTENT
OF PROPOSED SCHEME SHADOW

NOTE:
--- BLUE DASHED LINE INDICATES EXTENT
OF MASTER PLAN SHADOW

Traffic

The revised smaller scale scheme will help to address traffic concerns as it will:

- generate less traffic through a modified scheme accommodating 65 residential dwellings, resulting in a total reduction of 26 dwellings from the original scheme (91 dwellings);
- provide separate vehicle access off Yeo Street and servicing vehicle access for Military Lane to ensure safe travel movement outcomes; and

- maintain the provision of dedicated public car parking spaces to service the needs of existing businesses and visitors of Neutral Bay Town Centre.

Overall, the proposed reduction in height will result in an improved outcome that is more in keeping with the heights of existing nearby buildings, is consistent with the Council's previously endorsed MRCPS, and importantly still maintains the delivery of a high-quality public plaza and through site link from Rangers Road to Yeo Street.

Public Benefit

Importantly, while Fabcot Pty Ltd are willing to reduce the scale of the scheme, these proposed amendments do not come at the expense of the public benefits that will be delivered by the proposal. Specifically, the proposal remains committed to delivering:

- A new 1,013m² public plaza and through site link that will provide a new gathering space for the people of Neutral Bay, as well as open up the site to connect residential catchments to the south and east;
- Significant public domain and footpath upgrades to help reinvigorate the surrounding streetscape, characterised by fine-grain, activation and permeability;
- Additional local jobs that will help stimulate the local economy contribute to the areas post-COVID economic recovery;
- Residential floorspace in an area that is well serviced by public transport, providing an outcome consistent with future housing supply as identified under the North Sydney Local Strategic Planning Statement.

Strategic Merit

The revised Planning Proposal demonstrates strategic and site-specific merit as:

- The Planning Proposal is consistent with the overarching strategic planning framework including A Metropolis of Three Cities – The Greater Sydney Region Plan and North District Plan by increasing housing diversity and supply and employment within a highly accessible and high amenity location;
- The Planning Proposal is consistent with the North Sydney Local Strategic Planning Statement by delivering a true mixed-use building that retains employment generating floor space and provides residential uses to accommodate the identified future housing supply needs within the area. It represents an ideal opportunity to deliver housing growth in a managed approach, as proposed within the LSPS, supported by walking access to public transport, employment and amenity within and surrounding Neutral Bay Town Centre;
- The Planning Proposal demonstrates that the site is suitable in accommodating the orderly re-development of the land that proposes permissible uses under the current zoning. The density of the indicative concept scheme is acceptable from an environmental, social and economic perspective.

Proposed North Sydney LEP 2012 Amendments

It is noted an updated concept with a reduced scale will not require as significant building heights under the proposed LEP Amendment. Accordingly, the revised scheme would also include the following amendments to the North Sydney LEP 2013:

- Provide new mapping to reflect an adjustment of maximum height of building provisions on 50 Yeo Street, Neutral Bay to increase from 16m to a mix of 27m and 33m. This represents a reduction in height from 30m and 40m that were proposed in the original version of the Planning Proposal that was submitted to Council.

Other amendments to the North Sydney LEP 2013 as previously proposed to provide new mapping to increase the non-residential floor space of floor space 0.5:1 to 1.7:1 with no changes to the underlying land zoning controls will remain unchanged.

Conclusion

Fabcot Pty Ltd have taken into account feedback from the local community and Council in relation to the Planning Proposal for 1-7 Rangers Road and 50 Yeo Street, and on reflection have decided that they are willing to make amendments to the proposal to reduce the proposal's overall scale and building height, providing an outcome that is directly consistent with the MRCPS and Neutral Bay Future Directions Report as it relates to the subject site.

The proposed reduction will help address key concerns relating to height, scale, overshadowing and traffic. Despite making such concessions, Fabcot Pty Ltd is still committed to delivering a high-quality renewal project, including the provision of significant benefits in the form of a new public plaza and through site link, and publicly accessible parking for use by the broader community.

Fabcot Pty Ltd is committed to seeing a positive outcome for the site and town centre, and welcomes any further opportunities to work collaboratively with Council to progress the site's future renewal. We trust that this offer to reduce the scale of the proposal will be taken into consideration by Council.

Should you require any additional information, or should you have any queries about this matter, please do not hesitate to contact the undersigned.



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