

10.5. Neutral Bay Village Planning Study - Post Exhibition Report

AUTHOR	Jing Li, Senior Strategic Planner - Urban Design
ENDORSED BY	Marcelo Occhiuzzi, Director Community, Planning and Environment
ATTACHMENTS	<ol style="list-style-type: none">1. Neutral Bay Village Planning Study Report [10.5.1 - 108 pages]2. Draft NBTCPS Submissions Summary [10.5.2 - 169 pages]3. Neutral Bay Traffic and Transport Study [10.5.3 - 197 pages]4. Economic and Feasibility study - Addendum letter [10.5.4 - 4 pages]5. Draft Amendment to NSDCP 2013 Section 5 North Cremorne Planning Area extract [10.5.5 - 14 pages]
CSP LINK	<ol style="list-style-type: none">1. Our Living Environment<ol style="list-style-type: none">1.3 Clean and green places1.4 Well utilised open space and recreational facilities2. Our Built Infrastructure<ol style="list-style-type: none">2.1 Infrastructure and assets meet diverse community needs2.2 Vibrant public domains and villages2.3 Prioritise sustainable and active transport2.4 Efficient traffic mobility and parking3. Our Innovative City<ol style="list-style-type: none">3.1 Our commercial centres are prosperous and vibrant3.2 North Sydney is smart and innovative3.3 Distinctive sense of place and design excellence4. Our Social Vitality<ol style="list-style-type: none">4.1 North Sydney is connected, inclusive, healthy and safe4.3 North Sydney's history is preserved and recognised5. Our Civic Leadership<ol style="list-style-type: none">5.1 Lead North Sydney's strategic direction5.3 Community is engaged in what Council does

PURPOSE:

To report on the submissions received in response to the public exhibition of the draft Neutral Bay Town Centre Planning Study (renamed 'Neutral Bay Village Planning Study'), and to recommend a way forward (final study at Attachment 1).

- On 12 February 2024, North Sydney Council resolved to endorse the draft Neutral Bay Town Centre Planning Study (the 'draft planning study') for public exhibition.
- The draft planning study provides a strategic planning framework for Neutral Bay local centre that aims to:

- address the ongoing decline of the employment-generating floorspace occurring under existing planning controls;
 - leverage a range of public benefits and public domain improvements from planned and targeted growth; and
 - maintain and enhance the local character and amenity of the Neutral Bay local centre.
- The draft planning study is an opportunity to provide a framework for future development in a way that better aligns with our community's needs and generates tangible public benefits for the enhancement of the Neutral Bay Village.
 - The draft planning study was placed on public exhibition from 27 February to 2 April 2024. 343 submissions were received (summary table at Attachment 2).
 - During the exhibition period, the draft planning study received considerable support from the community, local businesses, and landowners, particularly in relation to the proposed public domain upgrades, pedestrian access improvements, tree protection measures, preservation of local character, and protection of retail and commercial floorspace in Neutral Bay.
 - Key issues raised during the exhibition period relate to landowner and resident expectations for height and density, the long-term employment function of the centre, concerns relating to the public car park at Grosvenor Lane, and traffic impacts arising from any additional growth.
 - In response to the submissions made, it is recommended that the draft planning study be revised as follows:
 - reinforce advice in the study that the proposed designs of two plazas and the basement car park are indicative concept designs only, and that further detailed design work will be required;
 - clarify the potential staging plan for delivery of Grosvenor Plaza, including a short-term solution;
 - encourage the provision of a covered through-site link at Site 2A connecting Military Road with any future plaza, and investigate adding a maximum building length requirement for built forms over six storeys;
 - encourage the provision of a covered through-site link at Site 3B if it can be demonstrated that the through site link can meet desired urban design outcomes;
 - reduce the proposed non-residential floor space ratio (FSR) at Sites 1, 2, and 3A from 1.5:1 to 1.2:1;
 - amend the eight-storey building height limit boundary southward at Site 1 while ensuring no additional overshadowing impacts on Grosvenor Plaza;
 - reduce the proposed podium height along the Grosvenor Plaza southern frontage from three storeys to two storeys;
 - increase the proposed podium heights on the western and eastern sides of Military Lane from two storeys to three storeys;
 - clarify the identified public benefit contributions for Rangers Road Plaza from both Site 3A and Site 3B;
 - add a diagram to indicate the desired amalgamation pattern for Site 2;

- allow some flexibility for the landscape design at Grosvenor Plaza if a new design can meet canopy size and deep soil requirements,
- update advice in the study to reflect the transport study, which has been amended to correct errors in existing retail floorspace assumptions (Attachment 3); and
- no changes required to reflect the economic and feasibility study, which has been amended to correct errors relating the valuation of the community centre (Attachment 4).

The report also provides Council with an overview of the next steps and potential future processes in implementing the desired outcomes of the Planning Study. In particular, it provides a high-level outline of a future Planning Proposal, ahead of it being reported to Council's Local Planning Panel to give effect to the Planning Study if adopted. In addition, it broadly outlines changes that would be required to Council's DCP to ensure that the two planning instruments align.

Furthermore, it is recommended that Council endorse, for public exhibition, site specific draft amendments to NSDCP 2013 (refer to Attachment 5) in relation to 1-7 Rangers Road, 50 Yeo Street and 183-185 Military Road (Sites 3A and 3B) to be progressed as a matter of expediency. This is to ensure that there is an appropriate level of guidance for future development on these sites as they are likely to proceed via state led rezoning processes before the adoption of the more comprehensive amendments to Council's planning controls to implement the desired outcomes of the Planning Study.

RECOMMENDATION:

- 1. THAT** Council note the submissions made to the public exhibition of the draft planning study.
- 2. THAT** Council adopt the Neutral Bay Village Planning Study, as amended, as the strategic development framework for Neutral Bay local centre (Attachment 1).
- 3. THAT** Council note the Neutral Bay Village Planning Study will guide future Planning Proposals.
- 4. THAT** Council endorse the preparation and progression of a planning proposal and associated development control plan amendment to give effect to the aspects of the Neutral Bay Village Planning Study outlined in this report.
- 5. THAT** Council endorse the draft amendment to North Sydney Development Control Plan 2013 (Attachment 5 to this report) as it relates to the redevelopment of land at 1-7 Rangers Road, 50 Yeo Street and 183-185 Military Road consistent with the desired outcomes of the Neutral Bay Village Planning Study and the associated Planning Proposals being progressed separately by the proponents of these sites and to place that draft amendment on public exhibition.
- 6. THAT** the outcomes of the public exhibition identified in 5 above, be reported back to Council.

Councillor Lepouris declared an interest in this item and left the meeting at 6.41pm.

This item was brought forward as part of the Public Forum (see page).

The following people spoke to this item as part of the Public Forum:

Richard Hamilton (Titanium Property, on behalf of Coles)

Meredith Trevallyn-Jones (local resident)

Ben Craig, remotely (Ethos Urban, on behalf of Woolworths)

A Motion was moved by Councillor Beregi and seconded by Councillor Welch:

- 1. THAT** Council note the submissions made to the public exhibition of the draft planning study.
- 2. THAT** Council reiterates its commitment to maintaining public ownership of public land.
- 3. THAT** Council adopt the Neutral Bay Village Planning Study, as amended, as the strategic development framework for Neutral Bay local centre (Attachment 1) with the following amendment:
 - i) THAT Council adopt a maximum building height of six storeys by deleting action A5 on page 75 of the study (page 111/525 of the report), amending Figure 7-2 Proposed Building Heights to delete references to eight storeys, and replacing eight storeys with six storeys.
 - ii) THAT consistent with the Probity Plan - Grosvenor Lane Carpark, Council delete figure 7-14 and 7-15 on page 125 of 525 of the report (page 89 of the study)
 - iii) THAT Council support the inclusion of affordable housing in all new developments, with the affordable housing being part of the maximum building height of six storeys
 - iv) THAT affordable housing remains in perpetuity.
- 4. THAT** Council note the Neutral Bay Village Planning Study will guide future Planning Proposals.
- 5. THAT** Council endorse the preparation and progression of a planning proposal and associated development control plan amendment to give effect to the aspects of the Neutral Bay Village Planning Study outlined in this report.
- 6. THAT** a Councillor briefing be held on the draft amendment to the North Sydney Development Control Plan 2013 (Attachment 5 to this report) as it relates to the redevelopment of land at 1-7 Rangers Road, 50 Yeo Street, and 183-185 Military Road consistent with the desired outcomes of the Neutral Bay Village Planning Study and the associated Planning Proposals.
- 7. THAT** the Councillor briefing include a discussion of the solar impacts of the 12 storeys approved by the Sydney North Planning Panel.

The Motion was put and **Carried**.

Voting was as follows:

For/Against 6 / 3

For: Councillor Baker, Councillor Beregi, Councillor Bourke, Councillor Lamb, Councillor Santer and Councillor Welch

Against: Councillor Gibson, Councillor Mutton and Councillor Spenceley

Absent: Councillor Lepouris

RESOLVED:

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- iv) THAT affordable housing remains in perpetuity.

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5. THAT Council endorse the preparation and progression of a planning proposal and associated development control plan amendment to give effect to the aspects of the Neutral Bay Village Planning Study outlined in this report.

6. THAT a Councillor briefing be held on the draft amendment to the North Sydney Development Control Plan 2013 (Attachment 5 to this report) as it relates to the redevelopment of land at 1-7 Rangers Road, 50 Yeo Street, and 183-185 Military Road consistent with the desired outcomes of the Neutral Bay Village Planning Study and the associated Planning Proposals.

7. THAT the Councillor briefing include a discussion of the solar impacts of the 12 storeys approved by the Sydney North Planning Panel.