

Draft Neutral Bay Town Centre Planning Study  
(recently renamed 'Neutral Bay Village Planning Study')  
**Summary of submissions received during public exhibition period**  
(27 February – 2 April 2024)

The following criteria are used to analyse all submissions received, and to determine whether or not the plan would be amended:

1. The Draft Neutral Bay Town Centre Planning Study **would be** amended if issues raised in the submission:
  - a provided additional information of relevance.
  - b indicated or clarified a change in government legislation, Council's commitment or management policy.
  - c proposed strategies that would better achieve or assist with Council's objectives.
  - d was an alternate viewpoint received on the topic and is considered a better option than that proposed or;
  - e indicated omissions, inaccuracies or a lack of clarity.
2. The Draft Neutral Bay Town Centre Planning Study **would not be** amended if the issues raised in the submission:
  - a addressed issues beyond the scope of the proposal.
  - b was already in the proposal or will be considered during the development of a subordinate plan (prepared by Council).
  - c offered an open statement, or no change was sought.
  - d clearly supported the proposal.
  - e was an alternate viewpoint received on the topic but the recommendation was still considered the best option.
  - f was based on incorrect information.
  - g contributed options that are not possible (generally due to some aspect of existing legislation or government policy) or; involved details that are not appropriate or necessary for inclusion in a document aimed at providing a strategic community direction over the long term.

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS') SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
1	Nikola Vujovic		Public domain – landscaping	Requests additional trees to other streets in the planning area in addition to Grosvenor Plaza.	The study also supports additional tree canopy and landscaping to the proposed Rangers Road Plaza and widening of Waters Lane. Further, it is proposed to investigate the opportunity for additional street trees to be planted along Military Road to infill gaps where trees were previously removed.	Nil	2b
2	Andrew Holland	2.1	Excessive building height and density	The study does not prioritise residents' concerns regarding height limits, FSR ratios and increased population density.	Community feedback, achieved through a series of consultations, was essential in shaping the draft NBVPS. The current planning controls permit development of up to 5 storeys across the Neutral Bay village centre. Proposed building heights have been carefully balanced to support of the needs of the locality. Building above the existing allowable building height provides opportunities to meet future demand of employment floorspace, deliver community facilities and create space for public domain.  For more information see Section 4.4.1 of the Council Report.	Nil	2c
		2.2	Construction impact	Concerns regarding the impact of the proposed changes on Neutral Bay Village, particularly the prospect of prolonged construction and its associated increase in noise, pollution, and traffic.	The draft study outlines a principles-based approach for Grosvenor Plaza's development, incorporating staged relocation of the existing Grosvenor Lane car park. This strategy aims to minimise the impacts of construction on the village centre.	Nil	2b
		2.3	Site 3B Planning Proposal	Concerns about the proposed number of apartments affecting solar access, increasing traffic, and worsening pollution. Recommends a simpler upgrade to the supermarket along with a playground.	Site 3B underwent a rezoning review by the Sydney North Planning Panel, which recommended the advancement of the planning proposal.	Nil	2a

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		2.4	Employment – commercial tenancy	Additional office space is unnecessary given the existing vacancies in commercial spaces in the area.	A primary objective of the study is to ensure the continued growth and competitiveness of the Neutral Bay village centre's employment function, particularly in the context of post-pandemic recovery and the increasing demand for local services and co-working spaces, given its proximity to the city.  For more information see Section 4.3.1 of the Council Report.	Nil	2e
3	Joshua King		General support	Supports the proposals of the draft study.	Noted.	Nil	2d
4	Olivia Mutton	4.1	Community engagement	Requests additional information/feedback sessions outside of business hours.  Council's communication approaches are outdated and there appears to be a lack of effective engagement with local businesses and community members in sharing information.	The draft study included extensive consultation with community members and local businesses. Information on the draft study was available online and physically at Stanton Library, Council's Customer Service, and Neutral Bay Community Centre. All distributed materials featured contact details for Council staff to address any enquiries.	Nil	2a
		4.2	General support	Supports the proposal of Grosvenor Plaza.	Noted.	Nil	2d
		4.3	Excessive building height	Objects proposed building heights exceeding 6-storeys.	Current planning controls allow building up to five storeys in Neutral Bay village centre. Increasing the maximum building height throughout the mixed-use zone of the area will preserve existing retail and commercial offerings, encourage renewal of older sites and fund public domain and social infrastructure improvements.  For more information see Section 4.4.1 of the Council Report.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		4.4	Pedestrian amenity and safety – Military Road	Requests the extension of fence barriers along Military Road to improve safety.	Median barriers and fences visually and physically reinforce the prioritisation of regional through traffic over local pedestrian amenity. Alternatively, the draft study proposes to investigate the opportunity for additional trees and kerbside planting along both sides of Military Road. Planting can simultaneously provide pedestrian safety and, along with other streetscape improvements, create an inviting 'local village' atmosphere within the main street.	Nil	2e
		4.5	Other	Requests updating all local playgrounds to accommodate pets, specifically by installing fences, and proposes adding a water play area at North Sydney Oval for children.	<p>Noted, however considerations for other playgrounds outside of the study area is beyond the scope of the proposal.</p> <p>The study proposes two new public plazas; Grosvenor Plaza and Rangers Road Plaza. The proposed plaza designs are conceptual at this stage and detailed design will be further explored in the next phases and in consultation with community.</p>	Nil	2a
5	Wesley Walser		Insufficient building height and density	Claims that proposed building heights and density are insufficient to support housing affordability and availability.	<p>State Government's Low and Mid-rise Housing Reforms will likely introduce more housing to the broader residential area. The town centre's purpose is to protect employment capacity.</p> <p>The proposed building heights and density reflect community feedback and Council's objective to achieve a better balance between height and public benefit.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e, 2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
6	Name and address withheld		Detailed design considerations / local character and heritage	Enforcing design excellence and unique brickwork and sandstone facades in Neutral Bay/Cremorne/Mosman is key to preserving its distinct character and long-term appeal.	Noted. All new developments are expected to meet a high standard of architectural design to enhance the experience of the Neutral Bay village centre. 'Design excellence' is established as a central urban design principle for future developments in the centre. In pursuit of design excellence, Council emphasises the requirement of high-quality materials and finishes. However, it is worth noting that detailed design outcomes including materials will be further resolved in next phases of the project.	Nil	2a
7	Andrew Herman	7.1	General support	General support for the proposals of the draft study.	Noted.	Nil	2d
		7.2	Study area boundary	Requests that the western boundary of the study area be amended from Ben Boyd Road to Watson Street.	The draft study adopts the same study boundary as the rescinded Military Road Corridor planning study. The study area focuses on the Neutral Bay town centre. Whilst having regard to the surrounding context, changes are concentrated within the commercial/mixed use area.	Ni	2a
8	Adam Deutsch	8.1	General support	Offers support for the draft study's proposal of public open space.	Noted.	Nil	2d
		8.2	Young Street Plaza	Requests making Young Street Plaza permanent.	Young Street Plaza in its current form was implemented in November 2020 as a temporary public open space for the community to trial. At its meeting on 26 April 2022, Council resolved to reopen Young Street. Council has subsequently developed a design for the partial re-opening of Young Steet with single-lane access to Military Road, and landscaping treatment of the remaining streetscape that would remain permanently closed to traffic. The proposed concept design for Young Street is currently on exhibition.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
9	Kodor Eid Chaos Café		Public domain – outdoor dining	Concerns regarding the removal of outdoor dining spaces at existing cafes.	The draft study supports additional outdoor dining spaces. It identifies key outdoor dining opportunities in Figure 3-11 on page 36 of the study. To accommodate this, it suggests increasing ground-level setbacks along Military Road, Waters Lane, and around Grosvenor Plaza.	Nil	2f
10	Winnie		Public domain – outdoor dining	Concerns about the elimination of outdoor dining spaces at cafes, particularly as these areas are pet-friendly.	See Submission 9.	Nil	2f
11	Laura		Public domain – outdoor dining	Concerns regarding the removal of outdoor dining spaces at existing cafes.	See Submission 9.	Nil	2f
12	Veronica		Public domain – outdoor dining	Requests keeping or improving outdoor dining in Neutral Bay.	See Submission 9.	Nil	2f
13	Graham Short	13.1	Traffic, pedestrian amenity and safety – Military Road	The study provides minimal focus on pedestrian safety and traffic issues, especially on Military Road.	<p>A key focus of the draft study is to improve the local centre's pedestrian amenity and safety. Chapter 4 identifies potential at grade crossing improvements along Military Road that should be subject to further investigation. These strategies include longer crossing time, realignment the Young Street crossing and a new crossing at Rangers Road.</p> <p>For more information, see Section 4.2.3 of the Council Report.</p>	Nil	2b

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		13.2		Suggests implementing a 50 km/h speed limit on Military Road.	<p>Military Road is a state road, and as such, any proposed modifications require approval from TfNSW. Given that TfNSW recognises Military Road as strategically important for vehicle traffic, changes affecting its function may be challenging. However, Council prioritises enhancing pedestrian safety and accessibility and will continue to advocate for improvements.</p> <p>For more information, see Section 4.2.3 of the Council Report.</p>	Nil	2g
		13.3		Requests the construction of a pedestrian bridge or underpass, at least at Wycombe Road.	<p>Pedestrian overpasses (and underpasses) lock in the vehicle priority of the road and generally reduce, rather than improve, the safety and amenity of the street. Overpasses require landing sites for the lift and stairs/escalators, thereby reducing the width of the pedestrian footpath on either side of the road if provided in the public domain. Alternately if they are provided within private land they can reduce pedestrian activity and engagement within the public domain. Prioritising vehicle movements, rather than identifying solutions to support better pedestrian access at grade, can encourage speeding and further reduce the vitality of the centre and main street retail functions. The cost of such infrastructure is significant and prioritising limited Council/contribution funds ahead of public domain and other community spaces, is not supported.</p>	Nil	2e
		13.4	Local character and heritage	Preserving only two shops in Neutral Bay is seen as insufficient and belated, given that the area's local character and heritage were lost some time ago.	<p>Neutral Bay village centre contains heritage-listed items along Military Road and Yeo Street, together with iconic facades on Military Road and Wycombe Road, which contribute to the local character of the centre. These are identified in Figure 1-4 on page 14 of the draft study. These heritage buildings and facades will be retained to protect the local character and identity of the area.</p>	Nil	2c

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14	Mark Marsi	14.1	General support	Acknowledges improvements in the draft study, particularly appreciating the proposed increase in public space in Neutral Bay.	Noted.	Nil	2d
		14.2	Terminology	Concern regarding the use of the terminology "Town Centre" to describe Neutral Bay, which is seen more as a suburb than a town centre. The suggestion is to use "Suburb Centre" instead.	At its meeting on 12 February 2024, Council resolved that the study be renamed to Neutral Bay 'Village' Planning Study.	Update the study and all references to 'Neutral Bay Village Planning Study.'	1d
		14.3	Traffic issues – Military Road	Concerns about existing traffic issues on Military Road, emphasising the need to address these before accommodating any increase in traffic from new developments.	<p>Military Road is a state road, and as such, any proposed modifications require approval from TfNSW. Given that TfNSW recognises Military Road as strategically important for vehicle traffic, changes affecting its function may be challenging. However, Council prioritises enhancing pedestrian safety and accessibility and will continue to advocate for improvements.</p> <p>Further, Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor. Notwithstanding, Council aims to further investigate and co-ordinate with TfNSW to identify opportunities for gradual performance improvements at key intersections to accommodate future traffic demands.</p> <p>For more information, see Section 4.2.3 of the Council Report.</p>	Nil	2g



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		14.4	Traffic Report	The impact of the NSW Government's proposed planning changes and the potential increase in Northern Beaches population, which could worsen Neutral Bay's traffic, is highlighted as missing from the traffic analysis.	Stantec's Traffic and Transport Study provides an analysis of traffic volumes generated from the proposed growth scenario under the draft study. The study also considers population and job growth projections based on Transport for NSW Travel Zone forecasts and supported by ABS statistics.	Nil	2a
		14.5	Built form controls	Suggests that both building height and number of storeys be used to ensure clear controls of height limits.	The draft study already specifies maximum height limits in both storeys and metres, ensuring clear direction over building heights. Refer to Figure 7-2's legend on page 75 of the study.	Nil	2b
15	Ernie Santone	15.1	General support	Offers general support for the study and acknowledges that it achieves a balance between proposing new open spaces and allowing modest height increases.	Noted.	Nil	2d
		15.2	Pedestrian amenity and safety	Requests making the entire Grosvenor Lane a pedestrian-friendly zone stretching from Ben Boyd Road to Waters Road.	A key principle of the study is to improve pedestrian amenity and enhance the walkability and pedestrian safety of the centre. The draft study proposes for Grosvenor Lane in the proposed Grosvenor Plaza to be fully pedestrianised. Additionally, it recommends making Grosvenor Lane near Cooper Lane and Waters Road into shared pedestrian zones. The aim is to establish a significant pedestrian link that connects with the section of Grosvenor Lane east, connecting Ben Boyd Road, which is already a shared zone.	Nil	2b
		15.3	Young Street Plaza	Requests keeping Young Street closed to vehicle traffic to prevent it from becoming a shortcut for drivers, thereby maintaining the safety and recreational quality of the area.	See Submission 8.2.	Nil	2a

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16	Gavin Perri		Public domain – outdoor dining	Concerns about the elimination of outdoor dining spaces at cafes, particularly as these areas are pet-friendly.	See Submission 9.	Nil	2f
17	Tegan Stephens	17.1	General support	Supports the proposals of the draft study.	Noted.	Nil	2d
		17.2	Detailed design considerations / local character and heritage	Requests that future buildings feature distinctive, vibrant designs with character, moving away from minimalist styles.	Noted. See Submission 6.	Nil	2a
18	Jake Bullivant		Public domain – outdoor dining	Concerns regarding the removal of outdoor dining spaces, particularly at Chaos Café.	See Submission 9.	Nil	2f
19	Letia McCarthy		Public domain – outdoor dining	Concerns regarding the removal of outdoor dining spaces.	See Submission 9.	Nil	2f
20	Meaghan Victor		Public domain – outdoor dining	Concerns regarding the removal of outdoor dining spaces, particularly at Chaos Café.	See Submission 9.	Nil	2f

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21	Laetitia Callegari		Public domain – outdoor dining	Concerns regarding the removal of outdoor dining spaces, particularly at Chaos Café.	See Submission 9.	Nil	2f
22	Luke Rayner	22.1	General support	Supports the study's proposal of additional green spaces, pedestrian links, and the relocation of parking underground.	Noted.	Nil	2d
		22.2	Traffic, pedestrian amenity and safety – Military Road	Recommends removing kerbside parking on Military Road for safety, converting the left lane into a landscaping strip or expanded footpath. This would reduce noise, enhance pedestrian safety and appeal, and improve traffic flow, benefiting local cafes and restaurants.	As a state road, any proposed changes to Military Road requires approval by Transport for NSW (TfNSW). Since TfNSW recognises the road as of strategic importance for vehicle thoroughfare, any proposals that might impact this may be challenging. Notwithstanding, to create a safe and pedestrian-friendly environment along Military Road, the draft study proposes whole of building setbacks to provide widened footpaths along the B-Line bus stops. The study also suggests investigating the expansion of tree canopy, landscaping, and kerbside planting on both sides of Military Road to enhance the visual character and pedestrian amenity.  For more information, see Section 4.2.3 of the Council Report.	Nil	2g, 2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
23	Ivan Lulic Owner – Priceline Pharmacy Neutral Bay	23.1	Construction impact	Outlines that access to small businesses fronting Grosvenor Lane car park, including Priceline Pharmacy, will be disrupted by the construction phase of the proposed basement car park. Requests that the development boundary be pushed back so that parking and access can be maintained during construction.	The draft study considers staged delivery of the proposed Grosvenor Plaza basement car park to minimise disruption and allow small businesses facing Grosvenor Lane car park to continue trading. Subject to negotiation and detailed design, a key consideration for the delivery of the Grosvenor Plaza car park is maintaining parking and access for existing businesses to the south of Grosvenor Lane car park during the construction of Site 1 basement car park.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
		23.2	Grosvenor Plaza – surface level parking	Highlights that the proposed basement car park and removal of free parking and loading zones at surface level will negatively affect existing small businesses.	Council acknowledges the significant role that small businesses play in contributing to the village atmosphere of the centre. The proposed Grosvenor Plaza seeks to retain the existing number of public car parking spaces underground and provides surface-level parking spaces for loading services and disability parking. The study emphasises the importance of access to the underground carpark to support surrounding local retailers and local businesses.  For more information see Section 4.2.1 of the Council Report.	Nil	2e
		23.3	Detailed design considerations	Notes that the proposed basement car park will not allow access to grease traps. Cafes and restaurants will not be possible.	Detailed design outcomes, including grease trap considerations, will be further resolved in next phases of the project.	Nil	2a
		23.4	Excessive building height and density	The Coles DA proposes a 7-storey building, which is nearly double the current allowable limit under the LEP and higher than the neighbouring buildings	The current Coles Development Application is being assessed and will be determined independently of Council taking into account all the statutory and current planning controls.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
23a		23a.1	Public ownership	The Grosvenor Lane car park, publicly owned land originally obtained from local landowners, should not be traded by Council without proper consideration of its historical significance and the interests of the Military Road properties from which it was acquired.	The study proposes that Grosvenor Plaza should continue to be publicly owned and maintained under Council ownership, ensuring it remains accessible and available for public use. This aims to preserve the plaza as a public open space for the benefit of the community.  For more information see Section 4.2.2 of the Council Report.	Nil	2e
		23a.2	Heritage listing	Council needs to acknowledge that 194-196 Military Road is heritage-listed and intended to remain in its current form. Believes they significantly contribute to the village atmosphere of this part of the Neutral Bay shopping centre.	The study identifies 194-196 Military Road as heritage listed buildings. It recommends that all heritage listed items, including 194-196 Military Road, to be retained. Built form controls are proposed to ensure appropriate scale, façade treatment and separation provide a respectful response to the heritage listed items and other iconic facades within the study area.	Nil	2b
24	Anonymous		Grosvenor Plaza – surface level parking	Requests maintaining car parking in Neutral Bay Plaza so residents can continue to support local businesses.	See Submission 23.2.	Nil	2e
25	Allie Jonscher	25.1	Community facilities	Supports the proposed Creative Hub, specifically exhibition spaces for local artists.	Noted.	Nil	2d
		25.2	Detailed design considerations	Encourages for the future delivery of the placemaking initiatives to be by local artists.	Noted. For more information see Section 4.1.1 of the Council Report.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
26	Campbell Bartlett		Cycleways	Outlines the importance of incorporating dedicated bike lanes and comprehensive cycling infrastructure into the study.	A key access strategy proposed in the draft study is to improve cycling infrastructure. Recently, Council proposed a separated cycle path on Young Street between Grosvenor Street and Sutherland Street. This initiative aims to provide a safe cycleway connection between the town centre and the Sutherland Street cycleway to the north. To support this and encourage cycling in and around the town centre, the draft study also proposes future investigation for the establishment of a dedicated cycleway along Young Street, connecting Grosvenor Street cycleway to Belgrave Street, with a potential extension to May Gibbs Place and Barry Street. The study also proposes installation of secure public bicycle parking within Grosvenor Plaza and Rangers Road Plaza.	Nil	2b
27	Roy van Keulen		Insufficient building height and density	New developments should be allowed to increase the availability and affordability of housing.	State Government's Low and Mid-rise Housing Reforms will likely introduce more housing to the broader residential area. The town centre's purpose is to protect employment capacity and service functions.  The proposed building heights and density reflect community feedback and aims to achieve a better balance between height and public benefit.  For more information see Section 4.4.1 of the Council Report.	Nil	2a
28	Emily Eldridge	28.1	Pedestrian amenity and safety	Supports the study objectives to make the area more pedestrian friendly and increase active transport provisions.	Noted.	Nil	2d
		28.2	Pedestrian overpass	Consideration for a pedestrian overpass on Military Road.	See Submission 13.3.	Nil	2e

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		28.3	Employment - commercial tenancy and retail diversity	Concerns regarding the increasing number of vacant commercial space along Military Road.	See Submission 2.4.	Nil	2e
29	M Lau	29.1	General support	Offers general support for the proposals of the study. In particular, the proposed additional greenery, fully pedestrianised Grosvenor Plaza, and future investigation of the additional pedestrian crossing at Military Road.	Noted.	Nil	2d
		29.2	Pedestrian amenity and safety	Requests an additional above or below pedestrian crossing closer to Rangers Road Plaza.	See Submission 13.3.	Nil	2b
30	Matt		Local character and heritage	Highlights the value of preserving Neutral Bay's 'village atmosphere,' characterised by low-rise buildings, and stresses the importance of maintaining its heritage homes and conservation areas to keep the suburb's character.	Noted. A key principle of the draft study is to preserve and enhance the heritage character and identity of the Neutral Bay village centre. The study recommends that all heritage listed items and heritage valued facades are retained. Further, built form controls are proposed to ensure appropriate scale, façade treatment and separation provide a respectful response to the heritage listed items and other iconic facades within the study area.	Nil	2b
31	Chantelle Smith	31.1	General support	Supports the study, particularly for its emphasis on improving pedestrian-friendly public amenities.	Noted.	Nil	2d

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		31.2	Young Street Plaza	Requests keeping Young Street closed and incorporating it within the wider strategy.	See Submission 8.2.	Nil	2a
		31.3	Traffic, pedestrian amenity and safety	Highlights issues on Grosvenor Lane, like speeding and aggressive driving and requests converting it into a shared pedestrian zone.	See Submission 15.2.	Nil	2b
32	Jessica Carpenter		Built form controls	Building height limits need to be clearly defined in metres, not just in terms of storeys.	See Submission 14.4.	Nil	2b
33	Nick Juradowitch Ingham Planning Pty Ltd  On behalf of 40 Yeo Street, NEUTRAL BAY	33.1	Insufficient height and density	A submission was prepared in response to the draft MRCPS. It highlighted its excessive non-residential FSR and the 12m setback for a public plaza reducing the site area, proposing a height increase to 12 storeys. The final MRCPS removed the plaza, reduced the FSR, increased the developable area, and lowered the northern site's building height from 8 to 6 storeys.	Noted.	Nil	2c
		33.2		General support for the draft NBVPS with respect to removing the proposed plaza area and reducing the non-residential FSR to 1.2:1 (as proposed in the final MRCPS).	Noted.	Nil	2d



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		33.3		<p>Maintaining a 6-storey height limit across the site is not feasible. A minimum total FSR of 4.2:1 is required for viable redevelopment, but only a potential total FSR of 3:1 is achievable under the study.</p> <p>It is requested that the 8 storey height for the northern portion of the site, originally proposed in the draft MRCPS be reinstated. The resulting alternative built form includes a 2-storey commercial podium following the draft NBVPS; 4-storey residential above the podium with a 3m front setback to Yeo St and a 6m front setback in the central southern area, as well as 3m setbacks to the Barry St and May Ln frontages. Additionally, an addition of the 7th and 8th storeys is proposed with a 16m front setback to Yeo St and a 4.5m setback to the Barry St and May Ln frontages.</p>	<p>The draft MRCPS initially identified 40 Yeo St as a 'key site' with the requirement to deliver a public plaza through a 12m setback to the site's western boundary. Accordingly, the rescinded study allowed a part 6, 8 storey height limit to optimise the site's development area's potential. This aimed to create a balance between maximising development potential and providing community amenities.</p> <p>The subject site is no longer identified as a 'key site' in the draft NBVPS. As such, the provision of public benefit via a public plaza is not required. Consistent with other mixed-use sites across the town centre, the required non-residential FSR is 1.2:1 and the maximum building height is 6-storeys. It is also important to note that an allowable 6-storeys represents an additional 1-storey from the existing LEP height limit which is intended to accommodate the increase in non-residential FSR from 0.5:1 to 1.2:1.</p>	Nil	2e
		33.4		<p>Reference is made to Sites 3A and 3B, which allows 6 storeys along Yeo St and 8 storeys stepped back. It is considered appropriate and reasonable to adopt this approach to the subject site.</p>	<p>Sites 3A and 3B are identified as 'key sites' in the draft NBVPS. The proposed height increase to 8-storeys for these sites are in conjunction with the delivery of public benefit identified as the public plaza, Rangers Road Plaza.</p> <p>The 8-storey component to Sites 3A and 3B are considered appropriate given its frontage to Rangers Road and Military Road and Council's objective of achieving a better balance between height and public benefits.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		33.5		A setback of 16m to Yeo St for the 7th and 8th storey ensures that no additional shadows are cast to the south compared to the 6-storey envelope shown in the draft NBVPS.	It is acknowledged that the proposed 7th and 8th storey component do not have additional overshadowing impact compared to the draft NBVPS envelope. However, the (owner) proposed enlarged built form between levels 3 and 6 with limited articulation and deep floor plates create additional overshadowing to the buildings south of Yeo Street on June 21, especially between 11am to 12pm.	Nil	2c
		33.6		The reduced floor plates and increased building setback for the proposed 7th & 8th storey mitigates bulk and scale as it is not seen from Military Road or readily perceived from Yeo St.	The inclusion of a 7th and 8th storey in the draft MRCPS was on the basis of a 12m setback to the site's western boundary fronting Barry Street. In contrast, the (owner's) alternative scheme proposes 8 storeys with no setback to Barry Street.	Nil	2c
		33.7	Housing availability and affordability	Opportunities for increased residential development will assist with addressing the current housing availability and affordability issues.	State Government's Low and Mid-rise Housing Reforms will likely introduce more housing capacity to the broader residential area. The town centre's purpose is to protect employment capacity and service function.  The objective of the study is to achieve a better balance between height and public benefit.	Nil	2a
34	Stephen McKenzie	34.1	Coles DA	Opposes the Coles DA 258/23 for giving Coles access to public land and exceeding height limits.	See Submission 23.4.  For more information, see Section 4.2.2 of the Council Report.	Nil	2a

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS') SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		34.2		Raises concerns that the proposal monopolises public parking and disadvantages small businesses, highlighting it would worsen traffic and parking issues.	<p>Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements at key intersections to accommodate future traffic demands.</p> <p>Council acknowledges the significant role that small businesses play in contributing to the village atmosphere of the centre. The study emphasises the importance of access to the underground carpark to support surrounding local retailers and local businesses. The proposed new Grosvenor Plaza will retain the existing number of public car parking spaces underground and provide surface-level parking spaces for loading services and disability parking.</p> <p>For more information, see Sections 4.2.1 and 4.2.3 of the Council Report.</p>	Nil	2e
35	Nicholas Murphy		Grosvenor Plaza – surface level carpark	Suggests relocating the proposed surface level car parking at Grosvenor Plaza underground with a lift for disabled access and commercial deliveries.	The study proposes maintaining surface-level parking spaces in Grosvenor Plaza for loading services and disabled parking, essential for easy access to the new community centre. Removing these spaces could significantly limit access for loading and unloading services and impair accessibility for differently abled individuals, potentially affecting the functionality and convenience of the new community centre.	Nil	2e
36	Paul McPherson		General support	Supports the proposals in the draft study, particularly its potential to enhance the village atmosphere, sense of community, and access and safety.	Noted.	Nil	2d

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS') SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
37	Tammy W	37.1	General support	Supports the proposals in the draft study. Highlights that the public spaces and building heights align with community feedback.	Noted.	Nil	2d
		37.2	Public domain – open spaces	Questions whether the proposed green spaces are adequate for future population growth and whether there's room for expansion or further planning.	The proposed public open spaces represent Council's objective to achieve a better balance between scale of growth and development with the provision of public benefits. The new green spaces are envisaged to support the needs of the study's proposed density in the area. It will also form part of a network of high amenity public open spaces within and around the study area.	Nil	2a
38	J. Holland	38.1	Excessive building height and density	Objects to increasing building height limits and generating additional traffic.	<p>Concerns about the increase in building heights and traffic in Neutral Bay are noted. However, Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements at key intersections to accommodate future traffic demands.</p> <p>It is also important to highlight that current planning controls allow building up to five storeys in Neutral Bay village centre. The proposed modest increases in building heights are designed to protect future needs for employment space and deliver much needed public domain upgrades and community facilities.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		38.2	Employment – commercial tenancy	Highlights that there is an abundance of vacant business premises, which contradicts the need for additional commercial tenancy.	See Submission 2.4.	Nil	2e
39	Peter Lewis	39.1	General support	Outlines that any change would be an improvement over Neutral Bay's existing condition.	Noted.	Nil	2d
		39.2	Traffic, pedestrian amenity and safety – Military Road	Emphasises that on-street parking on Military Road is both unnecessary and poses risks to pedestrians and current traffic users.	See Submission 22.2.	Nil	2g
		39.3	Public domain – open spaces	Highlights the importance of integrating more cohesive residential development, pedestrian-friendly areas, and underground parking facilities, which are viewed as vital for the future utility and appeal of Neutral Bay for residents, commercial tenants, and as a destination overall.	Noted. The draft study proposes two new public plazas. This includes a new Grosvenor Plaza, by relocating the Council car park underground, and a new Rangers Road Plaza, by relocating the supermarket underground. To improve pedestrian comfort, safety and amenity, study also proposes upgraded pedestrian links, shared streets and the closure of Grosvenor Lane, between Cooper and Waters Lane.	Nil	2b

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
40	Hui Matthews		Community facilities	Requests additional event and community spaces, as well as services for school-aged children, including a library, youth centres, and creative/art rooms and studios, akin to those in Mosman and Kirribilli.	<p>The study recommends an upgrade to the existing community centre and delivery of an additional new community facility. It is intended that both community centres will remain under Council ownership and operation for public use.</p> <p>Further investigations are continuing regarding the proposed size of any new community centre and the highlighted information gaps. This includes a review of the existing community centre, economic analysis, and consideration of its intended use.</p> <p>For more information, see Section 4.1.4 of the Council Report.</p>	Nil	2b
41	Dan Nolan	41.1	Insufficient building height and density	Raises concerns that the proposed height limits are inadequate in addressing the current housing crisis. Suggests that the State Government's Transit-Oriented Development (TOD) and new planning strategies could provide more effective solutions.	See Submission 5.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		41.2	Community engagement	Highlights that it is important for Council to engage with the broader cross-section of the community for a more informed decision-making.	<p>The community has provided input into the draft study at multiple stages. Council's study attempts to take as much of the feedback received on board, noting the wide diversity of opinions and the need to formulate a plan that achieves a better balance between development and community benefits. Concerns regarding this balance between the various stakeholders in the area including local shop holders, supermarkets, major landowners, workers, visitors and residents have contributed to the final outcome of the Draft Neutral Bay Village Planning Study.</p> <p>Further, information on the draft study was available online and physically at Stanton Library, Council's Customer Service, and Neutral Bay Community Centre. All distributed materials featured contact details for Council staff to address any enquiries.</p>	Nil	2a
42	Kodor Eid		Grosvenor Plaza – proposed café	Questions the need for the proposed café within Grosvenor Plaza given the proximity of six existing cafés. Suggests alternative options like a children's play area, landscaped seating, family-friendly public toilets, or an open sun area instead.	<p>Noted. The design of Grosvenor Plaza is conceptual at this stage. Future developments in the design will involve community consultation to ensure that it meets the needs and preferences of the community and businesses.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
43	Gavin Walker		Grosvenor Plaza – proposed café	Questions the need for the proposed café within Grosvenor Plaza due to the existing abundance of nearby cafes and proposes considering alternatives such as tall trees for shade.	See Submission 42.	Nil	2b

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
44	David Thomas	44.1	Coles DA	Objects to the Coles development due to its potential to diminish the area's unique character and the vibrant atmosphere created by boutique shops and small businesses.	See Submission 23.4.	Nil	2a
		44.2	Planning policy - VPAs	Raises concerns about the efficacy of Voluntary Planning Agreements as the proposed increase in building heights appears to offer no public benefit.	The draft study emphasises that development opportunities should only be considered if key sites deliver significant public benefits beyond typical contributions. For these key sites, any amendment to NSLEP 2013 should be accompanied by a draft VPA that outlines these benefits, aligning with Council's VPA Policy. Chapter 7 of the draft study outlines guidelines for each key site, detailing the public benefits required to support a planning proposal.  For more information see Section 4.7 of the Council Report.	Nil	2a
		44.3	Construction impact	Concerns regarding disruption, noise, pollution, and traffic congestion during the construction phase.	See Submission 23.1.	Nil	2b
		44.4	Increased density – traffic and pollution	Concerns about the additional traffic, pollution and noise due to more residents and vehicles in the future development. Suggests a simpler refurbishment of the existing site as a more community-friendly alternative.	See Submission 38.1.	Nil	2e



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
45	Kwang Eng Cursty Wong		Coles DA	As per Submission 44.	See Submission 23.4.	Nil	2a
46	Amanda Stalley	46.1	Excessive building height and density	Outlines concerns about the impacts of the proposed 6-8 storey buildings, including a sense of confinement, overshadowing, loss of local character.	<p>The majority of the mixed-use zone in Neutral Bay currently has a maximum building height of 16m or 4-5 storeys under the existing planning controls. Achieving a dominant typology of mid-rise 6-storey mixed-use buildings throughout the town centre will ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys. Strategically allocating higher building typology at these locations will enable the delivery of some public benefits that support improvements to the public domain and community facilities. Built form controls are proposed in the study to ensure that new developments address the relationship and response to surrounding residential areas, foster human-scaled streetscape and maximises solar access to the public domain.</p> <p>For more information, see Section 4.4.1 of the Council Report.</p>	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		46.2	Local character and retail diversity	Concerns regarding the loss of character as we lose the existing small businesses surrounding Grosvenor Lane car park. Highlights that these businesses are boutique businesses and are valuable to the character of Neutral Bay.	Council recognises the valuable contribution local shops make to the village atmosphere of the centre. Access to parking and loading is an important consideration as well as the staging of construction to limit disruption. This is particularly relevant with the changes proposed around the Grosvenor Lane car park. Proposed public facilities such as public parking and public domain will remain in Council's control. Detailed design solutions of relocated loading and public parking need to clearly support local speciality shops.  For more information see Section 4.2.1 of the Council Report.	Nil	2e
47	Steven Hankey	47.1	General support	Supports the proposed building heights, new public spaces, additional greenery, and widened footpaths.	Noted.	Nil	2d
		47.2	Traffic, pedestrian amenity and safety – Military Road	Opposes the proposed pedestrian crossing on Military Road due to potential traffic congestion and bus delays.	A key priority of the draft study is to create a safe, connected, and pedestrian friendly environment that will encourage walking within the town centre. Investigation for a new pedestrian crossing on Military Road, connecting Rangers Road and Waters Road, supports this objective as it would provide easier access between the new plazas, shops and services on either side of the town centre.	Nil	2e
		47.3	Local character	Objects to a second pedestrian bridge, concerned it would clash with the village feel and possibly feature unattractive advertising.	Noted. See Submission 13.3.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		47.4	Detailed design considerations	Recommends consideration for extreme weather events and incorporating designs like porous surfaces to avert flooding during heavy rain.	Noted. Detailed design outcomes, including use of appropriate materials, will be further resolved in next phases of the project, through Planning Proposals and Development Applications and in consultation with stakeholders.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
48	Jessica Walker		Coles DA	As per Submission 44.	See Submission 23.4.	Nil	2a
49	Nadine Vincenc	49.1	Coles DA	Objects to the Coles DA for anticipated traffic congestion and pedestrian safety risks, particularly due to a proposed loading dock entrance on Grosvenor Street. Notes that the building's height is non-compliant with the LEP, which typically only allows 2-3 storeys. Raises concerns about potential strains on utilities like water, electricity, and internet, citing past instances of reduced water pressure from similar projects.	Noted. Under the existing LEP, the site is subject to a permissible building height of 16m or 4 to 5 storeys. The current Coles Development Application is being assessed and will be determined independently of Council taking into account all the statutory and current planning controls.	Nil	2a
		49.2	Public domain - landscaping	The removal of trees and foliage will compromise Neutral Bay's natural and visual appeal.	The study continues to recommend retaining mature canopy trees in Grosvenor Plaza where feasible and enhancing landscaping throughout the public domain. It also seeks to expand tree canopy and landscaping within the new Grosvenor Plaza, Rangers Road Plaza and Waters Lane. Further, the study proposes investigating the opportunity for additional street trees along Military Road.  For more information see Section 4.1.2 of the Council Report.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		49.3	Grosvenor Plaza – surface level carpark	Concerns that reduced parking and the shift to a mall-like environment could significantly harm long-standing small businesses in the area.	See Submission 46.2.	Nil	2e
		49.4	Construction impact	The extended construction period will negatively affect local residents and businesses through noise, dust, and impacts on mental well-being.	See Submission 23.1.	Nil	2b
50	Robin	50.1	Excessive building height and density	Objects to the increase in building heights from 5 to 6 storeys in the mixed-use zone and 8 storeys for key sites, citing St Leonards as a negative example of overdevelopment.	See Submission 46.1	Nil	2e
		50.2	Rangers Road Plaza	Does not support the Rangers Road Plaza, noting that closing the Military Road section could lead to increased traffic on Yeo Street, which already experiences peak hour congestion.	Stantec conducted a traffic analysis and impact assessment of the proposed growth and public domain upgrades outlined in this study. The findings suggest that the traffic volumes resulting from the proposed growth scenario are relatively minor.  For more information see Section 4.2.3 of the Council Report.	Nil	2e
51	Vivienne Woodwards	51.1	Excessive building height and density	Concerns that the proposed building heights and density will be overwhelming for Neutral Bay, which already has significant traffic, insufficient green space, and a high level of activity.	See Submission 50.1.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		51.2	Local character	Notes the decline in Neutral Bay's visual appeal, with recent developments built to poor quality, leading to a loss of the suburb's character.	See Submission 6.	Nil	2c
52	Naomi Conaty  School Counsellor / Registered Psychologist - Neutral Bay Public School & Cammeray Public School	52.1	General support	Supports the draft study, particularly Grosvenor Plaza, Rangers Road Plaza, and more green spaces and outdoor dining.	Noted.	Nil	2d
		52.2	Detailed design considerations	Requests the use of better-quality materials and designs, citing the Young Street Plaza's low-quality appearance compared to higher-quality developments like those in Kirribilli town centre.	See Submission 6 and 8.2.	Nil	2a
53	J B		Local character  Public domain – open spaces, landscaping & community facilities	Notes that Neutral Bay no longer has a village atmosphere. Proposes restoring its ambience through the creation of larger community spaces, widening walkways, and adding bike lanes for safety. Suggests upgrading infrastructure to draw retail and commercial interests, making the suburb an attractive destination.	The study aims to create a positive street level environment that reinforces the village atmosphere by proposing built form requirements, such as podium height and building setbacks, to maintain a human scale. The proposed public domain upgrades and new public plazas will enhance the amenity and desirability of Neutral Bay.	Nil	2b
54	Rhonda Bell		Excessive building height and density	Does not support increasing building heights due to its impact of solar access to Military Road and surrounding areas.	See Submission 50.1.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
55	Chris Gingell		Grosvenor Plaza – surface level carpark	Supports "Option 1" for the design of Grosvenor Plaza.	See Submission 59.	Nil	2e
56	David Whitehouse		Grosvenor Plaza – surface level carpark	The lack of surface level car parking inconveniences elderly or less mobile customers and challenges convenience retail, potentially reducing foot traffic and impacting the sustainability of existing local retailers.	<p>Council acknowledges the significant role that small businesses play in contributing to the village atmosphere of the centre. The draft study considers staged delivery of the proposed Grosvenor Plaza basement car park to minimise disruption and allow small businesses facing Grosvenor Lane car park to continue trading during the construction phase.</p> <p>The study emphasises the importance of access to any underground carpark to support surrounding local retailers and local businesses. The new Grosvenor Plaza would retain the existing number of public car parking spaces underground and provide surface-level parking spaces for loading services and disability parking.</p> <p>For more information see Section 4.2.1 of the Council Report.</p>	Nil	2e
56a	David Whitehouse	56a.1	Coles DA – Loss of character	Raises concerns about the proposed Coles development and its impact on the area's character and village atmosphere. Emphasises the need for well-considered design to prevent overshadowing the area.	See Submission 23.4.	Nil	2a
57	Wendy Wraight		Grosvenor Plaza – carparking	Requests redeveloping the site with reference to Lane Cove Canopy or Lindfield Village Green, emphasising the including of underground parking.	<p>The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
58	Michael Healey		Grosvenor Plaza – carparking	Recommends keeping the current parking at Grosvenor Lane car park until the basement parking is constructed, after which all parking in the plaza area should be removed.	<p>Noted. The draft study outlines a principles-based approach for Grosvenor Plaza's development, incorporating staged relocation of the existing car park. This strategy allows businesses to maintain their existing parking and loading access while part of the basement parking is under construction. Upon completion, the plan proposes transforming Grosvenor Plaza into a completely pedestrianised area, with surface-level parking reserved for loading and disabled access situated on the plaza's eastern side.</p> <p>For more information see Section 4.2.1 of the Council Report.</p>	Nil	2b

59	Alan MacDonald		Grosvenor Plaza – surface level carparking	<p>At-grade car parking at Grosvenor Plaza is required to support the existing local businesses.</p> <p>Notes preference for “Option 1.”</p>	<p>It is important to clarify that the "options" mentioned for Grosvenor Plaza are not included in Council’s draft study. Instead, the study proposes the transformation of Grosvenor Plaza into a fully pedestrianised area.</p> <p>The intention of the study is to provide much needed public open space for the community. To achieve this objective, the planning study proposes maintaining the total number of existing at-grade car parking spaces at Grosvenor Lane car park and relocating them in the new underground facility. Convenient multiple accesses to the basement car park around the future plaza will also support surrounding local retailers and local businesses.</p> <p>Additionally, the study acknowledges the need for accessible parking to support the community members, including those with mobility challenges, and to facilitate the operations of existing and future small businesses. Consequently, the study proposes in addition to the public parking provided underground, allocating 10 at-grade car parking spaces for disabled parking, and loading east of the proposed Grosvenor Plaza. This arrangement can enable the creation of a large, fully pedestrianised plaza while minimising impact on pedestrian amenity.</p> <p>Council accommodates public parking as a service to the community and will continue to do so. While the study prioritises retaining the existing quantity of public parking, it also emphasises the importance of enhancing pedestrian amenity and safety. Undergrounding the existing Grosvenor Lane car park will allow the creation of a public plaza at ground level that will enhance Neutral Bay’s public domain, walking, cycling and public transport safety and amenity.</p> <p>For more information see Sections 4.1.1 and 4.2.1 of the Council Report.</p>	Nil	2e
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Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
60	David Tyrell		Grosvenor Plaza – surface level carparking	Opposes changes to the Grosvenor Lane car park, emphasising its importance for the continued operation of the existing retailers and dry cleaners.	See Submission 59.	Nil	2e
61	Graham Coutts		Grosvenor Plaza – surface level carparking	Expresses support for Grosvenor Plaza to be redeveloped as fully pedestrianised or with limited parking.  Notes preference for “Option 1.”	Noted. However, it's important to clarify that the "options" for Grosvenor Plaza mentioned are not included in Council's draft study. Instead, the study proposes the transformation of Grosvenor Plaza into a fully pedestrianised area.  For more information see Section 4.1.1 of the Council Report.	Nil	2d
62	Tim Heap		Cremorne	Highlights a major parking shortage affecting local businesses in Cremorne, suggesting the construction of a multi-storey parking station at the current council car park in Cremorne.  Recommends adding pedestrian overpasses or underpasses at strategic points within Cremorne, like Cremorne Plaza, to improve safety and traffic flow.  Suggests that Cremorne Plaza could benefit from widened footpaths and public facilities, especially well-designed toilets.	Noted. However, the proposed draft study focuses on the Neutral Bay village centre, specifically the area within the study boundary.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
63	Jane Coutts		Grosvenor Plaza – surface level carparking	<p>Supports relocating all parking underground to create a fully pedestrianised plaza, at Grosvenor Lane car park.</p> <p>Notes preference for “Option 1.”</p>	<p>Noted. However, it's important to clarify that the "options" for Grosvenor Plaza mentioned are not included in Council's draft study. Instead, the study proposes the transformation of Grosvenor Plaza into a fully pedestrianised area.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
64	Trudy Russell		Grosvenor Plaza – surface level carparking	Emphasises the need to maintain the existing Grosvenor Lane car park for the ongoing viability of local businesses. Recommends improving the car park and objects to the creation of a plaza.	<p>The intention of the study is to provide much needed public open space for the community. To achieve this objective, the planning study proposes maintaining the total number of existing at-grade car parking spaces at Grosvenor Lane car park and relocating them in the new underground facility. Convenient multiple accesses to the basement car park around the future plaza will also support surrounding local retailers and local businesses.</p> <p>Additionally, the study acknowledges the need for accessible parking to support the community members, including those with mobility challenges, and to facilitate the operations of existing and future small businesses. Consequently, the study proposes in addition to the public parking provided underground, allocating 10 at-grade car parking spaces for disabled parking, and loading east of the proposed Grosvenor Plaza. This arrangement can enable the creation of a large, fully pedestrianised plaza while minimising impact on pedestrian circulation.</p> <p>Council accommodates public parking as a service to the community and will continue to do so. While the study prioritises retaining the existing quantity of public parking, it also emphasises the importance of enhancing pedestrian amenity and safety. The transformation of Grosvenor Plaza into a fully pedestrianised area has the potential to redefine the heart of Neutral Bay, offering a revitalised space conducive to various community, cultural, and commercial events.</p> <p>For more information see Sections 4.2.1 and 4.2.2 of the Council Report.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
65	Veronica		Grosvenor Plaza – proposed café	Questions the need for the proposed café within Grosvenor Plaza due to the existing abundance of nearby cafes. Suggests alternatives including a children's play area, a fountain, more landscaped seating areas or car spaces.	See Submission 42.	Nil	2b
66	Laura Pailieux-Hanon		Grosvenor Plaza – proposed café	Opposes the proposed café within Grosvenor Plaza due to the existing number of cafes. Suggests including a water feature with landscaped seating around it.	See Submission 42.	Nil	2b
67	Greg Clarke		Grosvenor Plaza – surface level carparking	Objects to the proposed Grosvenor Plaza and insists on maintaining the existing car park.	See Submission 64.	Nil	2e
68	Demetrios Koulias		Grosvenor Plaza – surface level carparking	Opposes the reduction of on-grade parking near Woolworths for plaza development, citing current congestion. Recommends prioritising short-term parking for local businesses and reconfiguring Woolworths' underground car park to encourage more customer usage.	See Submission 64.	Nil	2e
69	Karen	69.1	Grosvenor Plaza – surface level carparking	Requests maintaining Grosvenor Lane car park as close to its current state as possible, with ample parking and access to local businesses.	See Submission 64.	Nil	2e
		69.2	Coles DA	Opposes the construction of Coles due to concerns over its built form dominating the area.	See Submission 23.4.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
70	Ben Rofo Lillyman		Grosvenor Plaza – surface level carparking	Questions whether Grosvenor Lane car parking will be replaced and emphasises the importance of convenient parking for retail success, warning that insufficient parking could undermine the project.	See Submission 64.	Nil	2e
71	John Jamieson		Grosvenor Plaza – surface level carparking	Suggests situating Grosvenor Lane car park underground, like Lane Cove's shopping area, and extending Coles' new subterranean car park to include the area of the existing on-grade parking. Acknowledges the concerns of existing businesses, but highlights the potential for a consolidated and comprehensive site redevelopment.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza.  For more information see Section 4.1.1 of the Council Report.	Nil	2d
72	Mayu		Grosvenor Plaza – surface level carparking	Believes 'Option 2' might lead to increased traffic and chaos in the car park area, noting that accessing the car park is already challenging. Suggests keeping the car park as is but changing the parking lines from a 90-degree angle to a 45-degree diagonal for easier entry and exit.	See Submission 59.	Nil	2e
73	Anne Pickles	73.1	General support	Supports the draft study, particularly Grosvenor Plaza and Rangers Road Plaza. Also supports the proposed building heights and focus on pedestrian amenity.	Noted.	Nil	2d
		73.2	Pedestrian amenity and safety – Military Road	Suggests focusing on ensuring footpaths along Military Road are safe and functional, instead of focusing on hedges or planter boxes.	The study proposes widened footpaths along Military Road to provide more space for pedestrian activity and public domain enhancements. Kerbside planting aims to provide a landscaped buffer between pedestrians and vehicles creating a sense of safety and respite within the pedestrian environment.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		73.3	Parking – taxi pick-up/drop-off	Concerns about the study's insufficient attention to mobility issues. Suggests it should go beyond disability parking to include consideration of convenient taxi pick-up and drop-off points.	Noted. Council appreciates the input and will take into consideration the inclusion of convenient taxi pick-up and drop-off points for further investigation during the detailed design phase.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
74	Guy Lluka		Parking	Requests more parking to keep up with population growth, and suggests that Council should focus on expanding infrastructure, including parking facilities, to address these changes.	The new Grosvenor Plaza concept seeks to retain the existing number of public car parking spaces underground and provide surface-level parking spaces for loading services and disability parking.  Additionally, the local centre features two council-owned car parks located at Grosvenor Lane and Barry Street, which provide convenient access to nearby shops and public areas. On-street parking is available on most local roads and certain sections of Military Road during non-clearway and non-bus lane hours, offering a variety of parking options including time-restricted, metered, and residential preferential parking. The Neutral Bay area also includes designated on-street accessible parking and car-sharing bays.	Nil	2a
75	Melanie Johnston		Excessive height and density	Against 8-storey development in Neutral Bay Village. Concerned about the impact on local retail outlets and the loss of the village feel. Opposes increased building height to encourage redevelopment between Grosvenor Lane carpark and Military Road.	See Submission 95.2.  Further, the study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain.  For more information see Section 4.4.1 of the Council Report.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
76	Adam Proctor		Excessive building height and density	Requests to not increase the size of apartment blocks. Notes that larger apartments in a congested and already densely populated area would be detrimental for the future.	See Submission 46.1.	Nil	2e
77	Kim Ryan		Public domain - landscaping	Supports the study's addition of more trees and notes that cars currently dominate the area, agreeing that it's appropriate to reduce their ground-level presence.	Noted.	Nil	2d
78	Simon Rainsford		Grosvenor Plaza	<p>Opposes "both options" for failing to effectively combine parking and plaza spaces in a limited area, leading to a suboptimal solution for safe vehicle and pedestrian movement. Highlights that the proposal's integration of pedestrians and cars at ground level is not a significant improvement.</p> <p>Recommends focusing on creating an accessible outdoor plaza, with parking managed through underground ramps. Emphasises the importance of future-proofing the project's infrastructure for long-term community use.</p>	<p>Noted. However, it's important to clarify that the "options" mentioned for Grosvenor Plaza are not included in Council's draft study. Instead, the study proposes the transformation of Grosvenor Plaza into a fully pedestrianised area.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
79	Elizabeth Hill		Young Street Plaza	Concerns raised about the closure of Young Street and the subsequent increase in traffic along Grosvenor Lane due to access to the Woolworths car park.	See Submission 8.2.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
80	Yusuf Khan	80.1	Grosvenor Plaza – surface level carparking	Requests retaining at least three quarters of the existing Grosvenor Lane car park on-grade parking spaces.	See Submission 64.	Nil	2e
		80.2	Detailed design considerations	Recommends incorporating breaks in building designs to prevent it from overwhelming the village.	The proposed built form controls in the study are designed to achieve an appropriate scale for new developments and ensure human-scaled streetscapes. Detailed design outcomes, including architectural articulation, will be further resolved during the Planning Proposal and Development Application stage.	Nil	2a
		80.3	Public domain - landscaping	Emphasises the importance to protect existing trees.	Feedback collected during throughout the community engagement process highlighted significant dissatisfaction with the limited greenery in the centre, with a notable desire for more trees and public open space. Consequently, the draft study recommends retaining mature canopy trees in Grosvenor Plaza where feasible. It also proposes retaining existing trees along Waters Lane and investigating the opportunity for additional street trees along Military Road.  For more information, see Section 4.1.2 of the Council Report.	Nil	2b
81	Ken Nielsen		Grosvenor Plaza – surface level carparking	Suggests retaining above-ground parking in front of the Coles development for residents and small shop operators in the study.	See Submission 64.	Nil	2e
82	Anonymous	82.1	Grosvenor Plaza – surface level carparking	Requests maintaining parking and access to local businesses.	See Submission 64.	Nil	2e



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		82.2	Excessive building height and density	Highlights that the existing building heights are sufficient.	See Submission 4.3.	Nil	2e
83	Sarah Hargrove	83.1	Grosvenor Plaza – surface level carparking	Believes the future of Neutral Bay is at risk and supports a plaza with convenient parking in the study.	See Submission 64.	Nil	2e
		83.2	Coles DA	Opposes Coles' oversized building design.	See Submission 23.4.	Nil	2a
		83.3	Grosvenor Plaza	Highlights preference for a one-level plaza.	<p>The proposed Grosvenor Plaza concept design highlights overall objectives and principles. However, the designs are conceptual in nature at this stage and will be refined having regard to the key directions. Further detailed design work will be undertaken to refine the concept design, and community engagement will be conducted during this phase.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
84	Frances Russell		Grosvenor Plaza	Recommends that the study adopt a similar approach as 'The Canopy' at Lane Cove.	<p>Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
85	Victor Koshka		Grosvenor Plaza – surface level carparking	Expresses concern over the reduction of on-grade parking, emphasising its importance for elderly and less mobile customers, and challenges to retailers in the study. Questions the necessity of the entire plan.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
86	Paul Levrier		Grosvenor Plaza – surface level carparking	Recommends retaining at least half of the existing on-grade parking and considering the local demographic mix in redevelopment designs in the study, emphasising ease of use for elderly residents.	See Submission 64.	Nil	2e
87	Richard Holliday		Grosvenor Plaza	Rejects the need for ground-level parking for local shops, often using the "Woolworths" underground parking, and suggests taking inspiration from the Lane Cove Canopy development for the study.	Noted. However, it's important to clarify that the "options" mentioned for Grosvenor Plaza are not included in Council's draft study. Instead, the study proposes the transformation of Grosvenor Plaza into a fully pedestrianised area.  For more information see Section 4.1.1 of the Council Report.	Nil	2d
88	Phillip Altman		Young Street Plaza	Objects the closure of Young Street to Military Road as it is poorly utilised.	See Submission 8.2.	Nil	2a
89	Bill Hargrove	89.1	Grosvenor Plaza – surface level carparking	Recommends for at least half of the existing on-grade parking spaces to be retained to meet community needs. Outlines that the study should consider for designs to be practical and clear, avoiding overly complex underground car parks that could confuse elderly residents.	See Submission 64.	Nil	2e
		89.2	Local character and heritage	Concerns raised that the construction of out-of-character or overly modern structures could erode the local area's community feel.	A key principle of the draft study is to preserve and enhance the heritage character and identity of the Neutral Bay village centre. Built form controls are proposed to ensure an appropriate scale that maintains a human scale and reinforces the village atmosphere.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		89.3	Excessive density	Highlights that the existing bus services to the city are already overwhelmed, with regular long queues. This issue needs to be resolved before increasing the residential density in the area.	Council advocates for projects to support improved walking, cycling and public transport outcomes for Military Road and the rest of Neutral Bay village centre. The bus services are an integral part of the amenity to all other road users. Council would welcome the opportunity for further discussions with providers to improve the bus-services on Military Road.	Nil	2e
		89.4	Parking	Current parking around Woolworths and nearby streets is insufficient. The proposed development does not adequately address this issue and could worsen the existing parking shortfall.	<p>The proposed new Grosvenor Plaza concept seeks to retain the existing number of public car parking spaces underground and provide surface-level parking spaces for only loading services and disability parking. The study emphasises the importance of public access to any underground carpark to support surrounding local retailers and local businesses. Convenient and multiple direct pedestrian accesses are recommended around the plaza to connect the basement car park to the plaza.</p> <p>Additionally, the local centre features two council-owned car parks located at Grosvenor Lane and Barry Street, which provide convenient access to nearby shops and public areas. On-street parking is available on most local roads and certain sections of Military Road during non-clearway and non-bus lane hours, offering a variety of parking options including time-restricted, metered, and residential preferential parking. The Neutral Bay area also includes designated on-street accessible parking and car-sharing bays.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		89.5	Grosvenor Plaza - accessibility	The proposed plaza design should be accessible to everyone, including young families with prams and the elderly.	The proposed Grosvenor Plaza concept design highlights overall objectives and principles. However, the designs are conceptual in nature at this stage and will be refined having regard to the key directions. Further detailed design work will be undertaken to refine the concept design, and community engagement will be conducted during this phase.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
90	Chen	90	Grosvenor Plaza – surface level carparking	Objects to the reduction or removal of plaza area parking, emphasising its importance for the convenience of shoppers and survival of local small businesses.	See Submission 64.	Nil	2e
91	Will P	91.1	Cycleways	Supports the proposed cycleways in the study, emphasising personal safety concerns about cycling in Neutral Bay.	Noted. See Submission 26.	Nil	2d
		91.2	Insufficient building height and density	Advocates for higher building heights to address the housing crisis.	See Submission 27.	Nil	2a
92	Stephen Robertson	92.1	Grosvenor Plaza	Supports Grosvenor Lane Plaza but recommends compensation for businesses that might incur losses.	Noted. Also, see Submission 58.	Nil	2d
		92.2	Grosvenor	Suggests reducing car traffic in Grosvenor Lane and monitoring bike riders on footpaths.	The study proposes closing Grosvenor Lane to traffic between Cooper and Waters Lane and relocating the existing Grosvenor Lane car park underground. This would facilitate the creation of a fully pedestrianised Grosvenor Plaza. To encourage cycling in a safe context, the study highlights investigation of new cycleway connections along Young Street.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		92.3	Young Street Plaza	Requests converting the temporary Young Street Plaza into a permanent feature.	See Submission 8.2.	Nil	2a
93	Jill Clout	93	Grosvenor Plaza – surface level carparking	Prefers 'Option 1' for plaza development and emphasises the need for at least maintaining, if not increasing, parking spaces	See Submission 59.	Nil	2e
94	Therese Finn	94	Grosvenor Plaza – surface level carparking	Requests 'Option 2' to retain as much on-plaza parking as possible, highlighting the necessity for some people to park close to shops for quick visits.	See Submission 59.	Nil	2e
95	Daniel	95.1	Public domain – open spaces	Supports the study's proposed green spaces.	Noted.	Nil	2d
		95.2	Excessive building height and density	Concerns regarding building height and suggests a maximum of 6 storeys.	Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay.  For more information, see Section 4.4.1 of the Council Report.	Nil	2e
		95.3	Employment – commercial tenancy	Questions the need for increased commercial spaces given existing vacant spaces.	See Submission 2.4.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
96	Jane Harlen		Local character and heritage	Highlights the importance of accessible local services and preserving a personal, human atmosphere in the area.	The draft study proposes built form controls to ensure human-scaled streetscapes are maintained. It also proposes improvements to pedestrian comfort, safety and amenity in the planning, layout, design and connection of places within the centre to enhance the village atmosphere.	Nil	2b
97	David		General support	Strongly supports increased density to address the housing crisis and improvements for pedestrian-friendly environments, including more cycleways and public transport enhancements.	Noted.	Nil	2d
98	Sue Neilson		Excessive height and density / local businesses	Objects to the proposed study, particularly the demolition of shops between Theo's Arcade and The Grove Arcade and the development of high-rise towers. Disappointed about losing long-standing businesses and the creation of an urban jungle. Emphasises the desire to maintain local community feel.	See Submissions 95.2 and 216.2.	Nil	2e
99	Rudolph Selles		Grosvenor Plaza	Opposes the inclusion of at-grade parking at Grosvenor Plaza, highlighting the current parking layout's tendency to create bottlenecks and compromise pedestrian safety. Advocates for transforming the plaza into a community space that supports local businesses, particularly cafes and restaurants. References 'The Canopy' at Lane Cove as a successful example of good open space.	The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
100	Christine Barnes		Parking	Emphasises the need for parking to ensure access to local businesses.	See Submissions 64 and 74.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
101	Margaret Jolly		Built form - building height and density	Draws a comparison with Manhattan as being pedestrian friendly while maintaining high-rise buildings, addresses that dense population supports ground floor retail.	Noted.	Nil	2c
102	Kathryn Cooke		Public domain - open spaces, landscaping and community facilities	Raises concern of a lack of convenient parking resulting in the failure of Neutral Bay Plaza.	See Submission 64.	Nil	2e
103	Andrew Paul		Grosvenor Plaza – surface level carparking	Recommends that the on-grade car parking at Neutral Bay Plaza remains.	See Submission 64.	Nil	2e
104	Ingrid Ambrose		Grosvenor Plaza – surface level carparking	Recommends that the on-grade car parking for small businesses remains.	See Submission 64.	Nil	2e
105	Barbara Patterson	105	Grosvenor Plaza – surface level carparking	Recommends that surface level parking remains as the proposed changes inconvenience customers, especially those with mobility issues, and retailers. Concern that there will be a reduction in quick stops to retail providers and a decline in foot traffic. Supports Option 2.	See Submission 59.	Nil	2e
		105.1	Coles DA	Concern raised over the proposed Coles development and its potential impact on the character and atmosphere of the Neutral Bay Village. Recommends voids and breaks in the building design to maintain the identity of the area.	See Submission 23.4	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
106	Peter Martin	106.1	Coles DA	Concerns expressed about the potential impact of the proposed Coles development on the character and atmosphere of Neutral Bay Village. It is recommended that the building design include voids and breaks to preserve the area's identity.	See Submission 23.4	Nil	2a
		106.2	Grosvenor Plaza – surface level carparking	Recommends above ground parking to ensure parking is provided for Neutral Bay retailers.	See Submission 64.	Nil	2e
107	Michael Rauscher	107.1	Grosvenor Plaza – surface level carparking	Concern raised over the reduction of already limited parking.	See Submissions 64 and 74.	Nil	2e
		107.2	Young Street Plaza	Recommends that work should be undertaken to improve the Young Street Plaza before the development of Grosvenor Plaza.	See Submission 8.2.	Nil	2a
108	Tony Wilkinson		Grosvenor Plaza – surface level carparking	Recommends that on-grade parking at Grosvenor Lane car park remains.	See Submission 64.	Nil	2e
109	Jim L'Estrange	109.1	Coles DA	Concerns regarding the proposed Coles development and how it might affect the character and ambiance of Neutral Bay Village. It is suggested that the design incorporate voids and breaks to help maintain the area's distinct identity.	See Submission 23.4	Nil	2a



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		109.2	Grosvenor Plaza – surface level carparking	Recommends that surface level parking remains as the proposed changes inconvenience customers, especially those with mobility issues, and retailers. Concern that there will be a reduction in quick stops to retail providers and a decline in foot traffic.	See Submission 64.	Nil	2e
110	Chido Mauwa		Grosvenor Plaza – surface level carparking	Recommends keeping surface-level parking to avoid inconveniencing customers, especially those with mobility challenges, and to prevent a decline in retail foot traffic and quick customer stops.	See Submission 64.	Nil	2e
111	Uno Makotsvana		Grosvenor Plaza – surface level carparking	Suggests maintaining surface-level parking to prevent customer inconvenience, particularly for those with mobility challenges, and to avoid reducing quick visits and foot traffic to retailers.	See Submission 64.	Nil	2e
112	Jeff and Sue Jarratt	112.1	Public domain - landscaping	Requests for existing trees to be retained, noting excessive tree removal in the area partly due to State Government actions.	Feedback collected during throughout the community engagement process highlighted significant dissatisfaction with the limited greenery in the centre, with a notable desire for more trees and public open space. Consequently, the draft study recommends retaining mature canopy trees in Grosvenor Plaza where feasible. It also proposes retaining existing trees along Waters Lane and investigating the opportunity for additional street trees along Military Road.  For more information, see Section 4.1.2 of the Council Report.	Nil	2b
		112.2	Grosvenor Plaza – surface level carparking	Supports the proposed basement parking at Grosvenor Plaza but requests that at least half the existing on-grade parking spaces are retained for access to local retailers.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		112.3	Grosvenor Plaza	Suggests that the proposed Grosvenor Plaza is one level to link to existing local retailers.	See Submission 83.3.	Nil	2b
		112.4	Building setbacks	Supports the proposed building setbacks for Waters Lane and Coopers Lane to be maintained and enhanced.	Noted.	Nil	2d
		112.5	Coles DA	Objects to the Coles DA, highlighting that it is big and imposing and requires architectural articulation and breaks to not dominate the town centre/village. Suggests that Coles and developers submit a Planning Proposal for rezoning for local community review.	See Submission 23.4.	Nil	2a
113	Julie Vlachos	113.1	Excessive building height and density	Concerns are raised about the negative impact of proposed building heights of 8-12 storeys along Military Road and 8 storeys along Grosvenor Street on Grosvenor Plaza. Expresses preference for limiting building heights to a staggered height of 2 storeys around Grosvenor Plaza to preserve a village-like atmosphere.	<p>The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay.</p> <p>As per the NSDCP 2013, a 2-3 storey podium is required along street frontages with additional setbacks above the podium to promote a human-scaled street frontage. The study also recommends above-podium setbacks to maintain the area's 'village feel.' Specifically, a 10m above podium setback on the southern side of the 41-53 Grosvenor Street site fronting the plaza is required to ensure adequate solar access to Grosvenor Plaza and create a more human scale.</p> <p>For more information, see Section 4.4.1 of the Council Report.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		113.2	Rangers Road Plaza	Notes a positive outcome for an underground supermarket and open plaza at Rangers Road.	Noted.	Nil	2d
		113.3	Local businesses	Notes that the study aims to protect current local businesses, however concerns are raised about their sustainability amid extensive development.	Noted. The study includes consideration for fine-grain retail shops and supports a diversity of retail uses and active dining and entertainment to enhance the centre's activation and vibrancy.  For more information see Section 4.3.2 of the Council Report.	Nil	2e
		113.4	Local character and heritage	Emphasises preserving Neutral Bay's identity, known for its food and service industries, and ensuring the study complements the area's existing character without succumbing to overdevelopment.	The planning study aims to maintain the current quantum of retail space within the Neutral Bay Village. It aims to protect the current village centre's employment function.  Proposed planning controls include active frontage requirements and encourage through site- links and plaza activation. These controls aim to ensure that future mixed-use developments introduce diverse retail, commercial, and outdoor dining options, in conjunction with the proposed public domain upgrades, to foster a vibrant atmosphere in the local centre.	Nil	2b
		113.5	DA/PP drawings	Requests the future study to include detailed drawings of all proposals relative to public spaces to better assess the impact on public domain areas.	The study does not feature detailed drawings of Development Applications or Planning Proposals since these are generally under assessment. However, any available drawings related to a proposal that are open for public viewing can be found on the Council's webpage.	Nil	2a
114	Rob Kelly		Grosvenor Plaza – surface level carparking	Recommends maintaining surface-level parking to minimise inconvenience for customers, especially those with mobility issues.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
115	Steve Miles	115.1	Grosvenor Plaza – surface level carparking	<p>Opposes the proposed Grosvenor Plaza due to the loss of parking access. Recommends retaining some ground-level car parking for disabled access and those with limited mobility.</p> <p>Notes preference for an alternative approach 'Option 2' of Grosvenor Plaza from Neutral Bay Village website.</p>	See Submission 59.	Nil	2e
		115.2	Public ownership	Highlights that the proposed basement car parking at Grosvenor Plaza compromises Council's asset, as underground parking requires access through the Coles carpark.	<p>The Council has a longstanding policy objective to relocate the Grosvenor Lane Car Park underground and create a public plaza at ground level. Owner's consent has been granted to both Coles and Arkadia to lodge a development application. However, owner's consent does not imply final support for any proposed basement car park and plaza designs by developers or commitment by Council to pursue its construction. A consultative and collaborative design process will be required for any future plaza and the basement public car park on the Grosvenor Lane car park site, involving formal negotiation for any agreements.</p> <p>For more information see Section 4.2.2 of the Council Report.</p>	Nil	2c
		115.3	Coles DA	Requests additional setback on the south side of the Coles site to preserve solar access and provide a clear sky vista.	<p>See Submission 23.4.</p> <p>Further, the study proposes a 1.5m whole of building setback and 10m above podium setback to the south side of the Coles site. This will allow for solar protection to Grosvenor Plaza.</p>	Nil	2a, 2e
116	Mark Berlage		Grosvenor Plaza – surface level carparking	Recommends that on-grade parking be available at Grosvenor Lane Plaza. Expresses support for 'Option 1' Grosvenor Plaza.	See Submission 59.	Nil	2e

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117	Dr Terhi Hakola	117.1	Grosvenor Plaza – surface level carparking	Recommends that half of the existing on-grade parking spaces are retained.	See Submission 64.	Nil	2e
		117.2	Coles DA	Concern raised over the scale and design of the Coles building is too large, resulting in it being too dominant and monolithic.	See Submission 23.4.	Nil	2a
		117.3	Grosvenor Plaza – one level	Recommends that the plaza be maintained as one level with the small retailers.	See Submission 83.3.	Nil	2b
118	Ted Blamey	118.1	Grosvenor Plaza – surface level carparking	Expresses concern about the loss of ground-level parking between the Military Road corridor and the Woolworths Supermarket, highlighting the difficulty in finding nearby parking. This is seen as critical for maintaining access for customers, particularly those with mobility limitations, to local businesses.	See Submission 64.	Nil	2e
		118.2	Coles DA	Opposes construction of a multi-storey Coles building, suggesting it would alter the low-rise, community-focused character of Neutral Bay. Emphasises that the area should prioritise community and shopping facilities over high-rise construction to support the viability of long-established local shops. Minimal development is recommended to preserve the area's village atmosphere.	See Submission 23.4.	Nil	2a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
119	Ignacio Spinetta		Public domain – open spaces and local businesses	The proposed study may adversely affect local small shops, such as those on Young Street. Recommends transforming large spaces, like the Woolworths rooftop, into green areas where neighbours could enjoy parks and recreational spaces, including BBQs.	See Submission 23.2.  The study proposes two new public plazas to provide high quality green spaces that support active and passive recreation opportunities. This would provide much needed open space and expanded retail opportunities to support population growth.	Nil	2e
120	Louis Thevenin		Young Street Plaza	Opposes the permanent closure of Young Street at Military Road as proposed in SMM's report. Highlights that reopening Young Street would alleviate traffic congestion on Military Road, Ben Boyd Road, and Waters Road.	See Submission 8.2.	Nil	2a
121	Terry Halleen	121	Grosvenor Plaza – surface level carparking	Recommends that surface level parking remains as the proposed changes inconvenience customers, especially those with mobility issues, and retailers. Concern that there will be a reduction in quick stops to retail providers and a decline in foot traffic.	See Submission 64.	Nil	2e
		121a	Coles DA	Concern raised over the scale and design of the Coles building is too large, resulting in it being too dominant and monolithic.	See Submission 23.4.	Nil	2a
122	Tamara Neal	122.1	Grosvenor Plaza – surface level carparking	Recommends that half of the existing on-grade parking spaces are retained.	See Submission 64.	Nil	2e
		122.2	Detailed design considerations	Recommends voids and breaks in the building design to maintain the identity of the village.	The proposed built form controls in the study are designed to achieve an appropriate scale for new developments and ensure human-scaled streetscapes. Detailed design outcomes, including architectural articulation, will be further resolved during the Planning Proposal and Development Application stage.	Nil	2a, 2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		122.3	Grosvenor Plaza – one level	Recommends maintaining the plaza on one level to link to existing small retailers.	See Submission 83.3.	Nil	2b
123	Julia Armstrong			Outlines that the reduction in parking for the provision of Grosvenor Plaza is problematic due to the already limited parking in the area. Highlights the need to balance maintaining parking availability with preserving the village atmosphere.	See Submissions 64 and 74.	Nil	2e
124	Lesley Symons	124.1	General support	Expresses general support for the project, namely the limited parking and focus on a less car-centric space.	Noted.	Nil	2d
		124.2	Coles DA	Concerns raised over the scale of the proposed Coles building.	See Submission 23.4.	Nil	2a
125	Nicole Duncan	125.1	Public domain - landscaping	Recommends that existing trees are to be protected and retained.	See Submission 49.2.	Nil	2b
		125.2	Access and road safety	Recommends that the revised Coles basement car parking be retained with on-grade parking for small businesses.	See Submission 64.	Nil	2e
		125.3	Local character and heritage	Supermarket setbacks to Waters Lane and Cooper Lane to be retained and enhanced.	The study recommends a 4m setback for the entire building along Waters Lane to protect the existing mature trees, widen the footpath and align it with the through-site link linking to Military Road. Additionally, a 1.5m setback is proposed along Cooper Lane.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		125.4	Planning process	Requests that Planning Proposals to rezone the town centre be consulted with locals.	Should Council resolve to amend it's the Local Environmental Plan (LEP) - a Planning Proposal, is submitted to the Department of Planning and Environment for what is known as a 'Gateway Determination'. Once issued, any planning proposal is publicly exhibited for community and stakeholder feedback. The public can track the status of Planning Proposals through Council's Development Tracker or the NSW Planning Portal.	Nil	2a
126	John and Hilary Walsh		Grosvenor Plaza – surface level carparking	Expresses preference for 'Option 2' of Grosvenor Plaza.  Outlines that surface level carparking is needed to accommodate families with prams and access to local retailers.	See Submission 59.	Nil	2e
127	Kevin Ryan		Local businesses	Addresses the importance of small and independent retailers in most communities.	Noted. Council acknowledges the significant role that small businesses play in contributing to the village atmosphere of the centre. Access to parking and loading is an important consideration as well staging construction to limit disruption. This is particularly relevant with the changes proposed around the Grosvenor Lane car park. Detailed design solutions of relocated loading and public parking need to clearly support local speciality shops.  For more information see Section 4.1.1 of the Council Report.	Nil	2c
128	Dorothy Kral		Grosvenor Plaza – surface level carparking	Expressing support for 'Option 2' of Grosvenor Plaza, and recommends additional parking provided.	See Submission 59.	Nil	2e



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
129	Elisabeth Stewart		Construction impact	Concerns raised with noise and mess inconveniencing the community during construction.	See Submission 56.	Nil	2b
130	David Whitehouse	130.1	Grosvenor Plaza – surface level carparking	Requests that all existing on-grade parking in Grosvenor Lane car park be retained.	See Submission 64.	Nil	2e
		130.2	Grosvenor Plaza – one level	Recommends maintaining Grosvenor Plaza on one level to link to existing small retailers.	See Submission 83.3.	Nil	2b
		130.3	Coles DA	Suggests that there are breaks in the proposed Coles building so that it does not dominate the area.	See Submission 23.4.	Nil	2a
131	Delia Prichard		Grosvenor Plaza – surface level carparking	Requests that half of Grosvenor Plaza be designated for on-grade parking and the other half for recreational space. This arrangement will ensure convenient customer access and support the sustainability of local businesses.	See Submission 64.	Nil	2e
132	Edward Walsh		Grosvenor Plaza – surface level carparking	Objects to the loss of any at-grade car parking in Grosvenor Plazas. Concern raised over 'Option 2' of Grosvenor Plaza as it will contribute to retailers losing business.	See Submission 59.	Nil	2e
133	Sue Rodwell	133.1	Access and road safety	Expresses support for an underground car park.	Noted.	Nil	2d
		133.2	Grosvenor Plaza	Supports retaining all local businesses but replacing the at grade car parking with a grassed area with existing trees, flower beds and seating.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza.  For more information see Section 4.1.1 of the Council Report.	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
134	Julia Young	134.1	Excessive building height and density	Recommends that the height of buildings be a maximum of four storeys high.	See Submission 95.2.	Nil	2e
		134.2	Grosvenor Plaza – surface level carparking	Requests maintaining existing car parking spaces, especially disabled access parking during construction.	See Submission 64.	Nil	2e
135	John Michelakis		Grosvenor Plaza – surface level carparking	Requests that at least half of the on-grade car spaces in Grosvenor Plaza be retained to ensure access to local businesses.	See Submission 64.	Nil	2e
136	Pauline Michelakis	136.1	Grosvenor Plaza – surface level carparking	Requests retaining at least half of on-grade car spaces in Grosvenor Plaza.	See Submission 64.	Nil	2e
		136.2	Grosvenor Plaza	Suggests maintaining the plaza on one level to ensure direct access to existing local retailers.	See Submission 83.3.	Nil	2b
			Detailed design considerations	Suggests breaks in building design so that the built form does not dominate the village.	The proposed built form controls in the study are designed to achieve an appropriate scale for new developments and ensure human-scaled streetscapes. Detailed design outcomes, including architectural articulation, will be further resolved during the Planning Proposal and Development Application stage.	Nil	2a, 2b
137	Michele Baric	137.1	Grosvenor Plaza	Suggests that more on-grade parking is needed than currently proposed, with a preference for 'Option 1' of Grosvenor Plaza due to its inclusion of trees and ample parking. Given the existing limited parking in Neutral Bay, reducing parking spaces could adversely affect local small businesses.	See Submission 59.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		137.2	Footpath widening	Concerns are raised about potential increases in congestion and reductions in street parking if footpaths on Military Road are widened. This could negatively impact the traffic flow and the viability of small shops on Military Road.	The proposed widening of the footpath on Military Road will be facilitated by 2.5m whole-building setbacks and a 1.5m setback at ground level, without impacting street parking. This expansion will create opportunities for new street trees and kerbside plantings, enhancing the pedestrian experience and improving overall pedestrian amenities.	Nil	2f
		137.3	Business operations	Questions are raised about why Coles cannot operate under the same conditions as Woolworths, which has successfully managed the site for over 30 years. The acquisition process by Coles is criticised for reducing competition, potentially leading to higher prices and increased living costs.	The operation of Coles and its acquisition process are beyond the scope of this study. The study aims to balance the needs of the Neutral Bay area carefully. Key sites have been identified for a proposed height increase of up to 8 storeys. This is intended to facilitate the delivery of public benefits that align with the placemaking objectives for Neutral Bay, ensuring that any development contributes positively to the community.	Nil	2a
		137.4	Local businesses	Emphasises the importance of considering small retailers in development plans to ensure the area maintains its unique retail diversity and character.	Noted. The study includes consideration for fine-grain retail shops along Grosvenor Lane, Waters Lane and Grosvenor Street to support a variety of on-street shops. It also supports a diversity of retail uses and active dining and entertainment to enhance the centre's activation and vibrancy.  For more information see Section 4.3.2 of the Council Report.	Nil	2b
138	Suzanne Scozzi		Grosvenor Plaza – surface level carparking	Supports 'Option 1' of Grosvenor Plaza.	See Submission 59.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
139	Kevin J		Grosvenor Plaza – surface level carparking	Acknowledges Council's objective to provide additional public open spaces but believes that it shouldn't be at the sacrifice of convenient, at-grade car parking spaces. Requests that at-grade carparking is maintained, highlighting that residents visit the existing Woolworths due to the accessible carparking.	See Submission 64.	Nil	2e
140	Andrew Cochrane		Grosvenor Plaza	Supports the new Grosvenor Plaza and relocating the existing surface level carparking spaces underground. Emphasises that it would provide a vibrant space for the community.	Noted.	Nil	2d
141	Trevor Norton		Public domain – landscaping	Recommends the removal of all London Plane trees, as they are a health hazard to the community.	Noted. The design of Grosvenor Plaza is conceptual at this stage. Future developments in the design will involve community consultation to ensure that it meets the needs and preferences of the community and businesses.  For more information see Section 4.1.2 of the Council Report.	Nil	2b
142	Henry Freiburg		Grosvenor Plaza	Supports the proposed design for Grosvenor Plaza and undergrounding the existing carpark spaces.	Noted.	Nil	2d
143	B Jane Wiesener		Grosvenor Plaza – surface level carparking	Supports 'Option 1' of Grosvenor Plaza.	See Submission 59.	Nil	2e
144	D Norton	144.1	Local character and heritage	Emphasises that Neutral Bay's heritage character needs to be preserved.	The draft study aims to preserve the heritage character and identity of the Neutral Bay village centre. It proposes built form controls designed to enhance the area's village atmosphere.	Nil	2c

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		144.2	Employment and local businesses	Highlights the importance of maintaining employment and keeping businesses operational.	<p>A key objective of the study is to ensure the employment function of the Neutral Bay village centre continues to grow and remain competitive over time. This is achieved by increasing the non-residential floor space ratio (FSR) throughout the mixed-use zone of the centre. Protecting commercial and retail spaces in a local centre will maintain Neutral Bay's economic vitality and provide local employment opportunities.</p> <p>For more information see Section 4.3.1 of the Council Report.</p>	Nil	2c
145	Tim Hogan-Doran		Grosvenor Plaza – surface level carparking	Requests to retain existing parking in Neutral Bay and opposes the proposed Grosvenor Plaza as it will result in a loss of local retail business.	See Submission 64.	Nil	2e
146	Jane		Construction impact	Concern raised over the impact construction will have for the residents of Grosvenor Street.	<p>Noted. The draft study outlines a principles-based approach for the development of Grosvenor Plaza, incorporating staged construction to reduce community disruption and enable local retailers to maintain operations.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
147	Giselle Firme	147.1	Grosvenor Plaza – surface level carparking	Outlines that the proposed reductions in parking in the draft study could negatively affect local businesses and inconvenience customers, particularly those who rely on cars for transport due to family commitments or mobility issues.	See Submission 64.	Nil	2e
		147.2	Grosvenor Plaza – surface level carparking	Recommends additional parking spaces and to reduce the size of the proposed Grosvenor Plaza, considering the community's transportation needs.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
148	Janice Bergheim	148.1	Grosvenor Plaza – surface level carparking	Recommends that some parking spaces be retained at street level for convenient access to local shops	See Submission 64.	Nil	2e
		148.2	Excessive building height and density	Suggests for building heights to be maintained and emphasises that additional height is not acceptable for Neutral Bay.	See Submission 95.2.	Nil	2e
149	Pamela Wall	149.1	General support	Supports the proposed building setbacks, reduced podium levels and provision of open space.	Noted.	Nil	2d
		149.2	Grosvenor Plaza – surface level carparking	Raises concerns about the effectiveness of the small in-and-out parking area in Grosvenor Plaza for local retailers, suggesting a parking circuit might be more beneficial.	See Submission 64.	Nil	2e
		149.3	Detailed design – underground parking	Outlines issues with underground parking allowing for multiple daily entries, similar to the situation at Cremorne Plaza, which could complicate traffic flow and access.	Noted. Detailed review of the proposed design, including the car park layout and entry points, will be resolved in the in next phases of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
150	George Geshos		Strategic planning	Recommends that careful planning be undertaken with the project to ensure that it is beneficial long-term.	Council is committed to guide future growth in Neutral Bay village centre, protect retail and commercial uses and deliver much-needed public domain and community infrastructure. This will ensure that Neutral Bay will continue to develop as a vibrant local centre that meets the needs and aspirations of the community.	Nil	2c
151	Steve Burdon	151.1	General support	Provides positive feedback on the high quality of the report and its inclusion of detailed and professional data.	Noted.	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		151.2	Public domain /infrastructure –maintenance	Highlights ongoing issues with local infrastructure such as poor road conditions on Grosvenor Street and inadequate maintenance of Young Street Plaza.	See Submission 8.2.	Nil	2a
		151.3	Excessive building height and density	Expresses concerns about the draft study's proposals for up to 8-storey buildings, which would significantly alter Neutral Bay's existing village character of 3 to 4-storey buildings. Recommends that any further development should be of an infill nature.	<p>Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. Current planning controls allow building up to five storeys in Neutral Bay village centre. The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		151.4		Concerns regarding the increase in traffic congestion due to proposed developments, particularly the Coles redevelopment. Suggests staged development to manage traffic flow and reduce community disruption.	<p>Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements at key intersections to accommodate future traffic demands.</p> <p>Further, the study outlines a principles-based approach for the development of Grosvenor Plaza, incorporating staged construction to reduce community disruption and enable local retailers to maintain operations.</p> <p>For more information see Section 4.2.3 of the Council Report.</p>	Nil	2b
		151.5	Coles DA	Advocates for reducing the scale of the Coles project to appropriately complement the area's village-style atmosphere.	See Submission 23.4.	Nil	2a
		151.6	Grosvenor Plaza – surface level carparking	Requests maintaining some on-grade parking at Grosvenor Plaza to support local businesses.	See Submission 64.	Nil	2e
152	Denise K	152.1	Grosvenor Plaza – surface level carparking	Recommends that surface level parking remains as the proposed changes inconvenience customers, especially those with mobility issues, and retailers. Concerns that there will be a reduction in quick stops to retail providers and a decline in foot traffic.	See Submission 64.	Nil	2e



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		152.2	Bus services	Outlines the difficulties with public transit accessibility, including distant bus stops and infrequent service.	Council advocates for projects to support improved walking, cycling and public transport outcomes for the Neutral Bay village centre. The bus services are an integral part of the amenity to all other road users. Council would welcome the opportunity for further discussions to improve the bus-services on Military Road.	Nil	2a
		152.3	Public domain – open space  Excessive density	Emphasises the importance of increasing open space rather than reducing it, noting that excessive development, including numerous apartments and restaurants, restricts access to the area.	The draft study seeks to ensure the scale of growth achieves a balance between development and the provision of additional public open space. It proposes two new public open spaces, Grosvenor Plaza and Rangers Road Plaza, public domain upgrades and a new community centre. The proposed building heights have been carefully balanced to facilitate the delivery of these public benefits.  For more information, see Section 4.4.1 of the Council Report.	Nil	2b, 2e
		152.4	Public domain – open space	Highlights issues with transforming roads like Young Street into public spaces and outdoor dining areas, which restricts vehicle access.	See Submission 8.2.	Nil	2a, 2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		152.5	Parking	Requests for additional parking and emphasises the need for developments to include adequate parking.	<p>The proposed new Grosvenor Plaza concept seeks to retain the existing number of public car parking spaces underground and provide surface-level parking spaces for only loading services and disability parking.</p> <p>Additionally, the local centre features two council-owned car parks located at Grosvenor Lane and Barry Street, which provide convenient access to nearby shops and public areas. On-street parking is available on most local roads and certain sections of Military Road during non-clearway and non-bus lane hours, offering a variety of parking options including time-restricted, metered, and residential preferential parking. The Neutral Bay area also includes designated on-street accessible parking and car-sharing bays.</p> <p>Proposed parking for new developments must be detailed for assessment during the Development Application process.</p>	Nil	2e
153	Caroline Comino	153.1	Grosvenor Plaza – surface level carparking	Recommends that Neutral Bay Village requires as much parking as possible, both at street level and underground, proposing increases to both of these. Quick access parking for local shops should be prioritised to ensure access remains.	See Submission 64.	Nil	2e
		153.2	Young Street Plaza	Requests that Young Street be re-opened to increase access, parking, road safety and traffic flow in the area.	See Submission 8.2.	Nil	2a
		153.3	Building height and density	Notes that it is beneficial for building height restrictions should be kept as low as possible. Notes support for the Coles DA's proposed building height.	See Submission 95.2.	Nil	2c

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
154	Marnie Pembroke		Local character and heritage	Concern is raised over the potential loss of heritage and older buildings in Neutral Bay. Comparison is made to Zetland as a potential loss of character for Neutral Bay if new development replaces existing heritage buildings.	A key principle of the draft study is to preserve and enhance the heritage character and identity of the Neutral Bay village centre. The study recommends that all heritage listed items and heritage valued facades are retained. Further, built form controls are proposed to ensure new developments incorporate appropriate scale, façade treatment and building separation to provide a respectful response to the heritage listed items and other iconic facades within the study area.	Nil	2b
155	Marnie Martin		Grosvenor Plaza – surface level carparking	Opposes any changes to parking spaces, especially at Grosvenor Lane.	See Submission 64.	Nil	2e
156	Sheridan Rogers		Local character and heritage / Coles DA	Recommends that a similar style of development to the Woolworths at Mosman be considered for Neutral Bay, especially at the proposed Grosvenor Plaza.	Noted, see Submission 23.4. Further, the study proposes to retain all heritage listed items and heritage valued facades. It also includes built form controls that are designed to enhance the much-loved heritage character and village atmosphere of the Neutral Bay area.	Nil	2a
157	Nicole Smith		Grosvenor Plaza – surface level carparking	Highlights the significance of the current parking for the ease of access to local shops.  Supports 'Option 1' of Grosvenor Plaza.	See Submission 59.	Nil	2e
158	Wendy Fletcher		Grosvenor Plaza – surface level carparking	Recommends that surface level parking remains as the proposed changes inconvenience customers, especially those with mobility issues, and retailers. Concern that there will be a reduction in quick stops to retail providers and a decline in foot traffic.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
159	Zoe Ainsworth-Grace	159.1	Grosvenor Plaza – surface level carparking	Recommends maintaining surface-level parking to prevent inconveniencing customers, particularly those with mobility issues, and to mitigate a potential reduction in quick stops at retail providers and a decline in overall foot traffic.	See Submission 64.	Nil	2e
		159.2	Coles DA	Expresses concerns about the potential impact of the proposed Coles development on the character and atmosphere of Neutral Bay Village. Recommends to incorporate voids and breaks in the building design to preserve the area's identity.	See Submission 23.4.	Nil	2a
160	Sarah Cervin		Local businesses	Concern raised that the proposed development will negatively impact local businesses on Military Road.	See Submission 23.2.	Nil	2c
161	Ella Names		Grosvenor Plaza – surface level carparking	Stresses the importance of maintaining current parking arrangements, especially the on-grade parking, for the convenience of shopping and supporting local retailers. Recommends that half of the existing on-grade parking spaces are retained for local businesses.	See Submission 64.	Nil	2e
162	Erika Wildy		Grosvenor Plaza – surface level carparking	Expresses concern about the lack of on-grade parking in the Neutral Bay Town Centre Planning Study, fearing it will inconvenience elderly or less mobile customers and challenge the survival of local retailers.	See Submission 64.	Nil	2e
163	Anna	163.1	Local character and heritage	Highlights the importance of preserving Neutral Bay's heritage in the development. Suggests incorporating European influences with modern elements while respecting the area's heritage.	Noted. The study proposes to retain all heritage listed items and heritage valued facades. It also incorporates built form controls aimed at enhancing the heritage character and village atmosphere of the Neutral Bay area.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		163.2	Excessive height and density	Expresses concerns over excessive building heights and commercial complexes.	See Submission 95.2.	Nil	2e
		163.3	Public domain	Recommends that the study adopt a quaint, boutique-style atmosphere with narrow alleys leading to hidden cafes and exclusive shops, enhancing the area's unique charm.	The study recommends active frontages along the proposed through-site links, as laneways, to encourage fine-grain retail patterns and to enhance the pedestrian experience and village atmosphere.	Nil	2b
164	Susan Bailey		Grosvenor Plaza	Suggests a need for comprehensive planning that includes safe car and pedestrian circulation paths. Recommends creating an outdoor plaza space with underground parking.	Noted. The study seeks to relocate the existing Grosvenor Lane car park underground to facilitate the creation of a fully pedestrianised public plaza. The proposed Grosvenor Plaza design and the at-grade car park layout is conceptual. Detailed design will be further explored in the next phases and in consultation with community.	Nil	2b
165	Mike Condon	165.1	Pedestrian overpass	Recommends the development of a pedestrian bridge over Military Road to increase mobility in the area.	See Submission 13.3.	Nil	2e
		165.2	Study area boundary	Recommends that the study area should be extended to include commercially-zoned land at Military Road, extending west to the freeway. The Big Bear shopping and commercial centre, housing the relocated Post Office, the Oaks Hotel and dining/service businesses are all integral to the character and community of Neutral Bay. The land occupied by the Bus Depot is also a critical undeveloped site and offers potential for growth.	The draft Neutral Bay Village Planning Study adopts the same study boundary as Phase 1 of the rescinded Military Road Corridor Planning Study (MRCPS). The majority of the study area falls within the Neutral Bay town centre.	Nil	2a
166	Jill Geddes		Parking	Recommends additional parking be provided in Neutral Bay to keep small businesses thriving and accessible, specifically Grosvenor Lane Car Park.	See Submissions 64 and 74.	Nil	2e

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167	Jon Duggan		Grosvenor Plaza – surface level carparking	Recommends retaining car parking spaces as part of the development, while both improving and increasing landscaping.	See Submission 64.	Nil	2e
168	Peter Don		Grosvenor Plaza – surface level carparking	Requests retaining some parking spaces alongside better landscaping.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza with 10 at-grade disability and loading car parking spaces.	Nil	2b
169	David Hawes	169.1	Funding and delivery	Highlights that the study lacks details on funding, including who will pay for the underground car park and new open space. Outlines that there is minimal information on the financial expectations of stakeholders like Coles and Arkadia. Additionally, raises concerns regarding Council's ability to manage the town centre development effectively, given the complexity of the plan and Council's previous challenges in project delivery, specifically the North Sydney Olympic Pool.	Chapter 7.3 of the draft study provides guidelines for key sites. It outlines recommended public benefits to support a planning proposal for each key site.  Council is committed to effectively implementing the strategies outlined in the draft study, ensuring that execution is efficient and aligns with the community's needs and aspirations.  For more information, see Section 4.7 of the Council Report.	Nil	2b, 2c
		169.2	General support	Supports the findings contained in Section 1.4 of the study and the intent for the plan to address these. Also supports the proposed Grosvenor Plaza.	Noted	Nil	2d

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		169.3	Employment-commercial tenancy and additional traffic	Community feedback indicated no demand for more employment opportunities in Neutral Bay, suggesting a preference for local services sector jobs over large-scale office spaces, which have shifted towards smaller businesses like Wotso and Urban Collective. Increasing office space would also conflict with the community's desire to avoid additional traffic.	<p>A primary objective of the study is to ensure the continued growth and competitiveness of the Neutral Bay village centre's employment function, particularly in the context of post-pandemic recovery and the increasing demand for local services and co-working spaces, given its proximity to the city. Arresting the decline in employment-generating floor space is essential for maintaining the long-term commercial viability and competitiveness of the area. Without intervention, the centre risks losing local jobs, businesses, and services, which would result in increased commuter traffic. Additionally, the planning study encourages a mix of commercial tenancy sizes and flexible floor plates will encourage a diversity of uses that service different functions, enhance activation and the amenity of the centre.</p> <p>Further, Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network.</p> <p>For more information see Section 4.3.1 of the Council Report.</p>	Nil	2e, 2f
		169.4	Traffic - Military Road	Highlights that Military Road is a significant barrier to Neutral Bay's development due to heavy through traffic, which Council cannot control. The road does, however, provide excellent bus services, supporting plans for transit-oriented development to encourage public transit and discourage car use.	Military Road is a state road, and as such, any proposed modifications require approval from TfNSW. Given that TfNSW recognises Military Road as strategically important for vehicle traffic, changes affecting its function may be challenging. However, Council aims to further investigate and co-ordinate with TfNSW to identify opportunities for gradual performance improvements.	Nil	2g

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		169.5	Excessive height and density	Concerns regarding the proposed increases in building height limits. Highlights that allowing buildings like Coles to reach 8 storeys would negatively impact the area's character. Recommends a maximum of 6 storeys, with required staggering and setbacks.	See Submission 95.2.	Nil	2e
170	Geoffrey Atherden		Grosvenor Plaza – surface level carparking	Shares concerns about the potential loss of convenience for shopping at small retailers due to reduced on-street parking and the impact of a larger carpark.	See Submission 64.	Nil	2e
171	Helen Jennings	171.1	Additional parking	Emphasises the increased traffic in Neutral Bay and suggests creating a large parking lot to alleviate parking issues.	See Submission 74.	Nil	2a
		171.2	Pedestrian amenity and safety	Appreciates the closure of Young Street to traffic but suggests further pedestrianisation in the area.	A key strategy in the study is to create a safe, connected, and pedestrian-friendly environment to promote walking within the village centre. It proposes recommendations to support this, including pedestrianised Grosvenor Plaza and Rangers Road Plaza, Waters Lane shared zone, crossing improvements on Military Road, improving and introducing new through-site links, and widening footpaths.	Nil	2b, 2e
172	Rowan Weir	172.1	Grosvenor Plaza – surface level carparking	Highlights the essential role of Grosvenor Lane park for surrounding businesses and suggests a simpler Coles development confined to their land.	See Submission 64.	Nil	2e
		172.2	Cycleways	Opposes the addition of a cycle track on Young Street.	Council advocates for improvements to active transportation infrastructure in the Neutral Bay village centre, consistent with the Council's Transport Vision. The proposed cycleway on Young Street will connect the centre to the northern Sutherland cycleway, improving access without dependence on cars and enhancing safety for cyclists and pedestrians.	Nil	2e



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
173	Elaine Collins	173.1	Excessive height and density	Opposes taller buildings, suggesting a maximum of three storeys for residential units.	Current planning controls allow building up to five storeys in Neutral Bay village centre. Increasing the maximum building height throughout the mixed-use zone of the centre will preserve existing retail and commercial offerings, encourage renewal of older sites and fund public domain and social infrastructure improvements.  For more information, see Section 4.4.1 of the Council Report.	Nil	2e
		173.2	Detailed design considerations	Requests for private gardens in ground-floor apartments.	Detailed design outcomes, including private gardens in residential apartments, will be addressed during the Development Application stage.	Nil	2a
		173.3	Cycleways	Against building cycleways in Neutral Bay due to narrow streets and limited cycling.	Council advocates for improvements to active transportation infrastructure in the Neutral Bay village centre, consistent with the Council's Transport Vision. Accordingly, a key access strategy proposed in the draft study is to improve cycling infrastructure.	Nil	2e
174	Amanda Stalley		Grosvenor Plaza – surface level carparking	Expresses concerns about the loss of short-term parking leading to the potential disappearance of small businesses in Neutral Bay.	See Submission 64.	Nil	2e
175	David		General support	Supports the study's proposal to increase density and add more cycleways, highlighting that this will reduce the reliance on cars.	Noted.	Nil	2d
176	Neufeld		Grosvenor Plaza – surface level carparking	Requests maintaining a village atmosphere with on-site parking and local shops, having supported them for years.	See Submission 64.	Nil	2e
177	Catherine Turner	177.1	General support	Supports the study's aims regarding open spaces and plazas.	Noted.	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		177.2	Excessive height and density	Opposes excessive height and density variations by developers.	See Submission 95.2.	Nil	2e
178	Lee Anderson		Grosvenor Plaza – surface level carparking	Raises concerns about the impact of the lack of surface parking on elderly customers and convenience retailers in Neutral Bay.	See Submission 64.	Nil	2e
179	M de Solom,	179.1	Excessive building height and density / Employment - commercial tenancy	Opposes increasing building heights along Military Road, citing existing high post-pandemic commercial vacancy rates. Emphasises that 8 storey buildings will negatively impact the streetscape character.	See Submission 95.2.  Further, a primary objective of the study is to ensure the continued growth and competitiveness of the Neutral Bay village centre's employment function, particularly in the context of post-pandemic recovery and the increasing demand for local services and co-working spaces, given its proximity to the city.  Additionally, built form controls are proposed in the study to ensure that new developments address the relationship and response to surrounding residential areas, foster human-scaled streetscape and maximises solar access to the public domain.  For more information see Section 4.3.1 of the Council Report.	Nil	2e
		179.2	Local character and heritage	Notes that study does not identify existing heritage listed buildings – specifically, 228 Military Road and 159-169 Wycombe Road.	Figure 1-4 in the draft study identifies 228 Military Road as a heritage listed building and 165-169 Wycombe Road as period buildings with heritage-valued façades. Figure 6-5 of Chapter 6.4 outlines proposed heritage protection controls for these buildings.	Nil	2f
180	Peter Burton		Grosvenor Plaza – surface level carparking	Concerns regarding the inconvenience caused by the lack of surface parking for customers and the impact on local retailers.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
181	Veronica E Stevens		Grosvenor Plaza – surface level carparking	Highlights the importance of adequate parking for the survival of small businesses and the village atmosphere, speaking from previous shop owner experience.	See Submission 64.	Nil	2e
182	Kathie Mason		Grosvenor Plaza – surface level carparking	Supports 'Option 2' of Grosvenor Plaza to improve parking and access to local small businesses.	See Submission 59.	Nil	2e
183	Tomas		Grosvenor Plaza – surface level carparking	Notes that current traffic and parking constraints barely cover demand. Concerns about plaza development affecting retailers.	See Submission 64.	Nil	2e
184	Yetti Steinbrecher		Grosvenor Plaza – surface level carparking	Finds the changes positive if there is increased parking, stressing that parking issues already exist in Neutral Bay.	See Submission 64.	Nil	2e
185	Karen Mc Dowell		Grosvenor Plaza – surface level carparking	Expresses concern about the removal of above-ground carparking, particularly for older individuals who prefer parking above ground.	See Submission 64.	Nil	2e
186	Richard & Rosemary Orr	186.1	Excessive building height and density	Requests reducing the height limit from 8 storeys to 4 storeys to avoid overshadowing.	See Submission 95.2.  The study recommends detailed built-form controls that provide height transition and protect solar access to surrounding residential areas and public open spaces.	Nil	2e
		186.2	Parking	Highlights the need for maintaining and increasing public parking.	See Submission 74.	Nil	2a, 2e
187	Janine Akkad	187.1	Grosvenor Plaza – surface level carparking	Supports 'Option 1' of Grosvenor Plaza, focusing on the retention of on-grade parking.	See Submission 59.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		187.2	Coles DA	Opposes the Coles DA due to the imposing scale of its design.	See Submission 23.4.	Nil	2a
188	MP & B Howard	188.1	General support	Supports the provision of new open space – Grosvenor Plaza and Rangers Road Plaza.	Noted.	Nil	2d
		188.2	Loss of retail space	Opposes the loss of retail space in the heart of Neutral Bay.	<p>The study focuses on maintaining and enhancing the retail space in the Neutral Bay local centre, aims to maintain the current quantum of retail space within the Neutral Bay Village. The proposed mixed-use developments will introduce diverse retail, commercial, and outdoor dining options to foster a vibrant atmosphere. Further, a principal strategy involves establishing active retail frontages along main pedestrian streetscapes, plazas and through-site links.</p> <p>For more information see Section 4.3.2 of the Council Report.</p>	Nil	2e, 2f
		188.3	Community centre	Opposes the transfer of a stratum or the value of the Neutral Bay Community Centre to a developer.	The study proposes to upgrade the existing community centre and deliver an additional new community facility. It is intended that both community centres will remain under Council ownership and operation for public use.	Nil	2f
		188.4	Traffic	Suggests that the study prioritise addressing traffic congestion, given the already poor existing traffic conditions.	<p>Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements at key intersections to accommodate future traffic demands.</p> <p>For more information, see Section 4.2.3 of the Council Report.</p>	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
189	Nancye Cowan		Grosvenor Plaza – surface level carparking	Concerns about ground-level short-term parking and its impact.	See Submission 64.	Nil	2e
190	Barbara Osborne	190.1	Coles DA	Raises concerns about the impact of the proposed Coles building on the character of the Village.	See Submission 23.4.	Nil	2a
		190.2	Grosvenor Plaza – surface level carparking	Emphasises the need for above-ground parking at Grosvenor Plaza.	See Submission 64.	Nil	2e
191	Andy (Andrew Assaee)		Detailed design considerations	Seeks to protect the seats in May Gibbs Place by using a shipping container and displaying them if feasible.	The draft study focuses on preserving solar access and enhancing pedestrian connectivity to May Gibbs Place, without altering its existing design.	Nil	2a
192	Tracey McGearey		Grosvenor Plaza – surface level carparking	Concerned about the lack of surface parking affecting convenience retailers and the character of the Village due to the proposed Coles building.	See Submission 64.	Nil	2e
193	Ralph Evans		Grosvenor Plaza – surface level carparking	Prefers 'Option 1' of Grosvenor Plaza, for its simpler and safer design, supporting a plaza along the present car park on the south side to enhance local character.	See Submission 59.	Nil	2e
194	Sonya Wilson		Grosvenor Plaza – surface level carparking	Highlights the challenges of reduced surface parking for elderly or less mobile customers and the survival of Neutral Bay Village retailers.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
195	Serge Grebert		Excessive height and density	Concerns raised that the proposed height and bulk for May Lane/Yeo Street are too substantial and intrusive for such narrow streets and laneways. Highlights that it could lead to dark canyons that block views and erode the character of these smaller back streets.	Current planning controls allow building up to 16m, or 4/5 storeys, on May Lane/Yeo Street. Increasing the maximum building height to 6 storeys throughout the mixed-use zone of the centre, including May Lane/Yeo Street, will preserve existing retail and commercial offerings and encourage renewal of older sites. To improve pedestrian amenity and ensure sufficient building separation on May Lane, a 1.5m whole of building setback requirement is proposed. Further, a 2-storey podium and 3m above podium setback requirement is recommended on May Lane to reinforce a human scale to the street.	Nil	2e
196	Sally Maspero		Grosvenor Plaza – surface level carparking	Prefers 'Option 1' of Grosvenor Plaza, for the Plaza on Grosvenor Lane Car Park, focusing on parking.	See Submission 59.	Nil	2e
197	Tod Common	197.1	Grosvenor Plaza – surface level carparking	Requests for Grosvenor Plaza to retain its on-grade parking.	See Submission 64.	Nil	2e
		197.2	Grosvenor Plaza and public domain – landscaping	Recommends maintaining the plaza on one level and protecting the existing trees.	See Submission 83.3.  Also, the study recommends retaining existing mature trees in Grosvenor Plaza where feasible. It also proposes retaining existing trees along Waters Lane and Military Road.	Nil	2b
		197.3	Coles DA	Emphasises the need for the proposed Coles building to reduce the size of its development.	See Submission 23.4.	Nil	2a
198	Belinda Parker		Grosvenor Plaza – surface level carparking	Opposes the lack of surface level parking in the study, highlighting its impact on elderly or less mobile customers and convenience retailers.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
199	Chris and Jane Noel	199.1	Construction impact	Outlines concerns that the construction of a large-scale underground carpark and new building is anticipated to severely impact local businesses due to the lengthy construction period, potentially leading to closures and deterring public visits.	See Submission 56.	Nil	2b
		199.2	Coles DA	Opposes the proposed Coles building's excessive height that could lead to significant overshadowing on the plaza area. Questions whether Coles will be required to compensate for the use of public land or for potential impacts on surrounding businesses.	See Submission 23.4.	Nil	2a
		199.3	Grosvenor Plaza – surface level carparking	Opposes the reallocation of public parking spaces to accommodate Coles' development. Highlights that Coles intends to utilise the current underground parking for residential apartments and take over the existing ground-level public parking.	See Submission 64.	Nil	2e
200	Lara		Grosvenor Plaza – surface level carparking	Prefers 'option 1' of Grosvenor Plaza, as it retains parking and proposes limits for quick visits, while maintaining trees and the village vibe.	See Submission 59.	Nil	2e
201	Emma		Parking	Urges not to affect parking, emphasising the limited availability as is.	See Submission 64.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
202	Neutral Precinct Committee	202.1	General support	<p>Supports the following:-</p> <ul style="list-style-type: none"> <li>- New plazas in Grosvenor Lane and Rangers Road, including undergrounding the carpark in Grosvenor Lane carpark to create a fully pedestrianised plaza.</li> <li>- Provision of through site links</li> <li>- A new community centre and upgrading the existing community centre</li> <li>- Cycling movement and storage</li> <li>- Improvements to pedestrian crossings on Military Road</li> <li>- Provision of parking accessibility in the commercial centre</li> <li>- New 2.5m building setbacks at bus stops</li> <li>- Increased building height of 21m (6 storeys)</li> </ul>	Noted.	Nil	2d
		202.2	Pedestrian overpass	Raised concerns regarding the absence of a plan for an overhead pedestrian link on Military Road. Outlines that safe crossing is a concern for residents and requests Council advocates for an overpass in discussions with TfNSW.	See Submission 13.3.	Nil	2e
		202.3	Public domain – through-site links	Requests that one of the three proposed through site links from Military Road to Grosvenor Lane be weatherproof.	<p>Noted. Further design testing was conducted upon reviewing submission comments. Given there are three proposed through-site links along the northern side of Military Road between Young Street and Waters Road, there are benefits to enabling a link with weather protection near the B-Line bus stop. A covered arcade link may therefore be appropriate at Site 2A.</p> <p>For more information, see Section 4.1.3 of the Council Report.</p>	Amend the control for the Site 2A through-site-link to enable a covered arcade link at this site.	1d



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		202.4	Excessive building height and density	Concerns regarding increased building heights to 28m (8-storeys) on key sites.	<p>Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay. The study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain.</p> <p>For more information, see Section 4.4.1 of the Council Report.</p>	Nil	2e
		202.5	Loss of retail space	<p>Raises concerns regarding the potential loss of small business retail space due to proposed developments around Grosvenor Lane Plaza.</p> <p>Analysis shows that retail space at the Arkadia West and East sites could see more than a 50% reduction, from 3,670 sqm to 1,717 sqm, as indicated in the HillPDA and Stantec reports. Moreover, the planned mixed-use development along the southern side of Grosvenor Lane Plaza would further reduce retail space to accommodate vehicle access and building lobbies, potentially diminishing the area's vibrancy.</p>	<p>The planning study is focused on preserving, not reducing, retail space in the Neutral Bay local centre. It aims to preserve the current non-residential floor space at Sites 2A and 2B. However, the study does not specify how retail and commercial floor areas will be distributed within the overall non-residential gross floor area (GFA). The 1,717m2 mentioned pertains only to the non-residential GFA on the ground floor and is not indicative of the total non-residential GFA planned for the sites.</p> <p>For more information see Section 4.3.2 of the Council Report.</p>	Nil	2f

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		202.6	Local character and heritage	Requests that Council protect the 1890s terraces at 27-37 Bydown Street, located within the planning study area, by recognising them as integral to the heritage and identity of Neutral Bay.	<p>The planning study maintains protections for heritage items and identifies additional buildings from various periods that enhance the area's existing character.</p> <p>However, the terraces at 27-37 Bydown Street are not listed as heritage items in NSLEP 2012, and are not highlighted as period buildings in the draft study. Expert heritage advice from NBR Architecture (for the rescinded MRCPS) did not identify the terraces as having heritage value that can contribute to the local character of Neutral Bay. Notwithstanding, in response to community feedback about street character and other relevant concerns highlighted in the rescinded MRCPS, the planning study has excluded the sites as strategically significant and has maintained the low-density residential nature of the street.</p>	Nil	2a
203	Cemil Gokten	203.1	Grosvenor Plaza – surface level carparking	Emphasises that on-grade parking needs retention but can be reduced.	See Submission 64.	Nil	2e
		203.2	Pedestrian amenity and safety	Highlights that pedestrian movement should not be hindered by building design.	The proposed built form controls in the study are designed to ensure new developments provide human-scaled streetscapes and enhance pedestrian amenity.	Nil	2c
		203.3	Public domain – open space and detailed design considerations	The public plaza, including rest and sitting facilities, should be enhanced, and the design should respect the existing character without being over imposing.	<p>Noted. The designs of the proposed plazas are conceptual at this stage. Future detailed design developments will involve community consultation to ensure that it meets the needs and preferences of the community and businesses.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
204	Lesley Hunter	204.1	Grosvenor Plaza – surface level carparking, construction impact and local businesses	Expresses concerns about the proposed underground parking and Grosvenor Plaza, highlighting its impact to local businesses from prolonged construction disruptions, including noise and dust. These conditions could permanently deter customers. Expresses preference for 'option 2' of Grosvenor Plaza, to enable deliveries closer to businesses and ensure half the area will be open space.	See Submission 59.  Additionally, the draft study considers staged delivery of the proposed Grosvenor Plaza basement car park to minimise disruption and allow small businesses facing Grosvenor Lane car park to continue trading during the construction phase.	Nil	2e, 2b
		204.2	Grosvenor Plaza – loading and delivery	Outlines that the plan for Grosvenor Plaza restricts loading/delivery times to early morning despite some deliveries that are made during afternoon trading hours.	The proposed Grosvenor Plaza concept provides access for loading/delivery throughout the day within the proposed surface-level parking spaces at the eastern end of the plaza.  It is important to highlight that the proposed Grosvenor Plaza design and the at-grade car park layout is conceptual. Detailed design will be further explored in the next phases and in consultation with community.	Nil	2e
		204.3	Coles DA	Suggests that Coles renovate/refurbish the existing building instead of building a high-rise residential building. This would benefit the local small businesses and Neutral Bay residents.	See Submissions 23.4 and 95.2.	Nil	2a
		204.4	Local character	Extensive demolition along Military Road and Grosvenor Lane threatens Neutral Bay's boutique shops and small businesses, and the vibrant village atmosphere.	See Submission 46.1.	Nil	2c
		204.5	Local businesses	Notes that the study states declining job opportunities in Neutral Bay, and highlights that losing multiple shopfronts and offices will further limit employment and slow recovery.	See Submission 144.2.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		204.6	Public domain - landscaping	Opposes the planting of more Plane trees due to respiratory issues. Recommends replacing Plane trees with native species.	Feedback collected during throughout the community engagement process highlighted significant dissatisfaction with the limited greenery in the centre, with a notable desire for more trees and public open space. Consequently, the draft study recommends retaining mature canopy trees in Grosvenor Plaza where feasible and adding more trees at the appropriate locations (subject to detailed design). It also proposes retaining existing trees along Waters Lane and investigating the opportunity for additional street trees along Military Road.  For more information, see Section 4.1.2 of the Council Report.	Nil	2b
205	Michael Randall		Grosvenor Plaza	Supports all parking to be underground to maximise green space. Stresses the importance of maximum tree planting for shade and cooling, suggesting active transport hubs for easier cycling/walking access, thereby reducing car dependency.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza with 10 at-grade disability and loading car parking spaces.	Nil	2b
206	Marianne Birch		Grosvenor Plaza – surface level carparking	Prefers a plaza with parking to support the survival of local businesses.	See Submission 64.	Nil	2e
207	Sue Miller		Grosvenor Plaza – surface level carparking	Expresses concern about the loss of parking adjacent to the new Coles development, supporting local businesses' request for retaining 50% of on-grade parking.	See Submission 64.	Nil	2e
208	Janine Haefeli		Grosvenor Plaza – surface level carparking	Appreciates the redevelopment of Neutral Bay but advises that the design should reflect the community's small-scale nature, preferring 'Option 2' of Grosvenor Plaza.	See Submission 59.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
209	Robyn Lilienthal	209.1	Grosvenor Plaza	Supports creating a landscaped Grosvenor Plaza with integrated underground public parking with Coles Carpark.	Noted.	Nil	2d
		209.2	Excessive height and density / local businesses	Opposes allowing extra height for development between Grosvenor Plaza and Military Road, which might result in the loss of small businesses.	<p>Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay.</p> <p>Council acknowledges the significant role that small businesses play in contributing to the village atmosphere of the centre. The draft study considers staged delivery of the proposed Grosvenor Plaza basement car park to minimise disruption and allow small businesses facing Grosvenor Lane car park to continue trading during the construction phase.</p> <p>The study emphasises the importance of access to the underground carpark to support surrounding local retailers and local businesses. The new Grosvenor Plaza will retain the existing number of public car parking spaces underground and provide surface-level parking spaces for loading services and disability parking.</p> <p>For more information, see Sections 4.4.1 and 4.3.2 of the Council Report.</p>	Nil	2e

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210	Brett Cameron		Community engagement	Believes public consultation is unnecessary as the elected council members should make decisions. If their actions are unsatisfactory, they can be voted out in the next election.	Community engagement, or public consultation is a fundamental aspect of local government. Councils are legally obligated to keep the community informed about issues that may impact their lifestyle. North Sydney Council is dedicated, both theoretically and practically, to engaging with the community on relevant matters, such as the draft Neutral Bay Village Planning Study. This engagement enhances understanding of stakeholders' needs and priorities, ensuring that council initiatives, policies, and programs lead to improved results for all involved parties.	Nil	2g
211	Kerri Lam		Excessive height and density / local businesses	Strongly opposes giving developers land between Grosvenor Lane carpark and Military Road for 8 storey buildings, fearing loss of retail space and village atmosphere.	See Submissions 95.2 and 216.2.  For more information see Section 4.3.2 of the Council Report.	Nil	2e
212	Lynette Dowd	212.1	Grosvenor Plaza	Supports creating a landscaped Grosvenor Lane Plaza with underground parking integrated with Coles car park.	Noted.	Nil	2d
		212.2	Excessive height and density / local businesses	Opposes extra height for development between the Plaza and Military Road as it may result in the loss of small businesses.	See Submission 209.2.	Nil	2e
213	Liz		Grosvenor Plaza	Suggests having most parking underground with only a few spots above ground for disabled and short-term parking. Believes pedestrian-only areas would enhance the space.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza with 10 at-grade disability and loading car parking spaces	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
214	Olga Gonchar		Excessive height and density	Opposes the height of proposed buildings in the area as not fitting with the surroundings and believes the retail space in the development is insufficient.	See Submission 95.2.  Additionally, built form controls are proposed in the study to ensure that new developments address the relationship and response to its surrounding context, foster human-scaled streetscape and maximises solar access to the public domain.  For more information, see Section 4.4.1 of the Council Report.	Nil	2e
215	Alex Kennedy		Loss of retail space	Raises concerns about the proposed development at Sites 2A and 2B that would significantly reduce retail floor space from 3,670m <sup>2</sup> to 1,717m <sup>2</sup> . Highlights that this reduction could damage the area's vibrant community atmosphere and disproportionately benefit the developer. Emphasises the need to maintain ample ground-floor retail space to preserve the community's character, despite the need for other non-retail facilities.	The study is focused on preserving, not reducing, retail space in the Neutral Bay local centre. It aims to preserve the current non-residential floor space at Sites 2A and 2B. The study does not specify how retail and commercial floor areas will be distributed within the overall non-residential gross floor area (GFA). The 1,717m <sup>2</sup> mentioned pertains only to the non-residential GFA on the ground floor and is not indicative of the total non-residential GFA planned for the sites.  For more information see Section 4.3.2 of the Council Report.	Nil	2f
216	Catherine MacPherson	216.1	Local businesses	Concerns raised regarding the loss of local businesses that have been integral to the community for decades.	Council acknowledges the significant role that small businesses play in contributing to the village atmosphere of the centre. The proposed Grosvenor Plaza retains the existing number of public car parking spaces underground and provides surface-level parking spaces for loading services and disability parking. The study emphasises the importance of access to the underground carpark to support surrounding local retailers and local businesses.  For more information, see Section 4.2.1 of the Council Report.	Nil	2c

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		216.2	Loss of retail space	Highlights that the study should not reduce retail space, arguing that Neutral Bay should aim to become a more vibrant community with more, not fewer, shops and cafes at its core.	<p>The study focuses on maintaining and enhancing the retail space in the Neutral Bay local centre. It aims to protect the current non-residential uses in the centre. Proposed mixed-use developments will introduce diverse retail, commercial, and outdoor dining options to foster a vibrant atmosphere. Further, a principal strategy involves establishing active retail frontages along main pedestrian streetscapes, plazas and through-site links.</p> <p>For more information see Section 4.3.2 of the Council Report.</p>	Nil	2f
		216.3	Planning process	Questions why council isn't implementing strict building height limits for all landowners, pointing out that the lack of clear regulations could result in future planning ambiguities, leading to overcapitalisation and excessive population density.	<p>Proposed future building heights have been carefully balanced to support the needs of the locality. Increasing permissible building heights will provide opportunities to meet future demand for employment floorspace, deliver community facilities and create improvements to the public domain. However, it is important to note that Councils plan for the area also sets out clear restrictions on building height (refer to figure 7-2 in the planning study report).</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2b
		216.4	Community centre	Outlines the significance of the Neutral Bay Community Centre to the community. Raises concerns on private/developer administration and operation of the centre.	The study proposes to upgrade the existing community centre and deliver an additional new community facility. It is intended that both community centres will remain under Council ownership and operation for public use.	Nil	2f



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		216.5	Loading dock	Suggests an alternative loading dock location, away from the Neutral Bay Coffee Roasters, at 214 Military Road.	The proposed plaza design highlights overall objectives and principles. However, the designs are conceptual in nature at this stage and will be refined having regard to the key directions. Detailed design outcomes, including loading dock locations, will be further resolved in next phases including Planning Proposals and Development Applications and in consultation with stakeholders.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
217	Timothy Stone		Grosvenor Plaza	Strongly advocates for a car-free plaza, emphasising the need for more public spaces and less car-oriented development. Supports building a community-focused future.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza with 10 at-grade disability and loading car parking spaces	Nil	2d
218	Evelyn Koppel	218.1	Loss of retail space / Local character and heritage	Opposes any development affecting the current retail area in Neutral Bay, insisting on retaining the local vibrancy and character against the vision of developers.	See Submissions 216.1 and 216.2.	Nil	2e
		218.2	Excessive height and density	Opposes increased building heights of 8 storeys to incentivise redevelopment of the existing Grosvenor Lane carpark.	See Submission 95.2.	Nil	2e
219	Barbara Patterson	219.1	Loss of retail space	Urges against the proposal to incentivise developers by allowing further development in Neutral Bay Village, focusing on maintaining retail diversity.	See Submissions 216.1 and 216.2.	Nil	2e
		219.2	Excessive height and density	Opposes increased building height and population density.	See Submission 95.2.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
220	Margaret Szalay	220.1	Grosvenor Plaza – surface level carparking	Expresses preference for 'Option 2' of Grosvenor Plaza, emphasising the importance of open space, playgrounds, and development that blends with local character and heritage.	See Submission 59.	Nil	2e
		220.2	Public domain - landscaping	Requests retaining and adding trees.	See Submission 49.2.	Nil	2b
221	Dominika Knox	221.1	Loss of retail space	Opposes allowing additional height to one landowner, as it may result in loss of shops in the heart of the village. Prefers a vibrant mix of shops in Neutral Bay's centre.	See Submission 216.2.	Nil	2b, 2e
		221.2	Excessive height and density	Opposes an increased building height of 8 storeys to encourage redevelopment of Grosvenor Lane carpark.	See Submission 95.2.	Nil	2e
		221.3	Community centre	Suggests seeking better options to improve the community centre's facilities rather than negotiating an agreement with a property developer.	See Submission 295. Further, the delivery of the new community centre is identified as a recommended public benefit within the study. It is intended that both community centres will remain under Council ownership and operation for public use.	Nil	2e
222	Jennifer Cains		Grosvenor Plaza – surface level carparking	Supports 'option 2' of Grosvenor Plaza, favouring part parking block and part plaza with on-grade parking.	See Submission 59.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
223	Andrew McIntosh	223.1	Traffic – Military Road	<p>Highlights that without a state plan to reduce commuter traffic on Military Road, proposed developments risk increasing congestion. Transitioning from through to local traffic could enhance redevelopment and access for residents and businesses. The focus on car ownership misses key local dynamics, and without effective traffic reduction, worsening conditions on Military Rd and Belgrave St are anticipated, prompting concerns about handling population growth.</p>	<p>Military Road is a state road, and as such, any proposed modifications require approval from TfNSW. Given that TfNSW recognises Military Road as strategically important for vehicle traffic, changes affecting its function may be challenging.</p> <p>The study recognises the traffic conditions on Military Road. The analysis of car ownership compares the current car ownership rates in Neutral Bay with those in Greater Sydney, without suggesting that these rates are the cause of the traffic conditions on Military Road.</p> <p>Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements to accommodate future traffic demands.</p> <p>For more information, see Section 4.2.3 of the Council Report.</p>	Nil	2g

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		223.2	Cycleways and infrastructure	Emphasises high commuter traffic as a barrier to enhancing local cycling infrastructure. Suggests establishing dedicated cycling parking to support anticipated usage. Concerns are raised about the feasibility of sharing spaces between cyclists and pedestrians, especially the elderly.	<p>A key access strategy proposed in the draft study is to improve cycling infrastructure. Recently, Council proposed a separated cycle path on Young Street between Grosvenor Street and Sutherland Street. This initiative aims to provide a safe cycleway connection between the town centre and the Sutherland Street cycleway to the north. To support this and encourage cycling in and around the town centre, the draft study also proposes future investigation for the establishment of a dedicated cycleway along Young Street, connecting Grosvenor Street cycleway to Belgrave Street, with a potential extension to May Gibbs Place and Barry Street.</p> <p>Additionally, the proposed Grosvenor Plaza and Rangers Road Plaza includes the provision of designated, secured commuter bicycle parking spaces.</p>	Nil	2b
		223.3	Excessive height and density	Concerns regarding increased building heights to 6 and 8 storeys. Outlines that it will turn the area into a canyon with heavy commuter traffic on Military Road and Belgrave Street, increase local and commuter traffic and diminish the character of the area.	<p>See Submission 95.2.</p> <p>Additionally, built form controls are proposed in the study to ensure that new developments address the relationship and response to its surrounding context, foster human-scaled streetscape and maximises solar access to the public domain.</p> <p>For more information, see Section 4.4.1 of the Council Report.</p>	Nil	2e
		223.4	Coles DA	Expresses concerns regarding the Coles development and its scale that will alter the local character.	The current Coles Development Application is being assessed and will be determined independently of Council taking into account all the statutory and current planning controls.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
224	Jodie Hanson	224.1	Public domain – open space management	Emphasises the importance of preventing open spaces from being overwhelmed by children, as seen at the Lane Cove shopping complex, where extensive child-friendly zones have caused significant noise and disruption. Acknowledges the appropriateness of separate play areas for children but cautions against allowing children to dominate entire outdoor spaces, which detracts from adults' enjoyment. Also notes that the lack of parental supervision often exacerbates the issue.	The study aims to provide high quality green spaces that support active and passive recreation. The proposed plaza concept designs feature designated areas for flexible lawn spaces, and children play areas. Detailed design will be further explored in the next phases and in consultation with community.  For more information, see Section 4.1.1 of the Council Report.	Nil	2a, 2b
		224.2	Excessive height and density	Opposes increased building heights of 8 storeys, suggesting a maximum building heights of 6 storeys due to concerns such as views, street activation, and overshadowing of the public domain.	See Submission 95.2.  Additionally, built form controls are proposed in the study to ensure that new developments address the relationship and response to surrounding residential areas, foster human-scaled streetscape and maximises solar access to the public domain.  For more information, see Section 4.4.1 of the Council Report.	Nil	2e
		224.3	Parking	Emphasises the importance of sufficient disabled parking, given the disproportionate number of family spaces and the expected traffic increase from a new retirement village in Cremorne. Recommends "fast access" parking near exits for quick errands and expresses concern over traffic congestion from limited above-ground parking, suggesting it be reserved for disabled and short-term use.	The proposed Grosvenor Plaza concept retains the existing number of public car parking spaces underground and provides surface-level parking spaces for loading services and disability parking.  The proposed Grosvenor Plaza design and the at-grade car park layout is conceptual. Detailed design will be further explored in the next phases and in consultation with community.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
225	Fred Adam	225.1	Loss of open space	Objects to any reduction in open space.	The intention of the study is to provide much needed public open space for the community. It proposes to deliver two new plazas, Grosvenor Plaza and Rangers Road Plaza. Grosvenor Plaza will provide a new 3,000m <sup>2</sup> landscaped plaza in the heart of the centre, and Rangers Road Plaza will feature a new 1,000m <sup>2</sup> public plaza on the southern side of Military Road.	Nil	2f
		225.2	Excessive height and density	Opposes 8-storey towers due to concerns that it will impact the village atmosphere, reduce the number of small businesses, create a 'canyon-like' environment and lessen the open space.	See Submission 95.2.  Additionally, built form controls are proposed in the study to ensure that new developments address the relationship and response to surrounding residential areas, foster human-scaled streetscape and maximises solar access to the public domain.  For more information, see Section 4.4.1 of the Council Report.	Nil	2e
226	Maureen Ayre	226.1	Grosvenor Plaza	Proposes pedestrian-only access for Grosvenor Lane, suggesting a playground for children and more restaurants and cafes.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza. The new Grosvenor Plaza will provide active and passive recreation spaces and children play areas. It will also include active retail edges with new alfresco dining opportunities. Detailed design will be further explored in the next phases and in consultation with community.	Nil	2d
		226.2	Young Street Plaza	Requests making Young Street Plaza permanently pedestrian-only, extending this access to the new plaza, with car access limited to the new car park. This would likely attract more visitors and boost local business.	See Submission 8.2.	Nil	2a

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
227	Lesley Sommerville,	227.1	Grosvenor Plaza	<p>Supports the following:-</p> <ul style="list-style-type: none"> <li>- Undergrounding the Grosvenor Lane carpark and the creation of a fully pedestrianised Grosvenor Plaza.</li> <li>- Provision of through-site links to Grosvenor Lane Plaza from Military Rd and Grosvenor St via Waters Lane.</li> <li>- A new community centre.</li> <li>- Rangers Road Plaza with an open-to-sky link through-site link.</li> </ul>	Noted.	Nil	2d
		227.2	Planning process	<p>Opposes granting the developer increased building height of 8 storeys for the land between Grosvenor Lane carpark and Military Road to facilitate redevelopment. Outlines that offering developers extra height in exchange for "public benefits" like community centres or plazas rarely benefits the community, as control shifts when the State Government handles PPs and VPAs are non-mandatory.</p>	<p>Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are a significant tool to deliver new public benefits at important locations. Most opportunities in the Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.</p> <p>Further, it's important to note that the intent of the draft study is for Grosvenor Plaza and the community facilities to remain under the ownership of Council.</p> <p>For more information, see Sections 4.4.1 and 4.7 of the Council Report.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		227.3	Loss of retail space	Raises concerns that allowing 8-storey buildings, which require ground-floor amenities such as lift lobbies and loading docks, could impact small businesses at Sites 2A & 2B, which are known for their diverse small businesses. Highlights the community's value for Neutral Bay's "village-atmosphere" and independent retailers. However, implementing this plan might reduce retail and commercial space, potentially leaving only enough room for additional coffee shops on the ground floor.	See Submission 202.5.	Nil	2e
		227.4	Public ownership	Raises concerns regarding the transfer of a stratum of Council's land to developers (eg. Arkadia). Questions the study's valuation of the site of \$2.87 compared to the Blue & White Dry Cleaners' site of \$8.85 million.	<p>The Council has a longstanding policy objective to relocate the Grosvenor Lane Car Park underground and create a public plaza at ground level. Owner's consent has been granted to both Coles and Arkadia to lodge a development application. However, owner's consent does not imply final support for any proposed basement car park and plaza designs by developers or commitment by Council to pursue its construction. A consultative and collaborative design process will be required for any future plaza and the basement public car park on the Grosvenor Lane car park site, involving formal negotiation for any agreements.</p> <p>For more information see Section 4.2.2 of the Council Report.</p> <p>A detailed explanation of the valuation of Council's asset at 190-192 Military Road, see Section 4.8.2 and Attachment 4 of the Council Report.</p>	Nil	2f



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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		227.5	Young Street Plaza	Requests that Young Street is reopened. Outlines that the closure of Young Street has created many traffic problems for residents and raised pedestrian safety issues.	See Submission 8.2.	Nil	2a
228	Fiona Denton	228.1	Excessive height and density	Opposes the proposed 8 storey building heights, outlining that it is excessive for the Neutral Bay/Cremorne area. Recommends a reduction to six storeys to better align with the local character.	See Submission 95.2.  Built form controls are proposed in the study to ensure that new developments address the relationship and response to its surrounding context, foster human-scaled streetscape and maximises solar access to the public domain.  For more information see Section 4.4.1 of the Council Report.	Nil	2e
		228.2	Public domain – open space management	Concerns related to the management of public spaces, specifically regarding a children's play area in the centre. Proposes setting time restrictions on play equipment use to balance the needs of families with those seeking quieter environments. Also suggests restricting bikes, scooters, and similar items to ensure safety, particularly for the elderly.  Questions whether the local centre will accommodate pets, suggesting amenities like designated areas where dogs can be securely tied up with access to water.	The study aims to provide high quality green spaces that support active and passive recreation. The proposed plazas feature designated areas for flexible lawn spaces, bicycle parking and children play areas.  Further detailed design outcomes and management issues will be addressed in subsequent phases of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2a, 2b

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		228.3	Traffic – Military Road	Expresses concerns about traffic management and road safety due to the proposed underground car park and limited changes to local road infrastructure. Stresses the importance of easy access and exit for local residents and enquires about potential modifications to traffic patterns, particularly regarding parking on Military Road.	<p>Military Road is a state road, and as such, any proposed modifications require approval from TfNSW. Given that TfNSW recognises Military Road as strategically important for vehicle traffic, changes affecting its function may be challenging.</p> <p>Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements to accommodate future traffic demands.</p> <p>For more information, see Section 4.2.3 of the Council Report.</p>	Nil	2e
		228.4	Noise impact	Raises concerns regarding noise increase from the new town centre and its impact on local residents.	Noted. Detailed design outcomes, including noise impact and mitigation, will be further resolved in next phases of the project, through Development Applications and in consultation with stakeholders.	Nil	2a
		228.5	Parking	Queries if the study has considered issuing parking permits to local residents to mitigate potential new parking restrictions.	See Submission 74.	Nil	2a
229	Robyne Gray	229.1	Coles DA	Opposes the Coles supermarket design, as it is unsuitable for the village's character. Suggests for a more village-appropriate design, resisting the "Toaster style" as overly aggressive.	See Submission 23.4.	Nil	2a

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		229.2	Grosvenor Plaza	Concerns regarding the multi-level plaza's accessibility issues, with a strong preference among residents for a more inclusive, one-level plaza that doesn't primarily cater to the supermarket's needs.	<p>The proposed Grosvenor Plaza is designed on a single level, maintaining the natural terrain's slope to prevent the creation of a split level. This design facilitates smooth integration with both existing and future developments (refer to chapter 3.2 of the planning study report).</p> <p>The proposed plaza design highlights overall objectives and principles. However, the designs are conceptual in nature at this stage and will be refined having regard to the key directions. Further detailed design work will be undertaken to refine the concept design, and community engagement will be conducted during this phase.</p>	Nil	2b
		229.3	Grosvenor Plaza – surface level carparking	Emphasises importance of retaining current retailers and at least half of the existing at-grade parking. This preservation is seen as crucial for the survival of these businesses, urging the council to focus on resident interests rather than large corporations in planning decisions.	Council acknowledges the significant role that small businesses play in contributing to the village atmosphere of the centre. The proposed Grosvenor Plaza retains the existing number of public car parking spaces underground and provides surface-level parking spaces for loading services and disability parking. The study emphasises the importance of access to the underground carpark to support surrounding local retailers and local businesses.	Nil	2f
230	Judith Chapple		Grosvenor Plaza – surface level carparking	Raises concerns that the proposed Grosvenor Plaza, with its lack of convenient surface level carparking will reduce foot traffic and impact the viability of small standalone shops and that shifting parking underground could redirect traffic predominantly towards Coles, disadvantaging other local businesses	See Submission 229.3.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
231	Julie Cottrell-Dormer	231.1	Bicycle safety	Expresses concerns about bicycle safety on footpaths, lack of enforcement, and the absence of cyclist identification or insurance.	Noted, Council places a high priority on improving pedestrian safety and will continue to advocate for appropriate use of footpaths.  The study identifies a lack of dedicated cycleways in the Neutral Bay local centre. It highlights the future investigation of establishing a separated cycleway on the north side of Young Street, between Grosvenor Street and Sutherland Street.	Nil	2a
		231.2	Excessive height and density	Objects to the increase in building height that will obstruct resident's view of Sailor's Bay. Suggests a height limit of 5 storeys along Grosvenor Street.	See Submission 95.2.  For more information see Section 4.4.1 of the Council Report.	Nil	2e
		231.3	Retail diversity	Raises concerns about the domination of major supermarkets affecting local business diversity and potentially leading to vacancy of retail spaces.	See Submission 216.2.	Nil	2e
		231.4	Local character and heritage	Questions the plan's impact on local character and heritage, comparing it unfavourably to St Leonards and Crows Nest.	A key principle of the draft study is to preserve and enhance the heritage character and identity of the Neutral Bay village centre. The study recommends that all heritage listed items and heritage valued facades are retained. Built form controls are proposed to ensure that new developments respond appropriately to its surrounding context, reinforce a human scale to the street and enhance the 'village feel' of the centre.	Nil	2e
232	Laurence Kennedy		Construction impact	Highlights negative impact on Neutral Bay's retail during construction, fearing hardship for existing retailers.	See Submission 56.	Nil	2b
233	Anonymous		Grosvenor Plaza – surface level carparking	Prefers 'Option 1' of Grosvenor Plaza, for car park design in the study, emphasising the need for fair parking solutions for business owners.	See Submission 59.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
234	Ian Hill		Grosvenor Plaza – surface level carparking	Indicates a preference for 'Option 1' of Grosvenor Plaza, focusing on parking and seeking a fair deal for local businesses and customers.	See Submission 59.	Nil	2e
235	Fiona Moody		Grosvenor Plaza – surface level carparking	Indicates a preference for 'Option 1' of Grosvenor Plaza, focusing on parking and seeking a fair deal for local businesses and customers.	See Submission 59.	Nil	2e
236	Peter Zehnder	236.1	Grosvenor Plaza – surface level carparking and one level	Recommends maintaining the plaza at one level and retaining convenient parking.	See Submission 64 and 83.3.	Nil	2b
		236.2	Coles DA	Objects to the design of the Coles building as too imposing for the area.	See Submission 23.4.	Nil	2a
237	Gayle Smyth	237.1	Local character and heritage / Local businesses	Concerns regarding proposed overdevelopment, fearing the loss of Neutral Bay's "village" atmosphere. Concerned about the impact on residents and businesses, citing previous negative experiences with nearby developments.	See Submission 95.2.	Nil	2e
		237.2	Grosvenor Plaza – surface level carparking	Prefers 'Option 1' of Grosvenor Plaza, to cater to existing businesses and residents.	See Submission 59.	Nil	2e
238	Anna Orgill		Grosvenor Plaza – surface level carparking	Prefers 'Option 1' of Grosvenor Plaza, for its street-level parking, landscaping, and seating arrangements. Concerned about excess traffic and safety issues on Grosvenor Street.	See Submission 59.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
239	Anonymous		General opposition	General opposition to proposed changes.	Noted.	Nil	2c
240	Maria Guthrie	240.1	Grosvenor Plaza – surface level carparking	Objects to the study's lack of support for local shoppers and retailers. Urges for a plan that enables public parking and maintains local businesses to preserve the village atmosphere.	See Submission 64.	Nil	2e
		240.2	Coles DA	Opposes the proposed building design as too large and blocky.	See Submission 23.4.	Nil	2a
241	Giselle Stollznow		Local businesses	Expresses concern for local businesses and the height and complexity of proposed changes, believing there is insufficient consideration for these businesses.	See Submission 23.2	Nil	2e
242	Brad Fuller		Coles DA	Advocates for considering the impact of the Coles redevelopment on residents of 19 Young Street, suggesting a reduction in building height or increased setback.	See Submission 23.4.	Nil	2a
243	N E Chen	243.1	Grosvenor Plaza – surface level carparking	Opposes the development for limiting access to local retailers due to restricted parking.	See Submission 64.	Nil	2e
		243.2	Grosvenor Plaza – one level	Emphasises the need for Grosvenor Plaza to be on one level to link to existing retailers	See Submission 83.3.	Nil	2b
244	Janet Winn		Grosvenor Plaza – surface level carparking	Supports 'Option 1' of Grosvenor Plaza	See Submission 59.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
245	Sue Randle		Grosvenor Plaza	Believes the development should offer greater public access and safety for pedestrians, with landscaping including native plants, and assurance for local shops during construction.	See Submissions 56 and 83.3.	Nil	2b, 2e
246	Peter Young	246.1	Community centre – valuation	Highlights that the Coles proposal includes a community plaza and essential access facilities at no cost to the Council, whereas the Arkadia proposal seems to receive preferential treatment. Raises questions about Arkadia's permissions for an 8-storey building (potentially up to 12 storeys) and the significant valuation disparity between Arkadia's land (\$31,162/m <sup>2</sup> ) and the adjacent Council-owned land (\$9,258/m <sup>2</sup> ). If Arkadia builds to the boundary, it could devalue Council's land and restrict its development, in stark contrast to Coles' proposal for private parking under Council land. Arkadia's plan also replaces only about half of the existing retail space.	Please see Section 4.8.2 of the Council Report.	Nil	2e
		246.2	General support	Supports the following:- - Retention of retail shops - Fixed heights for zones not determined by a Planning Proposal - Neutral Bay Community Centre under Council ownership for public use	Noted.	Nil	2d
247	Peter Hing		Grosvenor Plaza	Supports the proposed landscaping and underground parking for Woolworths, highlighting the benefits for the local community and residents.	Noted.	Nil	2d

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
248	Sarah Wardrop		Grosvenor Plaza – surface level carparking	Prefers alternative 'Option 1' of Grosvenor Plaza for plaza parking.	See Submission 59.	Nil	2e
249	Ann Young	249.1	Loss of retail space	Advocates for no reduction in retail shops, an increase in leisure areas like plazas.	See Submission 216.2.	Nil	2b
		249.2	Community centre	Suggests retaining Council control over community centre land.	The study proposes to upgrade the existing community centre and deliver an additional new community facility. Both community centres are intended for public use and will remain under Council ownership and operation.	Nil	2b
250	Mick Crosbie		General vision	States that Neutral Bay needs a modern, fresh, and green outlook.	Noted.	Nil	2c
251	Kerry Bedwany		General non-support	Opposes the proposals of the draft Neutral Bay Village Centre Study.	Noted.	Nil	2c
252	Marianne De Souza		Grosvenor Plaza – surface level carparking	Support for 'Option 2' of Grosvenor Plaza.	See Submission 59.	Nil	2e
253	Dr Angelo Economos	253.1	Grosvenor Plaza – surface level carparking	Opposes the limited on-grade parking in the draft study as restricting retailer access, advocates for retaining at least half of the existing parking spaces.	See Submission 64.	Nil	2e
		253.2	Coles DA	Highlights that the proposed Coles building design is too dominant.	See Submission 23.4.	Nil	2a



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
254	George Bursle		Grosvenor Plaza – surface level carparking	Concerned that the removal of all currently available parking in the draft study will greatly inconvenience many, especially older residents, and prefers retaining about one-third of the parking.	See Submission 64.	Nil	2e
255	Adrian Cruttenden		Grosvenor Plaza – surface level carparking	Strongly supports retaining half of the existing on-grade parking spaces in the draft study, aligning with the Neutral Bay Village Retailers' submission.	See Submission 64.	Nil	2e
256	John Weeks		Excessive height and density	Expresses concern about building height proposals in the draft study for the Coles Redevelopment and Arkadia planning proposal, fearing adverse effects on Neutral Bay's liveability and character.	See Submission 95.2.  Additionally, built form controls are proposed in the study to ensure that new developments address the relationship and response to its surrounding context, foster human-scaled streetscape and maximises solar access to the public domain.	Nil	2e
257	Lindy Adam		Grosvenor Plaza – surface level carparking	Emphasises the importance of parking in the development plan in the draft study, noting challenges for convenience retailers and potential decline in foot traffic without sufficient parking.	See Submission 64.	Nil	2e
258	Anonymous		Grosvenor Plaza – surface level carparking	Concerned that the absence of surface or on-grade parking is likely to inconvenience elderly or less mobile customers and challenges convenience retailers. Limited parking may deter customers from quick visits to Neutral Bay Village shops, potentially leading to decreased foot traffic and impacting the survival of local retailers.  Preference for 'Option 1' of Grosvenor Plaza.	See Submission 59.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
259	Claire Galt		Grosvenor Plaza – surface level carparking	Argues against removing existing parking as per the draft study, noting the difficulty it already poses for visiting retailers and the risk of creating a dead retail area.	See Submission 64.	Nil	2e
260	Stephen Bourhill	260.1	General support	Appreciates the draft study's additional open/community spaces and improved pedestrian/traffic aspects.	Noted.	Nil	2d
		260.2	Cycleways	Requests greater emphasis to prioritise separated bicycle lanes to improve safety and convenience for commuters traveling between the North Shore/Northern Beaches and North Sydney/City, promoting cycling over driving.	See Submission 26.	Nil	2b
		260.3	Insufficient height and density	Advocates for Increase building density to address the housing crisis. Highlights to balance heritage and open spaces while accommodating larger populations. Notes to align density with NSW government policy for town centres and transport hubs.	See Submission 5.	Nil	2a
261	Carol Lewis		Grosvenor Plaza – surface level carparking	Concerned about the impact of underground parking on small businesses and accessibility.	See Submission 64.	Nil	2e
262	Sandra Trowbridge		Grosvenor Plaza – surface level carparking	Prefers 'option 1' for Grosvenor Plaza.	See Submission 59.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
263	Christina Clark		Access and safety – loading dock	Acknowledges the need for area development while suggesting changes to the open parking and loading dock to Woolworths.	Detailed design outcomes, including loading configurations, for the proposed Coles development will take place during the assessment of the Development Application.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
264	Elizabeth Dixon	264.1	Built form	Opposes "Toaster" style structures and suggests keeping small businesses happy.	See Submission 23.2  Further, the study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximise solar access to the public domain.	Nil	2b, 2c
		264.2	Grosvenor Plaza	Suggests putting parking underground and creating more people-friendly spaces.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza.	Nil	2b
265	Sissi Stewart		Excessive height and density	Objects to the increased building height to 8 storeys, concerned about the living quality and constant traffic, and affordability of new units.	See Submissions 95.2 and 38.1.	Nil	2e
266	Anzac Park Precinct Cammeray	266.1	Public domain - open spaces, landscaping	General support for the study's proposal of additional open spaces in Neutral Bay.	Noted.	Nil	2d
		266.2	Local businesses	Objects to planning provisions that could harm small retailers around Grosvenor Lane Plaza. Believes the current plan overly favours office space at the expense of retail, which is crucial for vibrant street-level activity and the success of a town centre.	See Submissions 23.2 and 216.2.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		266.3	Grosvenor Plaza	Supports underground parking, however, opposes completely removing surface-level traffic from Grosvenor Lane Plaza. Suggests retaining half of the Plaza for short-term parking to support local shops and deliveries, with the other half landscaped.	See Submission 64.	Nil	2e
		266.4	Access and safety – loading dock	Supports relocating loading docks for the new supermarket to Grosvenor Street.	Detailed design outcomes, including loading dock locations and carpark configurations, will be further resolved in the next phases of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
		266.5	Excessive height/density	Opposes the proposed 12-storey buildings along the Military Road corridor. Highlights that it is excessive for a 'village' environment, advocating for strict and appropriate height limits.	See Submission 95.2.  Further, the study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain.  For more information see Section 4.4.1 of the Council Report.	Nil	2e
		266.6	Rangers Road Plaza	Supports the new Rangers Road Plaza but with similar concerns about building heights and support for small retail businesses.	Noted. Current planning controls allow buildings up to five storeys in Neutral Bay village centre. Increasing the maximum building height throughout the mixed-use zone of the centre will preserve existing retail and commercial offerings, encourage renewal of older sites and fund public domain and social infrastructure improvements.	Nil	2e
267	Craig Beaglehole	267.1	Public domain – landscaping	Supports additional trees and hedging along Military Road.	Noted.	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		267.2	Grosvenor Plaza – surface level carparking	Urges consideration of 'Option 1' Grosvenor Plaza, to save businesses in Grosvenor Lane, emphasises the need for parking.	See Submission 59.	Nil	2e
268	Grenville Delfs		General support	Supports overall outcomes of the study but objects to specific elements regarding building heights and the impact on retail area.	See Submission 95.2.  Additionally, built form controls are proposed in the study to ensure that new developments address the relationship and response to surrounding residential areas, foster human-scaled streetscape and maximises solar access to the public domain.  For more information see Section 4.4.1 of the Council Report.	Nil	2d, 2e
269	Andre Tammes	269.1	Grosvenor Plaza	Concerns regarding underground car park impacting the village character of the area. Highlights that a traditional village high street provides convenient access to shops, cafes and small businesses. At-grade parking could be effectively integrated with some landscaping, negating the need for a 'village green' in the area.	See Submission 64.	Nil	2e
		269.2	Excessive height and density	Opposes oversized, semi high-rise buildings. Requests for a pleasant, human-scale skyline.	See Submission 95.2.  Additionally, built form controls are proposed in the study to ensure that new developments address the relationship and response to surrounding residential areas, foster human-scaled streetscape and maximises solar access to the public domain.  For more information see Section 4.4.1 of the Council Report.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
270	Dorothy Bennett		Grosvenor Plaza – surface level carparking	Advocates for keeping at-grade parking in Grosvenor Street Plaza to support existing retailers and accommodate elderly and disabled visitors.	See Submission 64.	Nil	2e
271	Megan Thomson		Excessive height and density	Opposes giving the developer of the land between the Grosvenor Lane carpark and Military Road an increased building height of 8 storeys to incentivise redevelopment. Expresses wanting to maintain the vibrant retail area at the heart of Neutral Bay.	See Submissions 95.2 and 216.2.	Nil	2e
272	J. Howarth	272.1	Construction impact	Raises concerns with ongoing construction in the area causing dust and dislocation.	Noted. The draft study outlines a principles-based approach for the development of Grosvenor Plaza, incorporating staged construction to reduce community disruption and enable local retailers to maintain operations.	Nil	2b
		272.2	Young Street Plaza	Opposes Young Street Plaza.	See Submission 8.2.	Nil	2a
		272.3	Public domain – open space	Opposes additional open space at Grosvenor Lane carpark and Rangers Road.	Acknowledging the community's desire for a healthy and safe environment, the study highlights the importance of additional public spaces and increased landscaping in shaping Neutral Bay's future. A key placemaking strategy outlined in the study is to offer high-quality green spaces that facilitate both active and passive recreation, including designated areas for children's play.	Nil	2e
		272.4	Footpath widening	Raises concerns regarding footpath widening at Military Road bus stops given the existing narrow width of Military Road. Notes that there is sufficient space for bus commuters on the footpath.	The proposed widening of the footpath on Military Road will be facilitated by 2.5m whole-building setbacks and a 1.5m setback at ground level, without impacting street parking. This expansion will create space for new street trees and kerbside plantings, enhancing the pedestrian experience and improving overall pedestrian amenities.	Nil	2f

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		272.5	Excessive building height and density / traffic / local character	Outlines concerns regarding building height limits as it will lead to closures of specialty shops and increased traffic congestion without the Middle Harbour Tunnel. Highlights that proceeding with the draft study will irreversibly alter Neutral Bay's village character.	See Submission 95.2 and 216.2.  Further, Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements at key intersections to accommodate future traffic demands.	Nil	2e
273	Christina Caruana		Excessive height and density	Opposes the increase in building height to 8 storeys, concerned it will change Neutral Bay's character by impacting small businesses and reducing retail space.	See Submissions 95.2 and 216.2.	Nil	2e
274	Rob		General opposition	General opposition to council's plans for Neutral Bay.	See Submission 95.2.	Nil	2c
275	Guy Pahor	275.1	Grosvenor Plaza	Supports a car-free Grosvenor Plaza, with all parking in a new basement car park. Highlights that public plaza and parking are not compatible, and the plaza should be a multi-functional public space.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground for the creation of a fully pedestrianised public plaza. The proposed Grosvenor Plaza design and the at-grade car park layout is conceptual. Detailed design will be further explored in the next phases and in consultation with community.	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		275.2	Grosvenor Plaza – usage and management	<p>Recommends maximising Grosvenor Plaza's use for community events like markets, exhibitions, and music performances, emphasising the importance of active management to ensure its success. Proposes that Coles, contribute to the Plaza's management costs through an annual Precinct Event Management Levy. Additionally, emphasises consideration to for both passive and active uses.</p> <p>Further, suggests relocating the children's playground to the eastern side of the plaza to create a more flexible open space in the western end. Highlights that this will improve the playground's functionality, providing better supervision for parents enjoying the nearby café and establishing a closer relationship with the proposed community centre and facilities.</p>	<p>The study envisages Grosvenor Plaza to be a flexible, landscaped public area suitable for hosting markets and events. It will feature amenities like a community lawn, play equipment, landscaping, artworks, bicycle parking, quality paving, and street furniture to cater to various passive and active recreational activities.</p> <p>The suggestion to relocate the children's playground is noted. However, detailed design outcomes and management considerations will be further resolved in next phases of the project.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
276	Amy J		Grosvenor Plaza – lack of surface level carparking	Concerns about parking problems, suggesting retaining free 2-hour parking; supports green spaces but not at the cost of vital infrastructure.	See Submission 64.	Nil	2e
277	Brent Williams	277.1	Built form and placemaking – sight lines	Suggests a cohesive town centre design across developments, with visibility and direct sight lines between Coles and Woolworths sites. This would enhance pedestrian access and movement.	The study aims to establish a network of public open spaces that enhances access and connection between the local centre. It is proposed that an open-air laneway from Rangers Road Plaza to Yeo Street would provide better visibility and accessibility between the northern and southern parts of the centre.	Nil	2b
		277.2	Pedestrian overpass	Suggests a pedestrian underpass across Military Road to improve accessibility.	See Submission 13.3.	Nil	2e



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
278	Rohan Grant-Dawes		Traffic noise	Concerns about increased car noise after the development.	See Submission 38.1.	Nil	2c
279	Belinda Pring	279.1	General support	Supports Grosvenor Lane and Rangers Road Plazas. Expresses for Neutral Bay to remain vibrant and retail-focused.	Noted. Also, see Submission 216.2.	Nil	2d
		279.2	Excessive height and density	Opposes giving the developer of the land between the Grosvenor Lane carpark and Military Road an increased building height of 8 storeys to incentivise redevelopment.	See Submissions 95.2 and 216.2.	Nil	2e
280	Jeny Nicholls	280.1	Excessive height and density	Supports the redevelopment of the Woolworths site but opposes the proposed building height. Requests a maximum building height of 5 storeys to preserve the village atmosphere and avoid overshadowing of public space.	See Submission 95.2.  Additionally, the study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain, particularly open spaces.	Nil	2e
		280.2	Public domain – landscaping	Opposes the removal of existing trees in Grosvenor Lane carpark. Highlights that they provide shade, shelter for wildlife and improve air quality.	Feedback collected during throughout the community engagement process highlighted significant dissatisfaction with the limited greenery in the centre, with a notable desire for more trees and public open space. Consequently, the draft study recommends retaining mature canopy trees in Grosvenor Plaza where feasible. It also proposes retaining existing trees along Waters Lane and investigating the opportunity for additional street trees along Military Road.  For more information, see Section 4.1.2 of the Council Report.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		280.3	Construction impact / local businesses	Raises concerns regarding the construction impact of large-scale developments on the adjacent local shops. Requests sufficient compensation for these businesses.	See Submission 56.	Nil	2b
281	Tony Lewis		Grosvenor Plaza – surface level carparking	Highlights the challenge for elderly or less mobile customers due to the lack of surface or on-grade parking. Warns this could lead to a decline in foot traffic and impact retailer survival. Advocates preserving 50% of current parking.	See Submission 64.	Nil	2e
282	Greg Blake	282.1	General support / Rangers Road Plaza	Supports Neutral Bay renewal, and suggests for the inclusion of a new public plaza fronting Rangers Road connected by an open-to sky link to Yeo Street.	The study proposes a new 1,000m2 public plaza fronting Rangers Road, Rangers Road Plaza. It recommends the provision of an open-air laneway from Rangers Road Plaza to Yeo Street.	Nil	2b
		282.2	Built form – solar access Yeo Street	Requests building setbacks to reduce overshadowing of Yeo Street residences.	<p>Detailed built form controls in the study include a 3m above podium setback for building frontages on Yeo Street and additional solar access requirements to Site 3 to minimise overshadowing to the residential area.</p> <p>The study demonstrates that the proposed height increase, with upper-level setbacks, will not create a net increase in shadow impact on Yeo Street's residential buildings compared to existing planning controls. The shadow analysis in Chapter 6.3 of the study illustrates limited shadow impact and compliance with ADG and DCP solar amenity requirements.</p>	Nil	2b
		282.3	Grosvenor Plaza	Recommends a new Grosvenor Plaza with underground carpark integrated with the Coles carpark and good pedestrian connectivity to Military Road.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground for the creation of a fully pedestrianised public plaza.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		282.4	Grosvenor Plaza – loading dock	Opposes locating new loading docks and carparks off Grosvenor Plaza. In particular, the proposed loading dock for Arkadia East where Neutral Bay Coffee Roasters is currently located.	Detailed design outcomes, including loading dock locations and carpark configurations, will be further resolved in the next phases of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
		282.5	Loss of retail space	Emphasises for the study to prioritise maintaining a vibrant retail ecosystem and not incentivise loss of retail space in the heart of the village.	See Submission 216.2.	Nil	2b
		282.6	Planning process (VPAs & PPs)	Highlights the importance of ensuring clear building height regulations for all landowners, rather than proposing Planning Proposals (PPs) and Voluntary Planning Agreements (VPAs) for specific owners. These processes often lack transparency and yield unpredictable outcomes.	Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.  Further, it's important to note that the intent of the draft study is for Grosvenor Plaza and the community facilities to remain under the ownership of Council.  For more information see Section 4.7 of the Council Report.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		282.7	Community centre – value	Recommends protecting the value of the Neutral Bay Community Centre site and prevent its value transfer to developers.	The study proposes to upgrade the existing community centre and deliver an additional new community facility. Both community centres are intended for public use and to remain under Council ownership.  For more information, see Section 4.8.2 of the Council Report.	Nil	2f
283	Robert	283.1	Coles DA	Opposes the Coles development for its height and form. Suggests for the development footprint to be reduced and for Coles to provide the space for the plaza.	See Submission 23.4.	Nil	2a
		283.2	Grosvenor Plaza – surface level carparking	Raises concerns regarding the removal of parking spaces at Grosvenor Lane car park, citing existing difficulties in finding parking.	See Submission 64.	Nil	2e
		283.3	Grosvenor Plaza	Recommends for the plaza to remain at one level.	See Submission 83.3.	Nil	2b
284	J. Smailes		Grosvenor Plaza – surface level carparking	Concerned that reduced parking will negatively impact local shops, stating they will avoid the area due to parking difficulties. Emphasises the village nature of the area, contrasting it with large shopping malls.	See Submission 64.	Nil	2e
285	Judith Barclay		Grosvenor Plaza – surface level carparking	Supports 'Option 2' Grosvenor Plaza, which includes parking and a plaza opposite the new Coles supermarket, to benefit existing shop owners and provide open space for socialising.	See Submission 59.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
286	Tony Stanley	286.1	General support	Supports the active transport proposals outlined, particularly reducing speed limits in Yeo Street, Grosvenor Street and Young Street. Also supports the further investigation of realigning the crossing Young Street/May Gibbs Place. Further support for Stantec's suggestion for additional bicycle parking in Grosvenor Lane and south side of Military Road.	Noted.	Nil	2d
		286.2	Cycling infrastructure	Recommends implementing bicycle parking infrastructure that can be used with larger cargo bikes too as many of the existing bike parking is too small to use with cargo bikes.	Noted. Detailed design outcomes, including bicycle parking infrastructure, will be further resolved in the next phases of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
287	Rebecca Leacock		Local businesses	Concerned about the loss of space for small businesses, which are integral to the shopping area's character. Believes insufficient ground-level space is allocated for these businesses.	See Submission 216.2.  For more information see Section 4.3.2 of the Council Report.	Nil	2e
288	David Hall		Excessive height and density / local character	Objects to increasing building height limits to 8 storeys as it will diminish the village ambiance. Suggests scaling down residential development and adding more retail space.	See Submissions 95.2 and 216.2.  Further, the study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain.  For more information see Section 4.4.1 of the Council Report.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
289	Alison Ziller	289.1	Community centre	<p>Concerns are raised about the lack of clarity regarding the basis for the proposals, particularly in terms of negotiation processes and the absence of accompanying studies to support decision-making.</p> <p>Identifies several specific information gaps, including economic justification, the lack of a community centre strategic plan, uncertainties surrounding a proposed childcare centre, and insufficient consideration of the existing community centre's repurposing.</p> <p>Emphasises that the proposed community centre space may not align with traditional expectations of what constitutes a community centre, leading to unsubstantiated claims about its size and function.</p> <p>Recommends conducting studies on existing community centres, developing a community centre strategic plan, and exploring new income sources to support community centre management.</p>	<p>Council acknowledges and appreciates the concerns raised, noting the highlighted information gaps. Further investigations are being carried out, which will include a review of the existing community centre, economic analysis, and consideration of future use.</p> <p>The study proposal for the community centre, its services and activities are currently conceptual. As such, it is subject to refinement and modification based on ongoing research and community feedback. Council will further consult with the community in the development of any subordinate plan for the community centre.</p> <p>For more information, see Section 4.1.4 of the Council Report.</p>	Nil	2b
		289.2	Public facilities - toilets	<p>Highlights that the study lacks a public toilet plan for the town centre, necessary to serve various locations like car parks and shops. Suggests that the community centre includes toilets on level one but separate from the lobby to maintain its functionality. No-touch entry should be implemented in the toilet areas.</p>	<p>Noted. The proposed Grosvenor Plaza design is conceptual. Detailed design will be further explored in the next phases and in consultation with community.</p>	Nil	2b

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		289.3	Climate change considerations	Highlights that the study inadequately addresses climate change factors such as urban warming and storm events. The proposed community centre lacks provisions for shelter from adverse weather conditions. Recommends a design and management response to ensure adequate protection for users.	Noted. Detailed design outcomes, including weather protection, will be further developed in subsequent phases of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
290	Rob and Erika Remnant	290.1	Coles DA	Strongly oppose the Coles site development, citing concerns about loss of Neutral Bay Village's unique character.	See Submission 23.4.	Nil	2a
		290.2	Planning process (PPs & VPAs)	Highlights that the proposal to increase building heights in the area will not result in any public benefits. Concerns regarding the efficacy of achieving public benefits through VPAs, given their voluntary nature, associated time, costs, uncertainties, and lack of transparency.	Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.  Further, it's important to note that the intent of the draft study is for Grosvenor Plaza and the community facilities to remain under the ownership of Council.  For more information see Section 4.7 of the Council Report.	Nil	2e
		290.3	Construction impact	Concerns relating to construction impacts on additional traffic congestion, noise, pollution, and environmental degradation.	See Submissions 2.2 and 38.1.	Nil	2b

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS') SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
291	George Patterson		Excessive height and density	Opposes to increased height and density, citing increased traffic congestion and loss of village atmosphere.	<p>See Submissions 95.2.</p> <p>Further, the study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street and enhance the 'village feel' of the centre.</p> <p>Additionally, Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements at key intersections to accommodate future traffic demands.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e
292	Brian Woodward		Excessive height and density	Opposes giving extra height to one landowner for redevelopment, leading to loss of shops and village atmosphere. Emphasises the need for a vibrant mix of shops at the centre of Neutral Bay.	See Submissions 95.2 and 216.2.	Nil	2e
293	Maggie Drummond	293.1	Excess retail facilities	Opposes the expansion of retail facilities as it will threaten Neutral Bay's village identity, risking its transformation into a soulless strip mall with few parking options.	<p>See Submission 216.2.</p> <p>For more information see Section 4.3.2 of the Council Report.</p>	Nil	2e
		293.2	Local businesses	Raises concerns regarding the sustainability of existing shop owners given the lack of convenient parking access.	See Submission 56.	Nil	2e



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		293.3	Grosvenor Plaza – one level / local character and heritage	Highlights that a multi-storey plaza with no convenient parking will diminish the heritage character of the area.	<p>The proposed Grosvenor Plaza concept design includes a single level, maintaining the natural terrain/slope to prevent the creation of a split level. This design facilitates smooth integration with both existing and future developments.</p> <p>A key principle of the draft study is to preserve and enhance the heritage character and identity of the Neutral Bay village centre. The study recommends that all heritage listed items and heritage valued facades be retained. Built form controls are proposed to ensure that new developments reinforce a human scale to the street and enhance the 'village feel' of the centre.</p> <p>For more information, see Section 4.2.1 of the Council Report.</p>	Nil	2e, 2f
294	Ben Hall	294.1	General support	Advocates for maintaining Neutral Bay's convenience and community appeal through retail diversity, enhanced open spaces including Grosvenor Plaza and Rangers Road Plaza. Notes for the plazas to be on a flat gradient.	Noted. The study focuses on maintaining and enhancing the retail space in the Neutral Bay local centre. It envisages Neutral Bay evolving into a vibrant hub that aligns with the community's needs and aspirations. Additionally, the proposed Grosvenor Plaza is designed on a single level, maintaining the natural terrain/slope to prevent the creation of a split level.	Nil	2d
		294.2	Access and safety – loading docks	Requests for supermarket loading docks and carpark entry/exit points to be located away from public plazas.	<p>Detailed design outcomes, including loading dock locations, will be further resolved in next phases including Planning Proposals and Development Applications and in consultation with stakeholders.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
		294.3	General support	Supports retaining existing trees and additional landscaping. Also supports promoting more walking and cycling.	Noted.	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		294.4	Built form	<p>Supports higher buildings with appropriate setbacks but oppose additional height allowances that compromise existing retail and community spaces.</p> <p>Opposes developments that alter Neutral Bay's character, advocating for pedestrian-friendly spaces and resisting transformation into a high-rise area.</p>	<p>See Submission 95.2.</p> <p>The study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e
		294.5	Planning process (PPs & VPAs)	Emphasises the need for transparency in planning decisions and oppose untransparent outcomes like voluntary agreements with developers	<p>Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures a level of transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.</p> <p>Further, it's important to note that the intent of the draft study is for Grosvenor Plaza and the community facilities to remain under the ownership of Council.</p> <p>For more information see Section 4.7 of the Council Report.</p>	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		294.6	Grosvenor Plaza – surface level carparking	Supports underground parking while opposing total loss of convenient parking at plaza level. Suggests limiting on-grade parking and improving public transport facilities.	<p>The study acknowledges the need for accessible parking within Grosvenor Plaza to support the community members, including those with mobility challenges, and to facilitate the operations of existing and future small businesses. Consequently, the study proposes in addition to the public parking provided underground, allocating 10 at-grade car parking spaces for disabled parking, and loading east of the proposed Grosvenor Plaza. This arrangement can enable the creation of a large, fully pedestrianised plaza while minimising impact on pedestrian circulation.</p> <p>For more information, see Section 4.2.1 of the Council Report.</p>	Nil	2b
295	Cathy Peters	295.1	General support	<p>Supports the following:-</p> <ul style="list-style-type: none"> <li>- Proposed Grosvenor Plaza, including undergrounding the existing carpark to create a fully pedestrianised plaza.</li> <li>- New Rangers Road Plaza and the through site link to Yeo Street.</li> <li>- Provision of additional and improved through site links.</li> <li>- Realignment, light phasing and timing of pedestrian crossings at Military Road</li> <li>- Increased building height of 21m (6 storeys).</li> <li>- 2.5m setback at bus stops.</li> <li>- The study's principle to protect heritage buildings and facades.</li> <li>- New community centre.</li> </ul>	Noted.	Nil	2d

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		295.2	Access and safety – pedestrian crossing	Opposes the creation of an additional pedestrian crossing at Rangers Road to Waters Road due to concerns that it would impact traffic flow.	The additional pedestrian crossing on Military Road, located on the western side of the Rangers Road/Waters Road intersection was identified in the draft study for further investigation. While it aims to enhance north-south pedestrian connectivity within the local centre and establish a direct pedestrian link between the new Rangers Road Plaza and Grosvenor Plaza, concerns about the potential impact on traffic flow is noted. Additional modelling and assessment is required to evaluate the feasibility of this additional signalised crossing.	Nil	2e
		295.3	Pedestrian overpass	Requests for Council to negotiate with TfNSW and landowners, to provide a pedestrian overpass at Military Road. Outlines that it would improve connections between Neutral Bay and pedestrian safety.	See Submission 13.3.	Nil	2e
		295.4	Excessive height and density  Loss of retail	Expresses concerns about the proposed 28m (8-storey) building heights on key Military Road sites, noting that changes in FSRs aimed at encouraging commercial development might reduce retail space. Requirements for mixed-use buildings, such as ground-level vehicle access and various lobbies, could further reduce retail areas, impacting the vibrancy provided by small shops in Neutral Bay's centre.	See Submissions 202.4 and 202.5.	Nil	2e
		295.5	Local character and heritage	Requests that the terraces at 27-37 Bydown Street is identified to be retained as part of the heritage and identity of Neutral Bay.	See Submission 202.7	Nil	2a

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		295.6	Planning process (PPs & VPAs)	Raises concerns about the effectiveness of VPAs in delivering community benefits such as the Grosvenor Lane Plaza and a new community centre. Outlines that since Council does not have ultimate authority over VPAs and developers typically push for much higher building heights than proposed, there is uncertainty about securing the intended community benefits.	<p>Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.</p> <p>Further, it's important to note that the intent of the draft study is for Grosvenor Plaza and the community facilities to remain under the ownership of Council.</p> <p>For more information see Section 4.7 of the Council Report.</p>	Nil	2e
296	Julia and John Anderson		Excessive height and density	Expresses concerns about the height of proposed buildings and the pressure on infrastructure and ambience. Suggests public amenities like green spaces and swimming pools for the increased population.	<p>See Submission 95.2. Further, the study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e
297	Marcus Flynn	297.1	General support	Supports the proposed study's proposal of additional public space, community facilities and the reduction in height from the rescinded MRCPS.	Noted.	Nil	2d

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		297.2	Grosvenor Plaza	Highlights concerns regarding impact of removing on-grade parking on smaller retailers. Requests retaining at least 25 car parking spaces for service deliveries, short duration public parking, disabled parking and potentially car-share or EV charging. Preference for a linear plaza with at-grade parking at the western/eastern end as per 'Option 2' Grosvenor Plaza.	See Submission 59.	Nil	2e
		297.3	Loss of retail space	Outlines that redevelopment of Sites 2A and 2B risks the loss of existing local retailers and diverse retail offerings. The existing retail shops occupy an area of ~3,700m <sup>2</sup> and would be reduced to ~1,700m <sup>2</sup> . Requests retaining similar retail space in the redevelopment.	<p>The study is focused on preserving, not reducing, retail space in the Neutral Bay local centre.</p> <p>It aims to preserve the current non-residential floor space at Sites 2A and 2B. However, the study does not specify how retail and commercial floor areas will be distributed within the overall non-residential gross floor area (GFA). The 1,717m<sup>2</sup> mentioned pertains only to the non-residential GFA on the ground floor and is not indicative of the total non-residential GFA planned for the sites.</p> <p>For more information see Section 4.3.2 of the Council Report.</p>	Nil	2f

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		297.4	Planning process (PP & VPAs)	Highlights that the planning study should provide a clear framework for landowners and avoid encouraging Planning Proposals and VPAs for specific owners. These processes have poor transparency and uncertain public benefit outcomes as the decision markers involve parties external to Council.	<p>Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.</p> <p>Further, it's important to note that the intent of the draft study is for Grosvenor Plaza and the community facilities to remain under the ownership of Council.</p> <p>For more information see Section 4.7 of the Council Report.</p>	Nil	2e
		297.5	Access and safety – loading dock	Requests for existing supermarket loading dock to be relocated so that access is not off Grosvenor Plaza.	<p>Detailed design outcomes, including loading dock locations and carpark configurations, will be further resolved in the next phases of the project.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
		297.6	General support	Supports the open to sky approach for Rangers Road Plaza and retaining existing plane trees in Waters Lane and Grosvenor Plaza.	Noted.	Nil	2d

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
298	Des Sheehan		Local character and heritage	Advocates for preserving the character and heritage of Neutral Bay. Concerned about the impact of new developments on local shops and community sentiment.	<p>A key principle of the draft study is to preserve and enhance the heritage character and identity of the Neutral Bay village centre. The study recommends that all heritage listed items and heritage valued facades are retained. Detailed built form controls are proposed to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain.</p> <p>For more information, see Section 4.3.2 of the Council Report.</p>	Nil	2e
299	Sally Kennard	299.1	Coles DA	Raises concerns about the proposed Coles building and its impact on the character and atmosphere of the village. Emphasises the need for voids and breaks in the building design.	See Submission 23.4.	Nil	2a
		299.2	Lack of at-grade car parking	Outlines the need for at-grade car parking at Grosvenor Plaza to enable access to existing local retailers.	See Submission 64.	Nil	2e
		299.3	Grosvenor Plaza	Supports 'Option 1' of Grosvenor Plaza.	See Submission 59.	Nil	2e
		299.4	Public domain – landscaping	Requests retaining all the mature plane trees, particularly in the Grosvenor Lane car park as they provide shade and aesthetic appeal.	<p>Feedback collected during throughout the community engagement process highlighted significant dissatisfaction with the limited greenery in the centre, with a notable desire for more trees and public open space. Consequently, the draft study recommends retaining mature canopy trees in Grosvenor Plaza where feasible. It also proposes retaining existing trees along Waters Lane and investigating the opportunity for additional street trees along Military Road.</p> <p>For more information, see Section 4.1.2 of the Council Report.</p>	Nil	2b



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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
300	Peter Moor	300.1	Employment-commercial tenancy	Notes ample employment-generating floor space in Neutral Bay, much of it underutilised or catering to low-end businesses.	See Submission 144.2.	Nil	2e
		300.2	Traffic – Military Road	Highlights traffic congestion issues, particularly on Military Road, stressing that without a rail link, increasing housing density or commercial space will worsen traffic and affect suburb liveability.	<p>Stantec's Traffic and Transport Study indicates that traffic volumes generated from the proposed growth scenario under the draft study are relatively minor and manageable within the local road network. Additionally, Council aims to further investigate and co-ordinate with Transport for NSW to identify opportunities for gradual performance improvements at key intersections to accommodate future traffic demands.</p> <p>It is also important to highlight that current planning controls allow building up to five storeys in Neutral Bay village centre. The proposed modest increases in building heights are designed to protect future needs for employment space and deliver much needed public domain upgrades and community facilities.</p> <p>For more information see Section 4.2.3 of the Council Report.</p>	Nil	2g
		300.3	Excessive height and density	Opposes to developments exceeding 6 storeys but supports the additional proposed public spaces.	See Submission 95.2.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		300.4	Traffic Report	Notes that recent immigration trends and government policies indicate a population increase exceeding what the draft study anticipated. Further highlights that the study's Traffic Report, prepared by Stantec, based its projections on TfNSW's population data, but these predictions may not accurately reflect the actual population growth.	Noted. The population and job growth projections used in Stantec's Traffic Report are based on Transport for NSW Travel Zone forecasts and supported by 2021 ABS statistics. Notwithstanding, Council appreciates the insights provided and remains committed to updating our data as new information becomes available to ensure our projections remain accurate.	Nil	2e
		300.5	Planning process (PP & VPAs)	Opposes the use of any planning proposals or VPAs which allow developers to seek excessive heights.	<p>Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.</p> <p>For more information see Section 4.7 of the Council Report.</p>	Nil	2e
		300.6	State Government housing reforms	Urges Council to oppose the Minns Labor intentions to substantially increase housing density in the area.	<p>Concern regarding the State Government's intentions to increase housing density is noted and understood. Council acknowledges the importance of a balanced approach and is committed to advocating for the community's best interests in this matter.</p> <p>For more information, see Section 4.4.1 of the Council Report.</p>	Nil	2a

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
301	Pamela Newton		Grosvenor Plaza – surface level carparking	Strongly supports 'Option 1' Grosvenor Plaza, highlighting the need for easy access to parking for elderly shoppers.	See Submission 59.	Nil	2e
302	Alison Carmine	302.1	Loss of retail space	Concerned about the loss of high-quality retailers and retail space in the proposed redevelopment.	See Submission 216.2.	Nil	2e
		302.2	Planning proposal (PP & VPAs)	Objects to specific planning proposals and planning agreements, citing a lack of transparency.	See Submission 295.6  For more information see Section 4.7 of the Council Report.	Nil	2e
		302.3	Grosvenor Plaza – loading dock	Opposes loading docks in Grosvenor Lane Plaza.	Noted. Detailed design outcomes, including loading dock locations, will be further resolved in next phases of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
		302.4	Grosvenor Plaza – surface level carparking	Requests retaining some surface level carparking to Grosvenor Plaza to ensure convenience for shopping.	See Submission 64.	Nil	2e
303	Georgina Reddin	303.1	Rangers Road Plaza	Opposes the creation of a plaza on Rangers Road, and its provision of an underground supermarket.	Extensive consultation revealed that the community identified improvements to the public domain, including new open spaces, as the most important issue for the Neutral Bay local centre. Acknowledging the clear demand for additional public open space, the study proposes two new plazas, including Rangers Road Plaza.	Nil	2e
		303.2	Young Street Plaza	Suggests removing Young Street Plaza. Emphasises that it is unused, and it has caused more traffic congestion on Ben Boyd Road and Grosvenor Lane.	See Submission 8.2.	Nil	2a

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		303.3	Community centre	Questions the proposed size of the new community centre.	<p>The study proposal for the community centre, its services and activities are currently conceptual. As such, it is subject to refinement and modification based on ongoing research and community feedback. Council will further consult with the community in the development of any subordinate plan for the community centre.</p> <p>For more information, see Section 4.1.4 of the Council Report.</p>	Nil	2b
		303.4	Access and safety – speed limits	Opposes the reduction of any speed limits to 30km/hr. Notes that 40km/hr in high pedestrian zones is acceptable.	Future investigation for implementing speed reduction (30km/h or 40km/h HPAA) along Grosvenor Street will address safety concerns raised by the community regarding rat-running traffic.	Nil	2e
		303.5	Excessive height and density	Objects to increasing building heights to 4-5 or 8 storeys, citing a loss of village feel and local character.	<p>Current planning controls allow building up to 16m (or 4 to 5 storeys) in Neutral Bay local centre. Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e
304	Kathy Bisits	304.1	General support	Supports the study for revitalising the Neutral Bay shopping precinct, providing quality open space, and attractive pedestrian connections.	Noted.	Nil	2d

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		304.2	Excessive height and density	Opposes the 8-storey building height due to its impact on the character of Neutral Bay and increased overshadowing on Military Road.	See Submission 95.2.  The study proposes detailed built form controls to ensure that new developments reinforce a human scale to the street and enhance the 'village feel' of the centre. Further, it includes solar protection controls to ensure solar access is achieved to residential properties along Yeo Street, and public open spaces including Grosvenor Plaza, Rangers Road Plaza and May Gibbs Place.  For more information, see Section 4.4.1 of the Council Report.	Nil	2e
		304.3	Community centre – valuation	Notes discrepancies in property valuations, possibly resulting in substantial gains for some, like Blue and White Drycleaners, and risks for others, notably the Neutral Bay Community Centre, unless there's a commitment from the Council to redevelop the Centre.	Please refer to Section 4.8.2 of the Council Report.	Nil	2c
		304.4	Construction impact	Highlights that the construction phase could lead to a reduction in foot traffic to Neutral Bay if it is not staged.	See Submission 58.	Nil	2b
305	Pam King	305.1	Grosvenor Plaza – surface level carparking	Advocates for retaining at least half of the on-grade parking spaces at Grosvenor Plaza.	See Submission 64.	Nil	2e
		305.2	Grosvenor Plaza – one level	Recommends maintaining the plaza on one level to link to existing small retailers.	See Submission 83.3.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
306	Peter Downie	306.1	Excessive commercial space	Shares experience as a director/shareholder of a retail premises in Young Street. Discusses challenges in leasing office space, highlighting that demand for office space in Neutral Bay is low and planning for increased office/commercial space would result in high vacancy rates. Emphasises Neutral Bay's success as a retail and dining hub instead of a commercial office precinct.	<p>A key objective of the study is to ensure the employment function of the Neutral Bay village centre continues to grow and remain competitive over time. Notwithstanding, the study does not seek to expand office/commercial spaces, rather it aims to preserve the overall existing quantum of retail/commercial spaces. Protecting commercial and retail spaces in a local centre will maintain Neutral Bay's economic vitality and provide local employment opportunities.</p> <p>Further, the study focuses on maintaining and enhancing the retail space in the Neutral Bay local centre. It envisages Neutral Bay evolving into a vibrant hub that aligns with the community's needs and aspirations. Proposed mixed-use developments will introduce diverse retail, commercial, and outdoor dining options, fostering a dynamic atmosphere.</p> <p>For more information see Section 4.3.1 of the Council Report.</p>	Nil	2e
		306.2	Grosvenor Plaza – surface level carparking	Supports the creation of a plaza area with good solar access. Emphasises the importance of sufficient on-grade carparking (30-40 spaces) adjacent to the plaza to ensure convenience.	<p>See Submission 64.</p> <p>Additionally, solar protection controls are included in the study to ensure solar access is achieved to the new plazas, Grosvenor Plaza and Rangers Road Plaza.</p>	Nil	2e
307	Graham Shaw	307.1	Grosvenor Plaza – surface level carparking	Concerned about the removal of accessible short-stay parking, affecting local retail businesses.	See Submission 64.	Nil	2e
		307.2	Coles DA	Requests less dominant and bulky Coles building. Concerned that the proposed built form could set a precedent for the area.	See Submission 23.4.	Nil	2a

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
308	Equitibuild Pty Limited (Site 3A)	308.1	Reduction in height	Highlights a lack of analysis on the environmental benefits of reducing permissible heights from 12 storeys (rescinded MRCPS) to 8 storeys.	Noted. On 23 May 2022 Council resolved to prepare a revised planning study with an additional objective introduced which is to ensure that the scale of growth proposed, has a better balance between development height and the provision of additional public open space compared with the rescinded planning study.	Nil	2e
		308.2	Height reduction impact	The proposed reduction in height limits is seen as discouraging redevelopment.	The financial feasibility test conducted by HillPDA indicates that the development of Site 3A is viable with the proposed planning controls and associated public benefits.	Nil	2e
		308.3	Impact on housing supply	The reduction in capacity to provide housing, especially in a key location like Military Road, is highlighted. This area is deemed valuable due to its transport infrastructure and proximity to Sydney's business districts.	The State Government's planning reform for Low and Mid Rise Housing suggests implementing 6-storey building heights in locations with high accessibility levels along with mixed-use development.	Nil	2a
		308.4	Financial viability	Highlights the impact of increasing minimum non-residential floor space controls on reducing gross value of the building and limiting the quantity of residential housing.	The planning study proposes an increase in the non-residential FSR to maintain and protect the existing retail and commercial functions, while aiming to deliver a similar residential capacity as specified in the LEP. Specifically for Site 3A, the study indicates an increase in both residential and non-residential floor spaces.  See Section 4.3.2 of the Council report	Minor adjustment made to non-residential FSR.	1c
		308.5	Public benefit	The study increases Site 3A public benefit while maintaining both statutory and voluntary monetary contributions.	The draft study removes the community centre from Site 3A. According to the VPA figures in the proposal, this removal decreases the requested public benefit and increases feasibility of the proposal.  Note the study identifies a larger area for the plaza than what the lodged planning proposal identifies.	Nil	2f

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS') SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
309	Penelope Hall	309.1	Grosvenor Plaza	Objects to both proposals, advocating for planting trees and maintaining parking.	See Submissions 64 and 49.2.	Nil	2e
		309.2	Coles DA	Opposes Coles' proposed building height.	See Submission 23.4.	Nil	2a
310	Martin Choy	310.1	General support	Supports the proposals in the study, noting that it will be beneficial for the overall community.	Noted.	Nil	2d
		310.2	Terminology	Challenges the classification of Neutral Bay as a 'village,' citing that the term references small, planned communities with a population ranging from a few hundred to a few thousand.	At its meeting on 12 February 2024, Council resolved that the study be renamed to Neutral Bay 'Village' Planning Study.	Nil	2e
311	Jane Holt		Grosvenor Plaza – surface level carparking	Advocates for retaining half of the parking off Grosvenor Lane with additional longer-term parking under adjacent buildings, supporting 'Option 1' Grosvenor Plaza. Emphasises the needs of elderly residents requiring convenient parking near shopping areas.	See Submission 64.	Nil	2e
312	Ivars Osis		Grosvenor Plaza – surface level carparking	Concerned about the lack of surface or on-grade parking impacting elderly or less mobile customers and convenience retailers. Warns that this could lead to a decline in foot traffic and affect the survival of local retailers.	See Submission 64.	Nil	2e
313	Leigh Fincke	313.1	Excessive height and density	Objects to a six-storey development on Rangers Road, advocating for a five-storey limit similar to the building at 5 Rangers Road. This height is considered appropriate with the existing neighbourhood character.	See Submission 95.2.  For more information see Section 4.4.1 of the Council Report.	Nil	2e



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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		313.2	Grosvenor Plaza – surface level carparking	Supports 'Option 2' for Grosvenor Lane, believing it maintains the village feel, and disapproves of 'Option 1' due to the number of empty shops in Neutral Bay.	See Submission 59.	Nil	2e
314	Willoughby Bay Precinct Committee	314.1	Grosvenor Plaza	Supports the following: - - Pedestrianised public plaza in place of Grosvenor Lane carpark and underground parking. - Location of Site 1 (Coles) loading dock away from Grosvenor Plaza. - Retaining the existing number of through site-links to Military Road. - Improving pedestrian crossings across Military Rd with realignment of crossing and improved light phasing and timing. - Rangers Road Plaza, including contribution from 183-185 Military Road and open-to-sky link to Yeo Street - Human-scale podiums and upper-level setbacks - Increased building height of 21 metres.	Noted.	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		314.2	Planning process (VPAs)	Opposes using VPAs due to their uncertain nature and non-transparent negotiation process. Highlights that the decision-making authority lies with the Department and Minister, not the Council. This process is slower and costlier for landowners, and often results in requests for substantially higher building heights above 8 storeys, while securing fewer benefits.	Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.  For more information see Section 4.7 of the Council Report.	Nil	2e
		314.3	Planning controls – commercial space	Opposes increased non-residential FSR requirements without planning controls to ensure that high quality aboveground commercial space is provided (as opposed to underground retail space).	Detailed design outcomes, including planning controls for aboveground commercial spaces, will be further resolved in next phases of the project.	Nil	2e
		314.4	Through-site links – universal access	Opposes through-site links that do not provide access for the disabled with dignity (maximum grade steeper than 1:20, reliance on a lift which can break down);	The proposed through-site links will provide universal access for people with limited mobility, in accordance with current standards and best practice. All ramps with gradients steeper than 1:20 will incorporate compliant runs, landings and handrails. It also is worth noting that the design for Grosvenor Plaza and the through-site links are currently conceptual. As such, it is subject to design refinement and modification.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		314.5	Through-site links – covered	Opposes all three through-site links to Military Road being open-to-sky.	Noted. Upon further evaluation of the through-site links to Military Road, it has been decided to incorporate a covered through-site link on the western side. This change will provide a distinct type of site link compared to the other two and will offer weather protection to Grosvenor Plaza.	Western Military Road through-site link to be covered.	1d
		314.6	Grosvenor Plaza – café	Opposes the proposed café pavilion in Grosvenor Plaza.	Noted. The design of Grosvenor Plaza is conceptual at this stage. Future developments in the design will involve community consultation to ensure that it meets the needs and preferences of the community and businesses.	Nil	2b
		314.7	Grosvenor Plaza – surface level carparking	Opposes the provision of more than four on-grade disabled parking/drop-off spaces in Grosvenor Plaza, as it reduces landscaped areas and promotes unnecessary searching for parking.	The study acknowledges the need for accessible parking to support the community members, including those with mobility challenges, and to facilitate the operations of existing and future small businesses. Consequently, the study proposes, in addition to the public parking provided underground, allocating 10 at-grade car parking spaces east within Grosvenor Plaza. Four spaces will be allocated for disabled parking, and 6 spaces for loading and delivery. This arrangement represents a balanced approach to meet the interests and needs of the broader community.	Nil	2e
		314.8	Loss of retail space	Opposes the loss of fine-grain retail space near Grosvenor Plaza due to mixed-use development, which leads to the loss of ground-level space for vehicle access, residential and commercial lobbies, and service areas.	<p>The study focuses on maintaining and enhancing the retail space in the Neutral Bay local centre. It aims to preserve the current non-residential floor space in the centre. Proposed mixed-use developments will introduce diverse retail, commercial, and outdoor dining options to foster a vibrant atmosphere. Further, a principal strategy involves establishing active retail frontages along main pedestrian streetscapes, plazas and through-site links.</p> <p>For more information see Section 4.3.2 of the Council Report.</p>	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		314.9	Public domain - landscaping	Opposes the line of London plane trees through the middle of the Grosvenor Plaza. Advocates for a more natural landscape design with local trees and plants.	Noted. Detailed design considerations, including tree and plant selections, are subject to further refinement.  For more information see Section 4.1.2 of the Council Report.	Nil	2b
		314.10	Community centre	Opposes a new community centre without development of a brief justifying space needs.	See Submission 289.1.	Nil	2b
		314.11	Community centre – feasibility	Opposes the graphic on page 19 of 559 in the draft report that depicts an 8-storey development including the Neutral Bay Community Centre, as the feasibility study indicates a ten-storey development is necessary to achieve this. The graphic inaccurately shows windows and balconies adjacent to the Community Centre site.	Table 37 in the HillPDA feasibility study under 'Option B-(Var1)' demonstrates that a 1,000m2 community centre is feasible within an 8-storey development.  Additionally, the graphic referenced is an artist's impression meant for illustrative purposes only. The sketch depicts conceptual architectural details of the building and is not meant to represent balconies.	Nil	2f
		314.12	Community centre	Opposes the scenario where the existing Neutral Bay Community Centre is left as a stranded asset that the Council must finance for renovation or redevelopment, as projected in the feasibility study for an 8-storey Arkadia West development.	Refer to Section 4.1.4 of the Council Report.	Nil	2b
		314.13	Building controls – site isolation	Opposes lack of controls to ensure that development sites are of a reasonable size and small sites cannot be left as isolated sites.	Refer to Section 4.5 of the Council Report.	Recommended development parcels included in study	1a

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		314.14	Building controls – driveway entrances	Opposes the lack of controls to prevent the placement of driveway entrances in areas where active frontages, such as fine-grain retail, are intended.	<p>The study shows the recommended vehicular access points for Grosvenor Lane underground carpark. However, detailed design outcomes, including vehicular entrances, will be further resolved in the Development Application stage.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2b
		314.15	Building controls – whole of building setbacks	Opposes increased whole of building setbacks to Site 1 as this will result in a smaller supermarket or loss of active frontages.	The whole of building setbacks proposed to Site 1 are designed to improve pedestrian circulation, safety and amenity. Additionally, the study suggests implementing active frontage controls for the site.	Nil	2e
315	Robert Bozek	315.1	Public domain – open space and landscaping	<p>Proposes relocating the children's playground from Grosvenor Plaza to Young Street Plaza, retaining all existing mature trees, and planting additional ones to enhance canopy and mitigate the visual impact of the new Coles Building.</p> <p>Also notes that the preservation of mature trees in Waters Lane remains unresolved.</p>	<p>The design for Grosvenor Plaza aims to support active and passive recreation. It proposed design features designated areas for flexible lawn spaces and children's play areas to balance the needs of the broader community.</p> <p>Further, the study recommends retention of existing mature trees located within Grosvenor Lane car park where feasible and along Waters Lane and Military Road. It also seeks to expand tree canopy and landscaping within the new Grosvenor Plaza, Rangers Road Plaza and Waters Lane. Additionally, the study proposes investigating the opportunity for additional street trees along Military Road.</p> <p>For more information on Young Street Plaza, see Submission 8.2.</p>	Nil	2b, 2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		315.2	Access and safety	Concerns regarding traffic flow adjustments in Waters, Martens and Cooper Lanes, including whether traffic calming measures will be implemented.	The study proposes making Cooper Lane and both the east and west sides of Grosvenor Lane shared streets. It plans to connect the proposed shared street on the western side of Grosvenor Lane with the existing shared street on Waters Lane. Additionally, to address community concerns regarding rat-running traffic on Grosvenor Street and Yeo Street, the study recommends future investigation of traffic calming measures, including reducing speeds on these streets.  These measures are expected to alleviate traffic safety issues in the local centre.	Nil	2b
		315.3	Coles DA	Highlights that the height and bulk of the Coles residential development exceed those of surrounding buildings, potentially leading to increased traffic, more shadowing, and higher population density. Raises concerns regarding how Coles delivery and residential access will be managed to prevent congestion.	See Submission 23.4.	Nil	2a
		315.4	Social housing	Raises concerns regarding the study's lack of social housing considerations, despite the proximity to major hospitals. Highlights that it is a missed opportunities to support local healthcare workers with nearby housing options.	See Submission 5.	Nil	2a
316	Jan Taljaard	316.1	General support	General support for the proposals in the study, but notes the need to replace and relocate existing on-grade carparking at Grosvenor Lane carpark underground.	Noted. The new Grosvenor Plaza will retain the existing number of public car parking spaces underground and provide surface-level parking spaces for loading services and disability parking.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		316.2	Excessive height / built form	Concerns regarding building heights exceeding 3 storeys dominating the plaza and creating overshadowing.	See Submission 95.2.  Further, built form controls are proposed in the study to ensure that new developments respond to its surrounding context and foster human-scaled streetscape. Solar protection controls are also included to maximise solar access to Grosvenor Plaza.  For more information, see Section 4.4.1 of the Council Report.	Nil	2e
317	John Heathers	317.1	Coles DA	Does not support the current Coles redevelopment proposal.	See Submission 23.4.	Nil	2a
		317.2	Grosvenor Plaza – surface level carparking	Advocates for a plaza that retains parking on one level to support small businesses.	See Submission 83.3.	Nil	2b
		317.3	Coles DA	Opposes the Coles DA, noting that it is large and will dominate the space in the plaza.	See Submission 23.4.	Nil	2a
318	Robert Murray	318.1	Grosvenor Plaza	Expressed preference for the current carpark to be converted to a green space as opposed to half a carpark.	Noted. The study proposes the relocation of the existing Grosvenor Lane car park underground and the creation of a fully pedestrianised public plaza.	Nil	2d
		318.2	Coles DA – access	Emphasises the need for careful consideration for access to the Coles carpark to avoid traffic congestion around the precinct.	See Submission 23.4.	Nil	2a
		318.3	Traffic	Highlights for consideration to be given to how the new cross city tunnel road works will affect traffic congestion in Neutral Bay.	See Submission 38.1.  For more information see Section 4.2.3 of the Council Report.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		318.4	Young Street Plaza	Requests reopening Young Street.	See Submission 8.2.	Nil	2a
319	Andrew MacPhail		Grosvenor Plaza – surface level carparking	Supports a plaza in Grosvenor Lane car park but insists on maintaining vehicular access, loading zones, and on-grade parking. Warns against the area becoming like Leichhardt Forum without these facilities.	See Submission 64.	Nil	2e
320	Chris Comino	320.1	Coles DA	Supports the height of the Coles development.	See Submission 23.4.	Nil	2a
		320.2	Grosvenor Plaza – surface level carparking	Requests additional parking and keeping some on-grade parking for small retailers.	See Submission 64.	Nil	2e
		320.3	Young Street Plaza	Suggests reopening Young Street to help traffic flow and access to commercial properties.	See Submission 8.2.	Nil	2a
321	Harrison Precinct Committee	321.1	General support	Supports the following: - - Grosvenor Plaza with underground carpark integrated with the future Coles carpark and pedestrian connectivity with Military Road. - Rangers Road Plaza and its open-to-sky link to Yeo Street - Building setbacks to reduce overshadowing of Yeo Street residences. - Relocation of the existing supermarket loading dock away from Grosvenor Plaza.	Noted	Nil	2d



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		321.2	Grosvenor Plaza – loading docks	Opposes building new loading docks and carparks accessed off the Grosvenor Lane plaza in particular the proposal for a new loading dock for the Arkadia East development where Neutral Bay Roasters is currently located	Detailed design outcomes, including loading dock locations, will be further resolved in next phases including Planning Proposals and Development Applications and in consultation with stakeholders.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
		321.3	Excessive height and density	Concerns regarding the proposed increase in building height limits to 8 storeys, preferring a maximum of 6 storeys with setbacks due to financial viability concerns and potential negative impacts on public space development.	Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay.  For more information see Section 4.4.1 of the Council Report.	Nil	2e
		321.4	Planning process (PPs & VPAs)	Requests that the study ensure clear height guidelines and prevent exceptions for specific developers through additional Planning Proposals and Voluntary Planning Agreements.	Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.  For more information see Section 4.7 of the Council Report.	Nil	2e

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**SUBMISSIONS SUMMARY** (27 February – 2 April 2024)

No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		321.5	Excessive commercial space / local businesses	Proposed 8-storey developments along Military Road will include commercial space, but there is currently low demand due to the prevalence of working from home. Redeveloping key sites threatens to reduce retail space significantly, potentially displacing established local businesses and degrading the area's shopping appeal.	<p>A primary objective of the study is to ensure the continued growth and competitiveness of the Neutral Bay village centre's employment function, particularly in the context of post-pandemic recovery and the increasing demand for local services and co-working spaces, given its proximity to the city.</p> <p>Further, the study aims to maintain the current quantum of retail space within the Neutral Bay Village. It aims to protect the current overall non-residential (ie retail and commercial) floor space in the centre. Proposed planning controls include active frontage requirements and encourage through site- links and plaza activation. These controls aim to ensure that future mixed-use developments introduce diverse retail, commercial, and outdoor dining options, in conjunction with the proposed public domain upgrades, to foster a vibrant atmosphere in the local centre.</p> <p>For more information see Sections 4.3.1 and 4.3.2 of the Council Report.</p>	Nil	2e
		321.6	Pedestrian overpass	Improvements in town centre walkability do not extend across Military Road, which could split the village into two disconnected parts. Recommends to enhance pedestrian links across Military Road to maintain its village atmosphere, suggesting the investigation of a green overpass with commercial spaces below.	See Submission 13.3.	Nil	2e
		321.7	Heritage item – graphics	Notes that the heritage references on p63 of the Study are not correct – the diagram does not include 228 Military Road, Neutral Bay.	Figure 6-2 on page 63 of the study only presents an aerial view of the indicative local centre built form and is not intended to reference any local heritage items. Heritage items are referenced in figures on pages 17, and 78-81, where 228 Military Road is identified as a heritage item.	Nil	2f

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		321.8	Community centre	Emphasises that the value of the Neutral Bay Community Centre should not be reduced by the Study or involve the transfer of the site to a developer.	The study proposes to upgrade the existing community centre and deliver an additional new community facility. Both community centres are intended for public use and to remain under Council ownership and operation.  For more information, see Section 4.8.2 of the Council Report.	Nil	2f
322	Mike Salter		Grosvenor Plaza – surface level carparking	Preference for 'Option 2' for Grosvenor Plaza.	See Submission 59.	Nil	2e
323	Debra Cox	323.1	Grosvenor Plaza – surface level carparking	Supports Option 2, emphasising the need to retain existing trees and parking to protect small businesses. Opposes a multi-level plaza.	See Submission 59.	Nil	2e
		323.2	Coles DA	Opposes high-rise Coles, concerned about infrastructure and community impact.	See Submission 23.4.	Nil	2a
324	Susanne Maher	324.1	Grosvenor Plaza – surface level carparking	Raises issues with the plan including loss of free parking in Grosvenor Plaza.	See Submission 64.	Nil	2e
		324.2	Coles DA	Concerns about the large width and height of the proposed Coles building. Suggests including breaks in the building.	See Submission 23.4.	Nil	2a

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325	Rob McKay	325.1	General support	<p>Supports the following:-</p> <ul style="list-style-type: none"> <li>- Pedestrianising and undergrounding the Grosvenor Lane car park to create a public plaza.</li> <li>- Rangers Road Plaza and improving site links between Rangers Road and Yeo Street.</li> <li>- Enhancing the quality and functionality of Military Road pedestrian crossings.</li> <li>- Removing loading docks from Grosvenor Lane Plaza.</li> <li>- Widening footpaths on Military Road, particularly around bus stops</li> <li>- Implementing upper-level building setbacks.</li> </ul>	Noted.	Nil	2d
		325.2	Community centre	Questions the strategy for community centres, highlighting that it requires further investigation.	See Submission 289.1.	Nil	2b
		325.3	Excessive height and density	Concerns regarding proposed building heights, with fears that developers might exceed the suggested 8 storeys by exploiting loopholes.	<p>Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay. The study also sets out clear restrictions on building height.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		325.4	Employment - Proposed FSR	Concerns raised about the proposed FSR ratios, as they might not achieve the desired outcomes and could lead to an imbalance between residential and non-residential spaces. Also notes that the potential reduction in small retail floor space is viewed as counterproductive.	A key objective of the study is to ensure the employment function of the Neutral Bay village centre continues to grow and remain competitive over time. This is achieved by increasing the non-residential FSR ratio throughout the mixed-use zone of the centre to preserve the current retail and commercial spaces. Protecting commercial and retail spaces in a local centre will to serve the existing and future demand for local employment opportunities in the centre.	Nil	2e
		325.5	Through-site links – covered	Requests ensuring at least one weather-protected link to the Grosvenor Lane Plaza.	Noted. Further design testing was conducted upon reviewing submission comments. Given there are three proposed through-site links along the northern side of Military Road between Young Street and Waters Road, there are benefits to enabling a link with weather protection near the B-Line bus stop. A covered arcade link may therefore be appropriate at Site 2A.  For more information, see Section 4.1.3 of the Council Report.	Amend the control for the Site 2A through-site-link to enable a covered arcade link at this site.	1d
		325.6	Through-site links – universal access	Recommends ensuring accessibility for disabled individuals at all site links, including the provision of a lift.	The proposed through-site links will provide universal access for people with limited mobility, in accordance with current standards and best practice. All ramps with gradients steeper than 1:20 will incorporate compliant runs, landings and handrails. It also is worth noting that the design for Grosvenor Plaza and the through-site links are currently conceptual. As such, it is subject to design refinement and modification.	Nil	2b
		325.7	Public domain - landscaping	Emphasises prioritising native vegetation in new developments.	Noted. Detailed design considerations, including tree and plant selections, is subject to further refinement.  For more information see Section 4.1.2 of the Council Report.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		325.8	Pedestrian overpass	Proposes further investigation into an elevated pedestrian crossing and improvements for disabled access.	See Submission 13.3.	Nil	2e
		325.9	Planning process (VPAs)	Opposes the use of VPAs as they may not reliably deliver desired outcomes. A more robust mechanism is needed to ensure developers provide public benefits commensurate with the significant rewards they stand to gain.	<p>Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.</p> <p>For more information see Section 4.7 of the Council Report.</p>	Nil	2e
326	P Burne	326.1	Excessive height and density	Objects to proposed heights of 8-storeys. Suggests maximum of 6-storeys to avoid canyon effect and potential reduction in solar access.	<p>See Submission 95.2.</p> <p>Further, built form controls are proposed in the study to ensure that new developments address the relationship and response to surrounding residential areas, foster human-scaled streetscape and maximises solar access to the public domain.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		326.2	Employment and local businesses - local employment	Suggests that all proposed mixed-use zones should include a mandatory component for commercial, retail, and employment spaces to address current shortfalls and prevent an overemphasis on residential development in town centres.	<p>A key objective of the study is to ensure the employment and business activity function of the Neutral Bay village centre continues to grow and remain competitive over time. This is achieved by increasing the non-residential FSR ratio throughout the mixed-use zone of the centre to preserve the current retail and commercial spaces. Protecting commercial and retail spaces in a local centre will to serve the existing and future demand for local employment opportunities in the centre.</p> <p>For more information, see Section 4.3.1 of the Council Report.</p>	Nil	2b
		326.3	Access and safety – loading docks	Recommends that developments provide adequate facilities for delivery vehicles to minimise traffic and pedestrian disruption.	<p>Noted. Detailed design outcomes, including delivery facilities, will be further resolved during the Development Application stage.</p> <p>For more information see Section 4.1.1 of the Council Report.</p>	Nil	2a
		326.4	Planning process – public benefits	Supports the inclusion of community benefits, such as open space or financial contributions for acquisition of open space, in cases where development potential is increased.	<p>Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.</p> <p>For more information see Section 4.7 of the Council Report.</p>	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		326.5	Local character and heritage	Emphasises the need for new developments to be designed in a way that preserves the significance of heritage items in the area.	A key principle of the draft study is to preserve and enhance the heritage character and identity of the Neutral Bay village centre. The study recommends that all heritage listed items and heritage valued facades are retained. Built form controls are proposed to ensure appropriate scale, façade treatment and separation provide a respectful response to the heritage listed items and other iconic facades within the study area.	Nil	2b
		326.6	Detailed design considerations	Outlines the importance of ensuring adequate drainage infrastructure for proposed developments.	Noted. Detailed design outcomes, including drainage infrastructure, will be further resolved during the Development Application stage.  For more information see Section 4.1.1 of the Council Report.	Nil	2a
		326.7	Grosvenor Plaza – surface level carparking	Highlights the importance of retaining the maximum possible number of at-grade parking spaces, citing the high usage of the current Grosvenor Lane Car Park.	See Submission 64.	Nil	2e
327	Kimbrel Thomson		Grosvenor Plaza – surface level carparking	Prefers 'Option 1' of Grosvenor Plaza, for parking in the Neutral Bay Plaza development.	See Submission 59.	Nil	2e
328	Donna Harrington	328.1	Grosvenor Plaza – carparking	Requests retaining as much parking as possible.	See Submission 64.	Nil	2e
		328.2	Excessive height and density	Requests keeping the area at the same building height.	See Submission 95.2.	Nil	2e



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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
329	GoGet		Carshare parking	Suggests concrete steps to fully harvest the benefits of carshare. Recommends establishing a mandatory carshare rate in developments and creating dedicated carshare parking spaces to promote sustainable transport and alleviate parking demand.	Noted. Council appreciates the recommendations regarding carshare parking spaces. The Neutral Bay local centre presently offers up to four on-street car-sharing bays located at Grosvenor Lane and Yeo Street. To support sustainable transportation options and potentially reduce parking demand, Council will further investigate the demand for car-sharing and explore opportunities for additional on-street car-share spaces.	Nil	2b
330	Suzanne Bessell	330.1	Grosvenor Plaza – one level and surface level carparking	Suggests for more parking spaces to be retained and should provide level access to existing retailers.	See Submission 56.  Further, the proposed Grosvenor Plaza is designed on a single level, maintaining the natural terrain's slope to prevent the creation of a split level. This design facilitates smooth integration with both existing and future developments.	Nil	2b, 2e
		330.2	Coles DA	Recommends that the Coles development should be scaled down to fit with the village, open spaces, and nearby retailers. The underground car park should facilitate access to surrounding areas. Moreover, Coles must meet high sustainability standards, including adding more public EV charging stations, equipping residential parking for easy EV charger installation, and significantly increasing solar panel coverage to maximise site solar power.	See Submission 23.4.	Nil	2a

Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
331	Tom Glascott	331.1	Commercial tenancy	Criticises the study for prioritising non-residential floor space despite high vacancies in existing commercial spaces in Neutral Bay.	A primary objective of the study is to ensure the continued growth and competitiveness of the Neutral Bay village centre's employment function, particularly in the context of post-pandemic recovery and the increasing demand for local services and co-working spaces, given its proximity to the city.  For more information, see Section 4.3.1 of the Council Report.	Nil	2e
		331.2	Housing availability and affordability	Expresses concern that the study does not address the significant housing supply and affordability crisis, despite evident needs and commercial vacancies.	State Government's Low and Mid-rise Housing Reforms will introduce more housing to the broader residential area. The town centre's purpose is to protect employment capacity.  The proposed building heights and density reflect community feedback and aims to achieve a better balance between height and public benefit.	Nil	2a
		331.3	Development feasibility and insufficient height/density	Argues that proposed planning controls reduce redevelopment feasibility, as the required non-residential floor space and height limits make new developments economically unviable.	Please refer to Section 4.3.1 of the Council Report.	Minor adjustment to non-residential FSR	1a
		331.4		Suggests removing the non-residential FSR requirement and increasing building heights to at least 8 levels to encourage viable redevelopment.	Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay.  For more information, see Section 4.4.1 of the Council Report.	Nil	2e

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**SUBMISSIONS SUMMARY (27 February – 2 April 2024)**

No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
332	EPM Projects  on behalf of Redlands School	332.1	Approved building height	The current building control sets a maximum height of 12m for the site and does not propose any height increases for the Redlands site. However, under SSD-6454, Redlands already has approval for several buildings that will significantly exceed this height limit.	The study details permissible heights under the existing LEP and proposed increases in building heights within the study area. As such, the heights indicated for the Redlands site reflect the current LEP limits, as no height increase is proposed for the site in the study. Notwithstanding, the study does not undermine the existing approval under SSD-6454 and it stands independent of the study's proposals.	Nil	2a
		332.2	Review height controls	Recommends to review height controls for the Redlands campus and nearby areas to align with SSD-6454, enhancing the growth of Neutral Bay local centre. This involves increasing height limits along Military Road, where the school has significant frontage. Outlines that the changes, affecting the Redlands site and adjacent R4 zones bounded by Belgrave and Winnie Streets, will minimally impact areas outside the study zone. This adjustment will support the education sector and increase high-density housing opportunities near services and transport, in line with the North District Plan's priorities.	A key objective of the study is to ensure the employment function of the Neutral Bay local centre continues to grow and remain competitive over time. The proposed increase in building heights throughout much of the centre is intended to preserve the existing commercial capacity. Specifically, the increase from 5 to 6 storeys at certain sites aims to accommodate additional commercial space within the podium levels, facilitated by an increase in the non-residential FSR. These sites are therefore capable of achieving this aim, aligning with the study's objectives. It's important to note that increasing high-density housing opportunities is beyond the scope of this study, as the town centre is focused on preserving employment capacity. The State Government's Low and Mid-rise Housing Reforms will introduce more housing to the broader residential area.	Nil	2a, 2e
333	Addisons	333.1	Feasibility and development potential	Expresses concern that the Planning Study's proposals could negatively impact the development potential of their sites and the surrounding area. They highlight the need for flexibility in the plan to allow landowners to develop their sites in alignment with the broader vision of the study.	Please refer to Sections 4.3.1 and 4.5 of the Council Report.	Minor adjustment to non-residential FSR and identification of preferred development parcels	1a

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		333.2	Critique of study's assumptions and controls	Questions the feasibility of the study, particularly its reliance on lot amalgamation for development. Argues that the assumptions made in the study about lot amalgamation are not practical and lack adequate governance arrangements, posing risks to development timing and delivery.	Please refer to Section 4.5 of the Council Report.	Identification of preferred development parcels	1a
		333.3	Alternative development scheme proposal	Alternate development scheme that aims to provide better development viability. This scheme is intended to enable the delivery of community floorspace and public benefit more effectively than the current study's proposals.	Noted. The proposed building heights and density reflect community feedback and Council's objective to achieve a better balance between height and public benefit.  For more information see Section 4.4 of the Council Report. Note also comments on submission 334 below	Nil	2e
		333.4	Site 2A	Requests that the draft study needs to allow independent delivery of site 2A with independent access from Grosvenor Plaza.	Please refer to Section 4.5 of the Council Report.	Identification of preferred development parcels	1a
		333.5	Insufficient height and density	Challenges the study's limitations on building heights/density, especially in relation to Arkadia's sites. Emphasises the need to balance employment and housing outcomes and stress that the current study's controls could stifle the delivery of public benefits and local contributions.	The proposed building heights and density reflect community feedback and Council's objective to achieve a better balance between buildings heights and public benefit.  For more information see Section 4.4 of the Council Report. Note also comments on submission 334 below	Nil	2e
		333.6	Maintaining on-grade parking	Objects to no on-grade car parking and closure of Grosvenor Lane. Requests min 30 spaces with 15-20 min time limit.	Please refer to Section 4.2.1 of the Council Report	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		333.7	Maintaining on-grade parking, shared traffic lanes and construction staging	Emphasises the importance of maintaining on-grade parking, shared traffic lanes, and appropriate staging for plaza development. Proposes modifications to the study's approach to ensure the plaza's functionality and vibrancy.	Please refer to Section 4.2.1 of the Council Report	Nil	2e
334	Gyde Consulting on behalf of Coles	334.1	Non-residential FSR	Suggests that the proposed minimum non-residential FSR of 1.5:1 could negatively impact the site's redevelopment feasibility. Recommends a non-residential FSR of 0.8:1.	<p>Please refer to Section 4.3.1 of the Council Report</p> <p>The draft planning study proposes an increase in the non-residential FSR to maintain and protect the existing retail and commercial functions, while aiming to deliver a similar residential capacity as contained in the existing LEP. Specifically for Site 1, the draft planning study indicates an increase in both residential and non-residential floor spaces.</p> <p>HillPDA's feasibility test indicates that Site 1 is feasible with 1.5:1 non-residential FSR, the proposed 8 storey built form, and the related public benefits.</p>	Minor adjustment to non-residential FSR	1a
		334.2	Active street frontages	The proposed active frontage requirements of the study will restrict the ability of the site to accommodate a full-line supermarket, including adequate delivery and service back-of-house.	The recommended active street frontages are intended to guide future development and achieve optimal urban design outcomes. It's important to note that active frontages are encouraged to be maximised wherever feasible, noting essential functions of vehicular entries and services are accommodated as effectively as possible.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		334.3	Building setbacks	Recommends a reduction of building setbacks at Grosvenor Lane and Coopers Lane from 1.5m to 0m, and Waters Lane from 4m to 3m.	<p>The existing Development Control Plan (NSDCP2013) requires a 1.5m setback along laneways in the Neutral Bay local centre, including Cooper Lane and Grosvenor Lane. Preferred vehicle access for Site 1 is located at Cooper Lane and Grosvenor Street. Therefore, maintaining a 1.5m setback at Cooper Lane will enhance pedestrian safety and vehicle access efficiency.</p> <p>The study also suggests closing Grosvenor Lane between Cooper Lane and Waters Lane to create a pedestrianised Grosvenor Plaza. A 1.5m setback at the future Grosvenor Plaza would minimise shadow impacts, provide a more human scale and improve pedestrian access to the basement car park.</p> <p>Waters Lane is intended to be a shared zone with active frontages on both sides, forming a key north-south pedestrian thoroughfare. Mature trees along the western side of the lane enhances the pedestrian environment and are suitable for outdoor dining and seating. These existing trees are healthy and valuable, as noted in the Arborist Report accompanying the DA, which recommends preserving them. The report also notes that these trees necessitate a tree protection zone (TPZ) of 3.6m-5.7m. The proposed 4m setback accommodates these considerations, ensuring space for the trees to be appropriately retained and protected.</p>	Nil	2e
		334.4	Above Podium Setbacks	Suggests reducing the above-podium setback to Grosvenor Lane from 10m to 3m to optimise solar access to Grosvenor Plaza.	This 10m above podium setback control aligns with the proposed building height map (2 storeys for the 10m setback zone). This control promotes an organised and unified built form while preserving solar access to the future Grosvenor Plaza. Moreover, it allows for the development of a versatile green space on the podium top that overlooks the proposed plaza.	Nil	2e

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		334.5	Grosvenor Plaza – surface level carparking	Suggests for the proposed car park on the eastern portion of the proposed plaza to be relocated to enable its use for additional deep soil soft landscaped area and tree canopy. Also recommends for the proposed at-grade car parking area to be integrated along Grosvenor Lane between Cooper Lane and Waters Lane.	<p>Council has a longstanding policy objective to relocate Grosvenor Lane car park underground and create a public plaza at ground level. The planning study aligns with this objective.</p> <p>Ultimately, Grosvenor Plaza is intended to be a fully pedestrianised open space, with surface-level parking for loading and disabled access on the eastern side, and general public parking underground.</p>	Nil	2e
		334.6	Traffic	Raises concerns of the impact on the existing street network from the potential closure of Grosvenor Lane.	<p>Stantec's Traffic and Transport Study evaluated the impact of closing Grosvenor Lane to traffic between Cooper Lane and Waters Lane. The assessment shows that the traffic increase from the proposed changes is minor and manageable within the existing local road network. Furthermore, Council plans to collaborate with Transport for NSW to explore opportunities for incremental performance enhancements at key intersections to accommodate future traffic demands.</p> <p>For more information see Section 4.2.3 of the Council Report.</p>	Nil	2e
		334.7	Grosvenor Plaza – existing trees	Specialist arborist advice obtained by Coles has concluded that the trees in car park are not in good health and are of low retention value. The retention of these trees will affect the ability to construct basement parking levels. Suggests replacing the existing tree canopy by planting alternative tree species.	<p>Feedback collected during throughout the community engagement process highlighted significant dissatisfaction with the limited greenery in the centre, with a notable desire for more trees and public open space. Consequently, the study recommends retaining mature canopy trees in Grosvenor Plaza where feasible.</p> <p>For more information, see Section 4.1.2 of the Council Report.</p>		

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		334.8	Planning process - clause 4.6	The study suggests that owner-initiated Planning Proposals (PPs) are necessary for key sites to enact the recommended built form changes. Argues that this requirement should not preclude the use of Clause 4.6 of the LEP, which permits developments to exceed current height standards. It is recommended that the Planning Study be revised to explicitly recognise Clause 4.6 as a valid and effective mechanism for achieving the study's objectives.	Please refer to Section 4.7 of the Council Report.	Nil	2e
335	Anonymous	335.1	Excessive commercial space	Expresses concerns that the study is promoting future commercialisation of Neutral Bay centre.	See Submission 2.4.	Nil	2c
		335.2	Traffic – Military Road	Concerns raised regarding increased traffic congestion on Military Road.	See Submission 38.1.	Nil	2c
		335.3	Excessive height and density	Highlights that the study does not promote benefits for residents of Neutral Bay, and it will promote overdevelopment.	See Submission 95.2.	Nil	2f, 2e
336	Brightmore Precinct Committee	336.1	Local character and heritage	Highlights the need to preserve the village character of Neutral Bay Village with retail space opening onto the Grosvenor Lane Plaza. Also, emphasises the importance of maximum sunlight in the proposed Grosvenor Plaza.	<p>The study focuses on maintaining and enhancing the retail space in the Neutral Bay local centre. It aims to protect the current non-residential uses in the centre. Proposed mixed-use developments will introduce diverse retail, commercial, and outdoor dining options to foster a vibrant atmosphere. A principal strategy involves establishing active retail frontages along Grosvenor Plaza and Rangers Road Plaza, main pedestrian streetscapes and through-site links</p> <p>Detailed built form controls are included in the study to ensure that new developments reinforce a human scale to the street, enhance the 'village feel' of the centre and maximises solar access to the public domain.</p>	Nil	2b



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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		336.2	General support	Supports underground parking at Grosvenor Lane with minimal surface parking and traffic through the plaza. Also expresses support for accessible pedestrian links from Military Road to the Grosvenor Lane Plaza	Noted.	Nil	2d
		336.3	Access and safety – loading dock	Requests removal of large vehicle loading docks accessed from Grosvenor Lane	Detailed design outcomes, including loading dock locations, will be further resolved in the next phases of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
		336.4	Local businesses	Emphasises retaining car spaces which supports small, independent local retailers.	Noted. The draft study outlines a principles-based approach for Grosvenor Plaza's development, incorporating staged relocation of the existing car park. This strategy allows businesses to maintain their existing parking and loading access while part of the basement parking is under construction. Upon completion, the plan proposes transforming Grosvenor Plaza into a completely pedestrianised area, with surface-level parking reserved for loading and disabled access situated on the plaza's eastern side.  For more information see Section 4.2.1 of the Council Report.	Nil	2b

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		336.5	Excessive height and density	Highlights a balance between increased heights and community amenity. Recommends a moderate increase in housing density and building height to 5-6 storeys.	<p>Current planning controls allow building up to 16m, or 4 to 5 storeys, in Neutral Bay village centre. Proposed building heights have been carefully balanced to support of the needs of the Neutral Bay area. The draft study proposes a 6-storey height limit for most of the mixed-use zone to ensure new infill development supports the existing fine-grained character of Neutral Bay whilst protecting local retail and commercial capacity. Key sites have been identified for a proposed height increase of up to 8 storeys to facilitate the delivery of public benefits that support the placemaking objectives for Neutral Bay.</p> <p>For more information see Section 4.4.1 of the Council Report.</p>	Nil	2e
		336.6	Community centre	Recommends a new community centre with accessible amenities.	<p>The study proposal for the community centre, its services and activities are currently conceptual. As such, it is subject to refinement and modification based on ongoing research and community feedback. Council will further consult with the community in the development of any subordinate plan for the community centre.</p> <p>For more information see Section 4.1.4 of the Council Report.</p>	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
337	Meredith Trevallyn-Jones	337.1	Community engagement	<p>Attendees at the consultation workshop, including various stakeholders, felt pressured by Council officers to agree to increased building heights in Neutral Bay.</p> <p>Also expresses concern, as a member of the Neutral Bay Alive consultation group, that the opinions of the group were not being genuinely considered by Council officers. Particularly discussions about building height and changes to the LEP.</p>	Council acknowledges and values the concerns and feedback raised. Council emphasises the importance of community engagement and are committed to a thorough and inclusive consultation process. The objective of the extensive consultation conducted for the Neutral Bay Village Planning Study is to foster a collaborative environment where community input plays a significant role in shaping the development and outcomes of the study – noting the Council endorsed objectives of the study. The feedback provided is noted for future considerations and improvements in our consultation processes.	Nil	2a
		337.2	Key sites	Concerns were raised about why certain sites, especially those under near single ownership like Site 2 owned by Arkadia, were chosen for extra height and the implications for smaller property owners.	Key sites have been selected for a proposed height increase to 8 storeys, aimed at creating a distinctive and varied urban form in the local centre. The selection of these sites was based on their central location, closeness to major bus stops, links to upcoming plazas, minimal shadow effects on residential zones, and appropriate lot size for potential development.	Nil	2c
		337.3	Traffic study	Queries the study's Traffic Report findings as it suggested a potential reduction in retail space and its impact on the local shopping experience, which is crucial for the community.	<p>The planning study aims to maintain and enhance retail space within the Neutral Bay local centre. It aims to preserve the current non-residential floor space in the centre. The Traffic and Transport Report, prepared by Stantec, initially included inaccurate information stating that less than half of the existing retail floor space would be replaced by commercial floor space. This information has been corrected in the updated report. The correct figures for existing centre's retail and commercial spaces of the opportunity sites indicate that the proposed growth in the draft planning study would not reduce the existing centre's retail floor spaces.</p> <p>For more information see Section 4.8.1 of the Council Report.</p>	Nil	2f

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		337.4	Loss of retail space	The study fails to address the retention of retail space, instead focusing on replacing beloved retail precincts with luxury apartments and other developments.	<p>The study focuses on maintaining and enhancing the retail space in the Neutral Bay local centre. It aims to protect the existing non-residential floor space in the centre. Proposed mixed-use developments will introduce diverse retail, commercial, and outdoor dining options to foster a vibrant atmosphere. Further, a principal strategy involves establishing active retail frontages along main pedestrian streetscapes, plazas and through-site links</p> <p>For more information see Section 4.3.2 of the Council Report.</p>	Nil	2b
		337.5	Planning process (VPAs & PPs)	Raises concerns about the feasibility and appropriateness of relying on property developers for community benefits like a community centre.	<p>Council works within the existing NSW Planning Legislation in which Voluntary Planning Agreements (VPA) are an available tool to deliver new public benefits at important locations that may otherwise not be available. Most opportunities in the draft Neutral Bay Village Planning Study propose tangible public benefits as in-kind contributions. The VPA process ensures transparency and provides valuable benefits including community facilities and open space for the public where new density is introduced, whilst covering the costs of delivery and ensuring benefits are implemented in a timely manner.</p> <p>For more information see Section 4.7 of the Council Report.</p>	Nil	2e
338	Barbara Briggs	338.1	Supports Grosvenor Plaza	Supports the proposed Grosvenor Plaza and the basement car park. Emphasises the value of open space over on-grade parking, and the benefit of a continuous plaza at the same level.	Noted.	Nil	2d

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		338.2	Planning process (PP & VPAs)	The study should provide certainty on building height for all landowners and not allow VPAs for particular owners.	See Submission 295.6.	Nil	2e
		338.3	Supports proposed heights	Supports the proposed heights.	Noted.	Nil	2d
		338.4	Community centre – valuation	Recommends protecting the value of the Neutral Bay Community Centre site and prevent its value transfer to developers.	The study proposes to upgrade the existing community centre and deliver an additional new community facility. Both community centres are intended for public use and will remain under Council ownership and operation.  For more information see Section 4.8.2 of the Council Report.		
		338.5	Access and safety – loading docks	Agrees with relocating the existing supermarket loading dock away from Grosvenor Plaza to avoid large truck access in that area. Opposes the construction of new loading docks and carparks off the plaza, especially the proposed new loading dock for the Arkadia East development.	Noted. Detailed design outcomes, including delivery facilities, will be further resolved in the next phase of the project.  For more information see Section 4.1.1 of the Council Report.	Nil	2b
339	Harrison-Bennett Precinct Committee	339.1	Approved DA building height	Notes that the approval of 8-storey DAs in the immediate area has established a precedent, making it unlikely that future DAs aiming for this height will be rejected.	The study specifically identifies key sites where a height increase of up to 8 storeys is proposed. It also establishes clear guidelines and restrictions concerning building height to ensure that any development aligns with the objectives of the study and maintains the character of the area.	Nil	2a

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		339.2	Commercial space	States that the 8 storey developments proposed for Military Road corridor includes 2 storeys of commercial space.	The draft study aims to protect the current retail and commercial spaces to serve the existing and future demand for local employment opportunities in the centre. This is achieved by increasing the non-residential floor space ratio (FSR) throughout the mixed-use zone of the centre, allowing for retail and commercial space over two storeys. Additionally, following the exhibition, the proposed non-residential FSR for Site 1, 2 and 3A has been reduced to 1.2:1.  For more information see Sections 4.3.1 and 4.3.2 of the Council Report.	Nil	2c
		339.3	Pedestrian overpass	Concerns raised that the study lacks initiatives to improve pedestrian crossings over Military Road, to improve pedestrian access for maintaining the area's 'Village' feel. Suggests that a green overpass with a commercial colonnade beneath be considered for new developments on either side of Military Road.	See Submission 13.3.	Nil	2e
		339.4	Heritage item – graphics	Notes that the heritage references on p63 of the Study are not correct – the diagram does not include 228 Military Road, Neutral Bay.	Figure 6-2 on page 63 of the study only presents an aerial view of the indicative local centre built form and is not intended to reference any local heritage items. Heritage items are referenced in figures on pages 17, and 78-81, where 228 Military Road is identified as a heritage item.	Nil	2f
340	Vanessa Janes	340.1	Coles DA	Supports the redevelopment of the Coles site.	See Submission 23.4.	Nil	2c
		340.2	Grosvenor Plaza – surface level carparking	Emphasises the importance that the at-grade carpark is refurbished to provide maximum convenience for the community and businesses.	See Submission 56.	Nil	2e

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SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		340.3	Parking	Requests to maintain the current number of on-street parking and proposes that all paid parking on Grosvenor Street be free for two hours, using tickets from existing machines, to support local businesses and restaurants.	The study does not intend to reduce the number of on-street parking or alter the operations of parking ticket machines.	Nil	2a
341	Woolworths	341.1	Building height	Recommends to increase the maximum building height to 26m (6 storeys) and 31m (8 storeys) for buildings fronting Yeo Street and Military Road/Rangers Road respectively to align with the existing Planning Proposal that has been supported by the Sydney North District Planning Panel and DPHI.	The Planning Study sets building heights in metres using the state government's Apartment Design Guidelines, resulting in 21m for 6-storeys and 28m for 8-storeys. Buildings that exceed ADG floor to floor heights will result in additional, avoidable overshadowing impacts to residential properties on the southern side of Yeo St	Nil	2e
		341.2	Through-site link	Consideration for the proposed covered through site link connecting Rangers Road and Yeo Street.	Please refer to Section 4.1.3 of the Council Report.	Option for covered link has been included subject to meeting urban design outcomes outlined in the study	1a
		341.3	Military Lane	Requests to preserve Military Lane as the primary service and loading area, directing pedestrian access through the new link between Military Road and Yeo Street. The main pedestrian route to Rangers Road plaza will use this link instead of Military Lane, which has a less direct dog-leg layout, making the benefits of designating Military Lane as a shared pedestrian zone limited.	SMM report had indicated Military Lane as a shared zone however it is recognised as a service lane in the planning study.  Please refer to Section 4.4.2 of the Council Report.	Nil	2b

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No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		341.4	Car parking	Highlights the need to include extra public car parking within the site to support the existing businesses and visitors of the Neutral Bay town centre. Outlines that the existing Rangers Road store draws about 1,000 visitors daily. This new subterranean parking will alleviate pressure on residential street parking and improve the viability of local businesses.	The Neutral Bay Traffic and Transport Study (Stantec 2023) indicates the centre has sufficient parking. The study makes no provision for additional parking.	Nil	2e
		341.5	Development potential and feasibility	Requests that the study is updated to reflect Woolworths' Planning Proposal's scheme, including height and non-residential FSR, which has been supported by DPHI.	Please refer to Sections 4.4.2 and 5.1.2 of the Council Report.	Nil	2e
342	Ben Miller	342.1	Retail space	Requests for Neutral Bay to remain a retail area with access to the maximum number of existing street level independent, small retail businesses	See Submission 216.2.  For more information see Section 4.3.2 of the Council Report.	Nil	2b
		342.2	Planning process	Objects to giving the developer (Arkadia) an increased building height of 8 storeys for the land between the Grosvenor Lane carpark and Military Road.	See Submission 227.2.  For more information see Section 4.7 of the Council Report.	Nil	2e
		342.3	Excessive height and density	Opposes increased building height, citing it will destroy the current amenity. Emphasises the need for breaks in the building design so that these new structures do not dominate the village.	See Submission 95.2.  Built form controls are proposed in the study to ensure that new developments address the relationship and response to surrounding residential areas, foster human-scaled streetscape and maximises solar access to the public domain.  For more information see Section 4.4.1 of the Council Report.	Nil	2e



Draft Neutral Bay Town Centre Planning Study ('Neutral Bay Village Planning Study' or 'NBVPS')							
SUBMISSIONS SUMMARY (27 February – 2 April 2024)							
No.	Name and Address	Sub No.	Issue/Theme	Key Points Raised	Council Response	Recommended Action	Criteria
		342.4	Grosvenor Plaza – surface level carparking	Encourages the retention of a plaza with at least half of the existing on-grade parking spaces. Notes preference for 'Option 1' for the Grosvenor Lane Plaza.	See Submission 59.	Nil	2e
		342.5	Grosvenor Plaza – one level	Recommends for Grosvenor Plaza to be on one level to link to existing small retailers.	See Submission 83.3.	Nil	2b
343	Transport for NSW (late submission)	343	Road network	<p>Late submission. Key issues raised involved:</p> <ul style="list-style-type: none"> <li>road network operations (on Military Road),</li> <li>road network modelling,</li> <li>road network safety (crash clusters at Military Rd/Murdoch Street and Military Rd/Hampden Ave),</li> <li>public transport (including landscape planting proposals for Military Road),</li> <li>active transport,</li> <li>green travel plans.</li> </ul> <p>See Section 3.4.3 of the Council Report for summary</p>	<p>Matters raised by TfNSW will be:</p> <ul style="list-style-type: none"> <li>considered as part of future investigation of Military Road streetscape upgrades (see Section 5.2.1 of Council Report).</li> <li>forwarded to Council's Transport and Traffic team</li> </ul>	Nil	2a, 2b, 2c