

The Panel recommends to the Council that it:

- (i) Seek confirmation of whether an amended DA has been lodged that retains the subject building. At the same time it is recognised, this may not necessarily ensure the retention of the building, however, it may lead to adaptive re-use and inform the extent of an inventory as to elements to be retained.
- (ii) The Panel accepts that there is a degree of heritage significance for the subject site. However, this needs to be further investigated and it is recommended this also be done in the context of the subject site with the adjoining site at No. 17 Allister Street, and the adjoining heritage item at No.7 Cranbrook Avenue, contributing to the heritage streetscape and potentially a grouping or conservation area.
- (iii) Given the circumstances and the need for certainty as to the future of the building, the Panel recommends the Council proceed to 'Gateway' and this will allow exhibition and further enquiry to inform the heritage significance of the building in isolation, or whether it is of more heritage significance in its context with No 17 Allister Street and the heritage item at No.7 Cranbrook Avenue.

The Panel considers that public exhibition will also allow further investigation as to the significance of the subject building and an appropriate inventory, in particular whether its interiors are also worthy of protection.

The Panel considers the planning proposal has sufficient site specific and strategic merit to proceed to "Gateway", to allow public exhibition.

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	Y		Ken Robinson	Y	
Linda McClure	Y				
Michel Reymond	Y				

ITEM 2

PP No:	6/22
ADDRESS:	1-7 Rangers Road & 50 Yeo Street, Neutral Bay
PROPOSAL:	<p>To amend North Sydney Local Environmental Plan (NSLEP) 2013 as follows:</p> <ul style="list-style-type: none"> • Increase the maximum building height control for the site from 16m to part 30m (at 50 Yeo Street) and part 40m (at 1-7 Rangers Road); and • Increase the minimum non-residential floor space ratio control from 0.5:1 to 1.7:1. <p>To provide greater certainty over a future built form on the site, the Planning Proposal is accompanied by suite of suggested site-specific development controls to be incorporated within North Sydney Development Control Plan (NSDCP) 2013 and an offer to enter into a</p>

	Voluntary Planning Agreement (VPA) to deliver a number of public benefits.
REPORT BY NAME:	Katerina Papas, Senior Strategic Planner
APPLICANT:	Fabcot Pty Ltd (Woolworths)

Registered to Speak

5 Written Submissions

Submitter	Applicant/Representative
Glen Curyer – Chair of Neutral Precinct	Richard Armitage - Woolworths - Applicant
Meredith Trevallyn Jones – Chair of Willoughby Bay Precinct	Georgia Wilson - Koichi Takada Architects – representing Applicant
Aleksandra Serafimovska - Resident	Ben Craig - Ethos Urban - Applicant
Barry Ford - Resident	Josh Milston - JMT Consulting
Peter Moor - Resident	Pierre Abrahamse -Woolworths - (Observing Only)
Nea MacCulloch - Resident	Rafe Wilson - Koichi Takada Architects (Observing Only)
Kathleen Fairley - Resident - (Observing Only)	

The Panel members have undertaken independent site inspections prior to the meeting.

The Panel's recommendation to the Council is that the matter does not proceed to 'Gateway' for the reasons outlined in the Council's Officer's report.

The Panel notes that the Applicant has publicly advised that the number of storeys would be reduced in a revised scheme. The Panel, however, is not privy to any details and it does not constitute an amended planning proposal and as such, the Panel can only consider the planning proposal as submitted..

The Panel notes that the Neutral Bay Military Road Corridor Planning Study was rescinded by Council in January 2022, after being adopted February 2021, and this was after three years of preparation and consultation. The Proponent of this planning proposal is concerned about the time lag for another strategy to be endorsed and adopted by Council. At the same time the Panel notes the current planning proposal does not reflect the urban design outcomes envisaged by the now rescinded Military Road Corridor Planning Study.

The Panel understands that the Council is seeking to incentivize site amalgamation and uplift to facilitate the provision of community facilities including open space, a through-site link, public domain improvements, a meeting place and the like in an overall strategy.

Panel Recommendation:

The Panel urges the Council to finalise its strategy and plans as a matter of priority for all stakeholders, including the community. The Panel recognises the importance of strategic planning to guide change and future development having regard to providing certainty on a comprehensive basis, to deliver improved built form outcomes, function and accessibility for the centre as whole.

The Panel considers the planning proposal does not demonstrate either site specific or strategic merit to justify a spot rezoning for this site in isolation, given its location within the Neutral Bay Town Centre

Voting was as follows:

Panel Member	Yes	No	Community Representative	Yes	No
Jan Murrell	Y		Ken Robinson	Y	
Linda McClure	Y				
Michel Reymond	Y				

The public meeting concluded at 1:30pm

The Panel Determination session commenced at 1:40pm.

The Panel Determination session concluded at 3:10pm

Endorsed by Jan Murrell
North Sydney Local Planning Panel
14 September 2022