

10.4. Draft Amendment to NSDCP 2013 - 183-185 Military Rd, 1-11 Rangers Rd, & 50 Yeo St, Neutral Bay

AUTHOR	Ben Boyd, Executive Strategic Planner
ENDORSED BY	Marcelo Occhiuzzi, Director Community, Planning and Environment
ATTACHMENTS	<ol style="list-style-type: none"> 1. Draft DCP Amendment to Section 5 - North Cremorne Planning Area (as proposed July 2024) [10.4.1 - 13 pages] 2. Draft DCP Amendment Comparison Table [10.4.2 - 19 pages]
CSP LINK	<ol style="list-style-type: none"> 1. Our Living Environment <ol style="list-style-type: none"> 1.4 Well utilised open space and recreational facilities 2. Our Built Infrastructure <ol style="list-style-type: none"> 2.2 Vibrant public domains and villages 3. Our Innovative City <ol style="list-style-type: none"> 3.1 Our commercial centres are prosperous and vibrant 3.3 Distinctive sense of place and design excellence 4. Our Social Vitality <ol style="list-style-type: none"> 4.2 A centre for creativity and learning 5. Our Civic Leadership <ol style="list-style-type: none"> 5.1 Lead North Sydney's strategic direction

PURPOSE:

The purpose of this report is to seek Council's endorsement of a draft amendment to North Sydney Development Control Plan (NSDCP) 2013 to help guide the future redevelopment of 183-185 Military Road, 1-7 Rangers Road, and 50 Yeo Street, Neutral Bay, and place that draft amendment on public exhibition.

EXECUTIVE SUMMARY:

- On 27 May 2024, Council considered a post-exhibition report with regard to the *Neutral Bay Village Planning Study* (NBVPS). In recommending that a revised NBVPS be adopted, the report also recommended that Council endorse site-specific amendments to NSDCP 2013 for public exhibition in relation to 1-7 Rangers Road, 50 Yeo Street, and 183-185 Military Road Neutral Bay, and that it be progressed as a matter of expediency.
- Council resolved to adopt the NBVPS, subject to further amendments in response to community concerns. With regard to the proposed draft DCP amendments, Council resolved to defer its decision until a Councillor briefing had been held. The purpose of the briefing was to obtain a better understanding of (i) how the draft DCP controls were derived with regard to the implementation of the NBVPS, and (ii) separate progression of two planning proposals for 183-185 Military Road, 1-7 Rangers Road, and 50 Yeo Street Neutral Bay.

- The draft NSDCP 2013 amendment seeks to guide the future built form arising from increases in height and density resulting from the State Government-approved changes likely to be made to the North Sydney LEP 2013.

RECOMMENDATION:

- 1. THAT** Council endorse the draft amendment to North Sydney Development Control Plan 2013, forming Attachment 1 to this report, for the purposes of public exhibition.
- 2. THAT** the draft amendment be placed on public exhibition for a minimum of 28 days.
- 3. THAT** the outcomes of the public exhibition be reported back to Council.

Background

A. Planning Proposal 1/23 - 1-7 Rangers Road & 50 Yeo Street

On 11 January 2023, Council received a planning proposal to amend North Sydney Local Environmental Plan 2013 (NSLEP 2013) as it relates to 1-7 Rangers Road and 50 Yeo Street Neutral Bay. The Planning Proposal sought to increase:

- the maximum building height control for the site from 16m to part 27m and part 33m; and
- the non-residential floor space ratio control from 0.5:1 to 1.8:1.

The purpose of the Planning Proposal was to enable the erection of a part six-storey and part eight-storey mixed-use development incorporating a subterranean supermarket, retail and commercial floorspace in the podium, approximately 63 residential apartments located above, and basement carparking.

The Planning Proposal was also accompanied by a non-binding letter of offer to enter into a Voluntary Planning Agreement (VPA) with Council to deliver a publicly accessible square and pedestrian through-site link connecting Rangers Road to Yeo Street, public wi-fi, and 88 basement car parking spaces for public use, in perpetuity.

The Planning Proposal was also accompanied by a draft site-specific Development Control Plan (DCP) to guide the assessment of any future Development Application on the site.

On 19 April 2023, the North Sydney Local Planning Panel (NSLPP) considered the Planning Proposal and agreed with the Assessing Officer's report that the proposal should not be supported to proceed to Gateway Determination for the following reasons:

- *the Planning Proposal challenges Actions L1.5 and L3.2 of the North Sydney Local Strategic Planning Statement (LSPS), which requires Planning Proposals to be underpinned by an endorsed placed-based strategy;*
- *the Planning Proposal is inconsistent with Council's rescinded MRCPS and the objectives of Council's renewed Study for the Neutral Bay Town Centre, as it would facilitate an overly intense and visually dominant built form in its context and prevent the delivery of identified high-quality public open space by limiting the capacity of the adjacent site (183-185 Military Road) from contributing to the public domain;*
- *the height sought by the proposal is excessive given its stated objectives of achieving a part six-storey and part eight-storey building, and would result in unacceptable overshadowing impacts to residential dwellings to the south;*
- *the bulk, scale, and massing of the proposed built form is excessive in its context and does not provide an appropriate interface and transition to the low-scale residential areas immediately to the south of the site;*
- *the proposed publicly accessible plaza and pedestrian through-site link is of compromised amenity and reduced public benefit; and*
- *the quantum of proposed on-site parking is excessive and not justified in the context of the site's highly accessible location and cumulative impacts to the surrounding area.*

The NSLPP also noted in its recommendations that if the Planning Proposal were to progress for the subject site, an amended site-specific DCP would be appropriate to better guide and manage the bulk and scale, massing, open space, solar access, and pedestrian amenity of any future development on the site.

On 22 May 2023, Council considered the recommendations of the Assessing Officer and the NSLPP and resolved not to support the progression of the Planning Proposal to Gateway Determination.

On 23 May 2023, the proponent of the Planning Proposal lodged a Rezoning Review with the Department of Planning, Housing, and Infrastructure (DPHI) in response to Council's resolution of 22 May 2023.

Following its consideration of the Rezoning Review on 6 September 2023, the Sydney North Planning Panel (SNPP) on 11 September 2023, recommended that the Planning Proposal could be progressed to Gateway Determination. However, in doing so it also noted:

The Panel's opinion that the planning proposal has strategic merit was unanimous. However, 4 of the 5 members considered that the planning proposal only has site specific merit if changes were made to the planning proposal and through adoption of a revised site specific development control plan.

The Panel Majority requires that prior to submitting the planning proposal for a Gateway determination, the planning proposal is to be revised to address the following:

- *A reduction in the maximum building to no more than part 26m (6 storeys) and part 31m (8 storeys);*
- *The retention of a minimum non-residential FSR of 1.8:1.; and*
- *The proposed changes to the planning proposal as detailed in the Proponent's letter (from Ethos Urban) dated 4th September 2023.*

Prior to public exhibition, the Panel Majority recommend the Site Specific Development Control Plan (DCP) be amended to include:

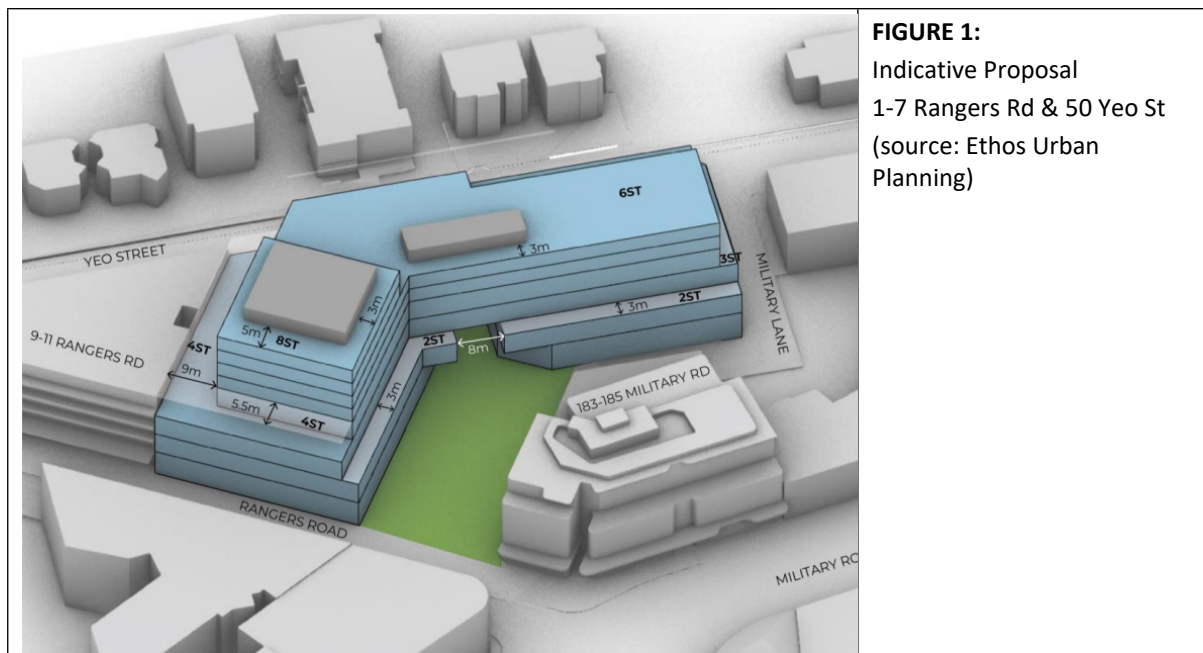
- a) Changes to the planning proposal as detailed in the Proponent's letter (from Ethos Urban) dated 4 September 2023 including:*
 - I. Removal of the two (2) storey retail podium component to improve the size and amenity of the public domain;*
 - II. Reduction in floor-to-floor heights to further reduce the overall building height;*
 - III. Increased building articulation along the Yeo Street frontage;*
 - IV. Increased northern setbacks on level 4 fronting Rangers Road to 3m;*
 - IV. Increased setback to the edge of the eastern terraces facing 9-11 Rangers Road to 6m; and*
 - VI. Provision of a minimum of two (2) building slots of 3.5m wide to the Yeo Street façade;*
- b) Removal of the additional 88 car spaces and compliance with the North Sydney DCP car parking rates; and*
- c) Provisions requiring changes to the indicative Yeo Street façade to ensure no further overshadowing of any north facing windows in any residential property in Yeo Street*

at mid winter above and beyond that projected by Council's rescinded Military Road Corridor Planning Study including the existing building at 50 Yeo Street and the additional floor to floor reductions (1.7-1.9m) proposed in the Proponent's letter dated 4 September 2023.

On 14 December 2023, the SNPP considered a revised Planning Proposal package, in response to its recommendations of 11 September 2023. The SNPP recommended:

As the Planning Proposal Authority, the majority of the Panel determined on 14 December 2023 to submit the revised planning proposal to the Department for a Gateway determination, noting that revisions are still required to the Site Specific DCP to address the Panel's Rezoning Review conditions b) carparking and c) overshadowing, prior to public exhibition. In particular, the majority of the Panel resolved to remove the reference to the additional 88 car spaces from the site specific DCP and acknowledged car parking rates will be considered by Council at a later stage in assessing the development application proposal and the VPA. The majority of the Panel also resolved that the Site Specific DCP should be amended to confirm solar access to the Yeo Street properties in full compliance with the Apartment Design Guide to ensure that the north facing living rooms and private open spaces in the Yeo Street properties, "receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter"

On 25 March 2024, a Gateway Determination was issued permitting the Planning Proposal to proceed to public exhibition, subject to meeting a number of conditions. There were no specific conditions in relation to the site-specific DCP.



The Planning Proposal was publicly exhibited from 13 May 2024 to 11 June 2024. The exhibition included a draft DCP amendment and a letter of offer to enter into a VPA. The draft DCP and draft VPA offer VPA had no legal weight, as neither had been formally adopted by

either Council, nor the Minister for Planning or their delegate, in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

At the time of writing this report, the DPHI had yet to complete its review submissions to the Planning Proposal and had not made a determination as to whether the Planning Proposal should proceed to the next stage of the LEP-making process.

B. Planning Proposal 4/23 - 183-185 Military Road, Neutral Bay

On 6 April 2023, Council received a Planning Proposal to amend NSLEP 2013 as it relates to 183-185 Military Road Neutral Bay. In particular, the Planning Proposal seeks to increase the maximum building height control for the site from 16m to 43m, and increase the non-residential floor space ratio control from 0.5:1 to 2:1.

The purpose of the Planning Proposal was to enable the erection of a 12-storey mixed-use development comprising retail floorspace at the ground and basement levels, a community centre on Level 1, commercial floorspace on Levels 2-3, and residential floorspace from Levels 4-12.



FIGURE 2:
Indicative Proposal
183-185 Military Rd
(source : PPD)

The Planning Proposal was also accompanied by a non-binding letter of offer to enter into a VPA with Council to deliver: a 2.5m setback along Military Road, an increased setback along the site's eastern boundary to contribute approximately 230sqm to a future public plaza fronting Rangers Road, provision of a new community facility of approximately 323sqm, and 14 public bicycle parking spaces at ground level.

On 25 October 2023, the NSLPP considered the Planning Proposal and agreed with the Assessing Officer's report that the proposal should not be supported to proceed to Gateway Determination for the following reasons:

- *The Planning Proposal is not underpinned by an endorsed place-based strategy for the locality and is inconsistent with the North Sydney Local Strategic Planning Statement; North District Plan and Greater Sydney Regional Plan;*
- *The Planning Proposal does not satisfy the objectives and intended outcomes of the rescinded Military Road Corridor Planning Study for this identified key site (known as 'site 3') and is inconsistent with the strategic objectives of Council's renewed Strategy*

for the Neutral Bay Town Centre as outlined in Council's 24 January 2022 resolution and endorsed scoping framework of May 2022 for the revised Neutral Bay Town Centre Planning Study, which sought to further engage with the community and stakeholders to prepare 'a revised recommendation that has a better balance between development height and the provision of additional public open space';

- *The Planning Proposal does not demonstrate adjacent site integration, and the overall height, bulk and scale of the proposed built form is unacceptable in terms of providing a human scale frontage to the future Rangers Road plaza; overshadowing impacts to the public and private domain; traffic impacts and delivering a genuinely 'public' and high amenity public domain and community facility.*

The NSLPP was also of the view that *given the imminence of the NBTCPs, any Planning Proposals/spot re-zonings before its completion would not have strategic merit in terms of the future context of the Centre, and would undermine community confidence in the planning process.*

On 27 November 2023, Council considered the recommendations of the Assessing Officer and the NSLPP and resolved not to support the progression of the Planning Proposal to Gateway Determination consistent with their advice.

On 20 December 2023, the proponent of the Planning Proposal lodged a Rezoning Review with the DPHI in response to Council's resolution of 27 November 2023.

In its deliberation of the Rezoning Review, the SNPP recommended on 14 May 2024 that the progression of the Planning Proposal to Gateway Determination be deferred to address the following:

- *the maximum Height of Building (HOB) is to be set to 44m including all roof structures, subject to further detailed modelling to ensure no further overshadowing of any north facing windows in any residential properties in Yeo Street at mid winter above and beyond that projected by Council's rescinded Military Road Corridor Planning Study and the Gateway approval for the neighbouring site at 1-7 Rangers Road and 50 Yeo Street as to be compliant with the Apartment Design Guide. Any necessary amendments to the proposal to achieve these requirements should not result in a reduction of the proposed ground level setbacks to Military Road and splayed setback area to the proposed public plaza;*
- *investigate opportunities for the provision of affordable housing as a key public benefit with a target of at least 5% affordable housing per the Greater Sydney Region Plan (this could be justified given Council no longer requires the proposed community facility to be located on this site); and*
- *update the Planning Proposal and supporting reports in accordance with the above points and the LEP Making Guidelines (August 2023) to reflect the Panel's decision.*

Following the receipt of a revised Planning Proposal, the SNPP will reconvene to determine whether the Proposal is suitable to proceed to Gateway Determination. At the time of writing this report, this request had yet to be responded to.

Also of note, the SNPP recommended *that the Proponent works with Council to produce a Site Specific Development Control Plan which should be placed on public exhibition alongside the planning proposal*. To date, the proponent has not contacted Council to discuss the progression of a site-specific DCP.

C. Neutral Bay Village Planning Study

On 22 February 2021, Council adopted the *Military Road Corridor Planning Study (MRCPS)* to guide future development in the Neutral Bay local centre.

On 24 January 2022, Council rescinded the MRCPS, noting strong community feedback on the proposed building heights and the potential impact on the village atmosphere, heritage character, solar access, and traffic in the centre. Council resolved to further engage with the community and relevant stakeholders to prepare a revised study.

On 23 May 2022, Council resolved to endorse a scoping framework as the basis to commence a revised planning study for the Neutral Bay local centre. The same drivers and objectives from the rescinded MRCPS applied, with an additional objective introduced 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.

The revised study has been shaped through a comprehensive process that integrates detailed input from community consultation including the Neutral Bay Alive community consultation group, technical advice provided by external consultants, and internal Council staff from different divisions.

On 12 February 2024, Council resolved to exhibit the draft planning study, now to be known as the Neutral Bay Village Planning Study (NBVPS).

On 27 May 2024, Council considered a post-exhibition report with regard to the NBVPS. The report recommended that the NBVPS be adopted subject to amendments in response to the issues raised in the submissions. The report also recommended that Council endorse site-specific draft amendments to NSDCP 2013 for public exhibition purposes in relation to 1-7 Rangers Road, 50 Yeo Street, and 183-185 Military Road Neutral Bay. This was to ensure that there is an appropriate level of guidance for future development on these sites as they are likely to proceed via State-led rezoning processes before the adoption of the more comprehensive amendments to Council's planning controls to implement the desired outcomes of the NBVPS.

Council resolved to adopt the recommended NBVPS subject to further amendments in response to community concerns. With regard to the proposed draft DCP amendments, Council resolved:

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

consistent with the desired outcomes of the Neutral Bay Village Planning Study and the associated Planning Proposals.

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

Report

1. Councillor Briefing

In accordance with Resolutions 6 and 7 to the NBVPS report considered on 27 May 2024, a Council Briefing was held on 17 June 2024. The briefing included an explanation of the purpose and need for a site-specific DCP, the background to the progression of the two planning proposals, and an examination of various built form impacts including solar.

2. Purpose

As previously indicated, there are two Planning Proposals that are significantly advanced in relation to sites 3A and 3B under the adopted NBVPS. As both Planning Proposals have been subject to Rezoning Reviews, Council will not be in control of the public exhibition of these documents, which remains in the hands of the DPHI.

Despite both Planning Proposals being accompanied by a site-specific DCP, or a commitment to prepare a site-specific DCP prior to the exhibition of the associated Planning Proposals, neither have, or will have any formal status as they have not been formally endorsed as a “draft DCP” for the purposes of exhibition in accordance with the provisions of the EP&A Act. Despite the SNPP recommending that draft site-specific DCPs be exhibited concurrently with the two Planning Proposals, the DPHI have clearly indicated to Council that they will not take responsibility for such amendments when they are the responsible Principal Planning Authority for progression of planning proposals through the LEP-making process. This approach often results in the site-specific DCP not being publicly exhibited concurrently with the Planning Proposal, which significantly reduces clarity and transparency in the community.

Notwithstanding Council’s previous non-support for the Planning Proposals, there is a need for Council to endorse a draft DCP amendment and undertake a public exhibition process to enable it to have any formal status in consideration of any future Development Application.

To ensure that development on the subject sites is appropriately guided with regard to the desired outcomes of the adopted NBVPS and the Planning Proposals, it is recommended that Council progress a draft DCP amendment for the purposes of public exhibition.

3. Role of Development Control Plans (DCP)

Provisions contained within a DCP are intended to support and facilitate development envisaged under the higher-order planning controls applying to a site. These are established in the Local Environmental Plan (LEP) and typically include zoning which establishes land use permissibility and limited built form controls, such as maximum building height and density (e.g., floor space ratios).

A DCP generally contains more detailed design parameters to assist in managing impacts through the development application process. Under the Environmental Planning and Assessment Act (EP&A Act), a DCP cannot contain provisions that unreasonably restrict or seek to undermine the development provisions of an LEP.

4. Structure of NSDCP 2013

NSDCP 2013 is broken down into 3 main parts comprising:

1. Part A – General Requirements
2. Part B – Development Standards
3. Part C – Area Character Statements

Whilst Part B of the DCP focuses on specific development types and attributes, Part C implements a ‘place management’ planning approach. In particular, Part C contains a suite of Area Character Statements whereby controls are tailored to achieve a desired future character that is unique to each place in the Local Government Area (LGA). Furthermore, where required, they also may contain additional controls down to a site-specific level. The controls within Part C of the DCP prevail over those contained within Part B.

The two Planning Proposals apply to adjoining sites and seek to achieve site-specific outcomes. Therefore, any amendment to NSDCP 2013 should be located within the relevant Area Character Statement.

The subject lands are located within the “North Cremorne” Planning Area and the “Neutral Bay Town Centre” Locality Area as outlined in Figures 3 and 4.

It is further recognised that site-specific controls apply to land at 1-11 Rangers Road (Section 5.1.5 to Part B of the DCP). These site-specific controls were initially incorporated into NSDCP 2002, which preceded the commencement of NSDCP 2013, prior to the redevelopment of those sites and effectively reflects the current built form.

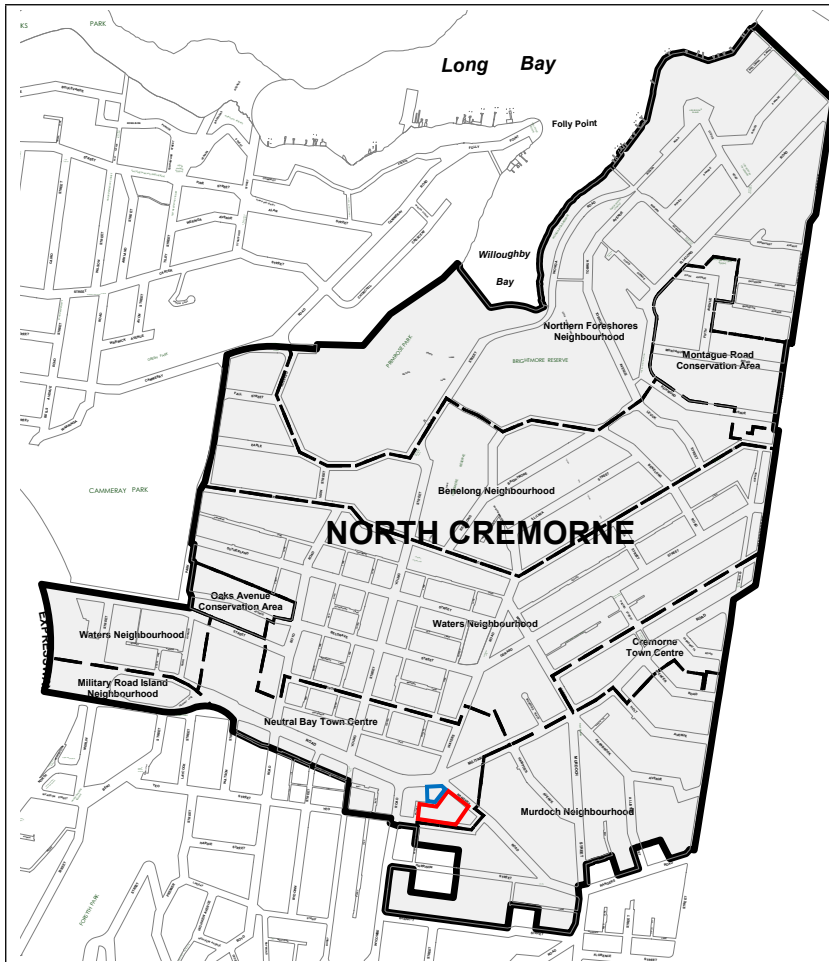


FIGURE 3:
Location of two sites within the North Cremorne Planning Area.

- 183-185 Military
- 1-7 Rangers & 50 Yeo

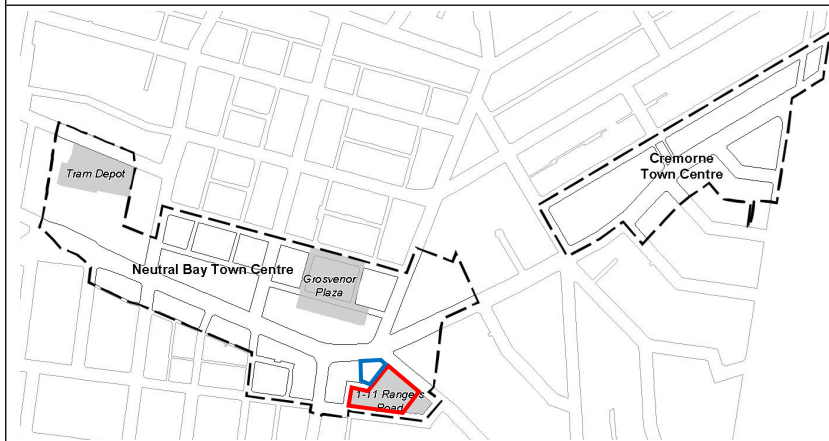


FIGURE 4:
Location of two sites within the Neutral Bay Town Centre Locality Area.

- 183-185 Military
- 1-7 Rangers & 50 Yeo

5. Draft DCP

The draft DCP has been informed by:

1. the outcomes of the adopted version of the NBVPS;
2. the exhibited Planning Proposal for 1-7 Rangers Road and 50 Yeo Street, and accompanying draft DCP prepared by the proponent; and
3. the Planning Proposal for 183-185 Military Road, subject to the Rezoning Review and the recommendations of the SNPP.

Primacy has been given to the outcomes of the NBVPS, with any such variations envisaged under the Planning Proposals to be addressed through a qualitative merit assessment against predetermined objectives and criteria.

The proposed site-specific controls proposed to be incorporated relate to the following matters:

- diversity
- form, massing, and scale
- setbacks
- podium heights
- above-podium setbacks
- public plaza
- through-site link
- activation
- access

A copy of the draft DCP amendment for endorsement for public exhibition purposes is provided at Attachment 1. The specific amendments are outlined on pages C5-8 to C5-13 of that attachment.

For clarity, a comparison between the desired outcomes of the NBVPS, the two planning proposals, and the draft DCP controls is provided in the table to Attachment 2.

Consultation requirements

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol and the requirements of the NSW Environmental Planning and Assessment Act, 1979 and accompanying Regulations. The statutory public exhibition period can be extended from 28 days to 42 days consistent with Council's Community Engagement Protocol.

Whilst the draft DCP cannot be exhibited concurrently with the associated planning proposal for 1-7 Rangers Road and 50 Yeo Street, there is potential to have the draft DCP exhibited concurrently with the planning proposal for 183-185 Military Road, albeit by a different planning body.

Financial/Resource Implications

There will be minimal financial implications in pursuing the proposed amendment. There will be modest savings made through the concurrent public exhibition and post-reporting of the Planning Proposal and Draft DCP amendment. All aspects of the progression of the draft DCP amendment can be achieved within existing budget lines.

Legislation

Compliance with the relevant provisions of the following legislation have been addressed throughout this report:

- NSW Environmental Planning and Assessment Act, 1979 and accompanying Regulations (2021)
- NSW Local Government Act 1993 and accompanying Regulations (2021).



SECTION 5 NORTH CREMORNE PLANNING AREA

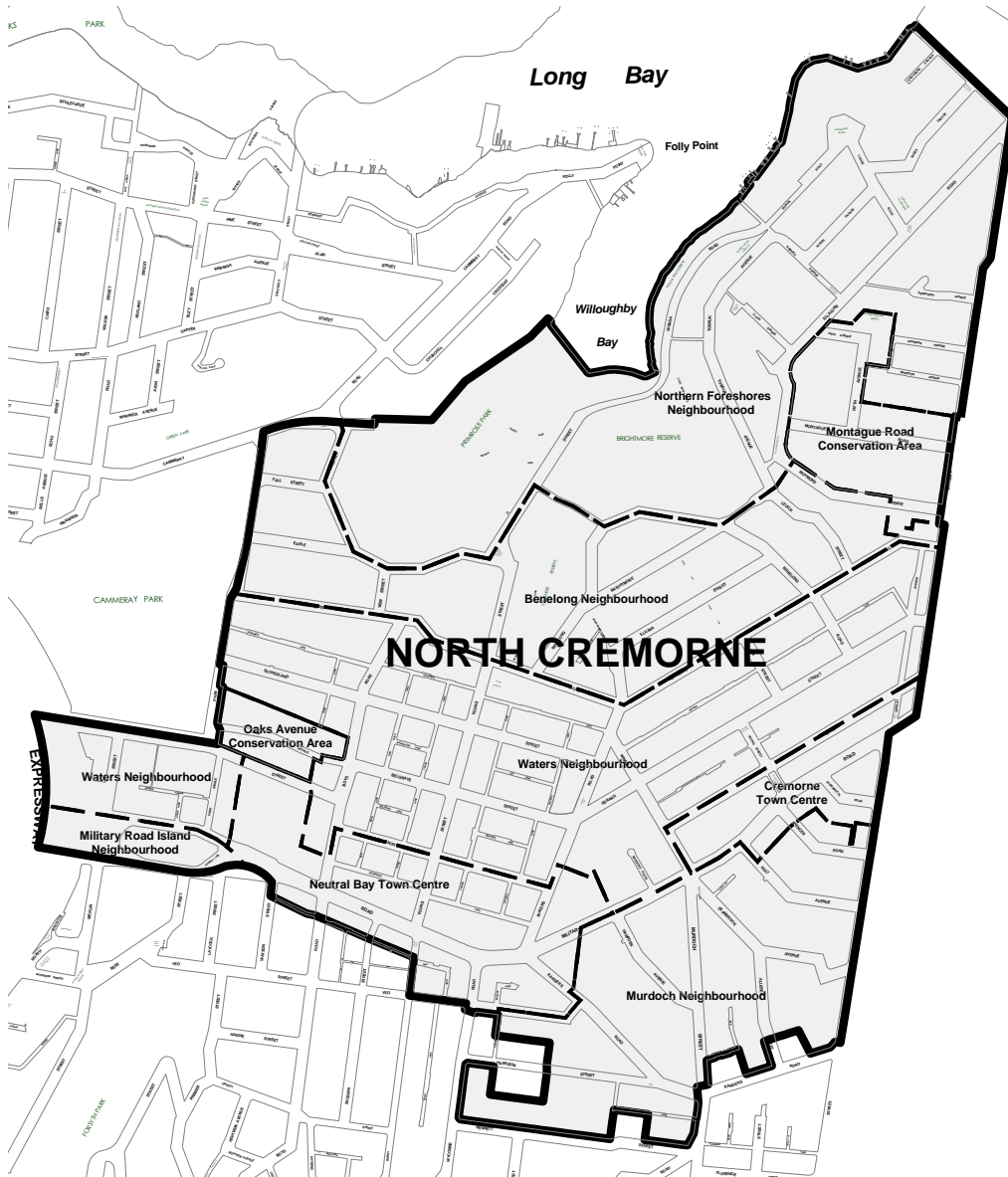


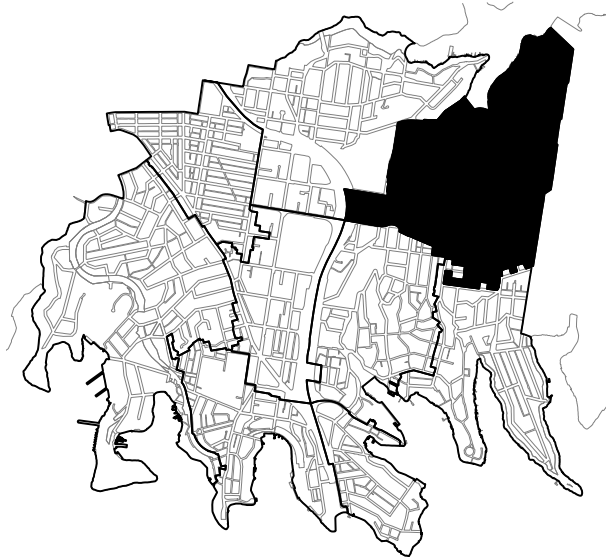
Figure C-5.1: North Cremorne Planning Area and associated Locality Areas



DRAFT AMENDMENT - North Sydney Development Control Plan 2013

Area Character Statements - North Cremorne Planning Area

5.0 NORTH CREMORNE PLANNING AREA CHARACTER STATEMENT



The following statement identifies the existing character and the desired future outcome for development in the North Cremorne Planning Area.

North Cremorne is a primarily residential neighbourhood providing a diverse range of housing forms for a mixed population. It is bound on its southern side by the Neutral Bay and Cremorne Town Centres, which are bustling places where people live, shop, eat, work and socialise providing a high level of amenity for all users.

Development within the Planning Area should result in:

- residential growth being provided in accordance with Council's Local Housing Strategy, with the growth concentrated within the Mixed Use zones of the Town Centres located on or in the vicinity of Military Road, and the remainder comprising of multi dwelling housing and residential flat buildings in the surrounding residential areas
- residential densities not being increased in foreshore areas and areas of steep terrain
- development within the *R2 Low Density Residential* zone being of a similar scale to existing characteristic development
- a wide range of residential types and sizes being distributed throughout the area according to zone
- a range of retail and commercial premises, services and facilities being available to the local community within the Town Centres

and where:

Function

- there are safe and accessible community facilities and meeting places
- the few non-residential uses operate without an adverse effect to the amenity of the residential neighbourhood

C **Part**

C5-2 **Page**

DRAFT AMENDMENT - North Sydney Development Control Plan 2013**Area Character Statements - North Cremorne Planning Area**

- services and facilities meet the needs of different population groups
- accessible and safe pedestrian routes are extended throughout the neighbourhood linking to the open spaces of Primrose Park and Brightmore Reserve
- additional public open space is provided for increased residential population
- public transport, cycling and walking are preferred means of transport
- local icons, cultural resources and heritage provide tangible evidence of the area's past and reflect the community's cultural values

Environmental Criteria

- parkland and natural foreshore areas are conserved, protected and easily accessible to pedestrians
- ecology of bushland and wetland areas are protected from adverse impacts of development such as stormwater runoff, dumping of fill soil and vegetation, leaching of fertilisers, spread of introduced plants and weeds and visual impact of structures
- habitat for native fauna is provided through the planting and maintenance of local flora
- good sunlight is available to both public and private spaces

Quality Built Form

- high quality residential accommodation in the Town Centre incorporates internal amenity for residents and energy efficient design
- open meeting places in the form of courtyards act as focal points, and are located in areas that provide relief from traffic noise
- residential development respects and maintains existing characteristic built form with buildings setback from all boundaries and landscaped front gardens, softening the built form
- the built environment is sympathetic to the topography and vegetation, allowing views of the surrounding area and Willoughby Bay
- heritage items are protected and significant streetscape elements are conserved in the Oaks Avenue and Montague conservation areas

Quality Urban Environment

- backyards are provided for a variety of practical and recreational needs of residents
- car parking does not adversely affect the character of the area and quality of residential streets
- front fences are low and offer good outlooks to house fronts and gardens

Efficient Use of Resources

- existing residential buildings are maintained to prevent unnecessary waste of building materials
- stormwater is captured and re-used on site

In addition to the above character statement for the Planning Area, the character statements for the following Locality Areas also require consideration:

Section 5.1: Neutral Bay and Cremorne Town Centres

Section 5.1.4: Tram Depot



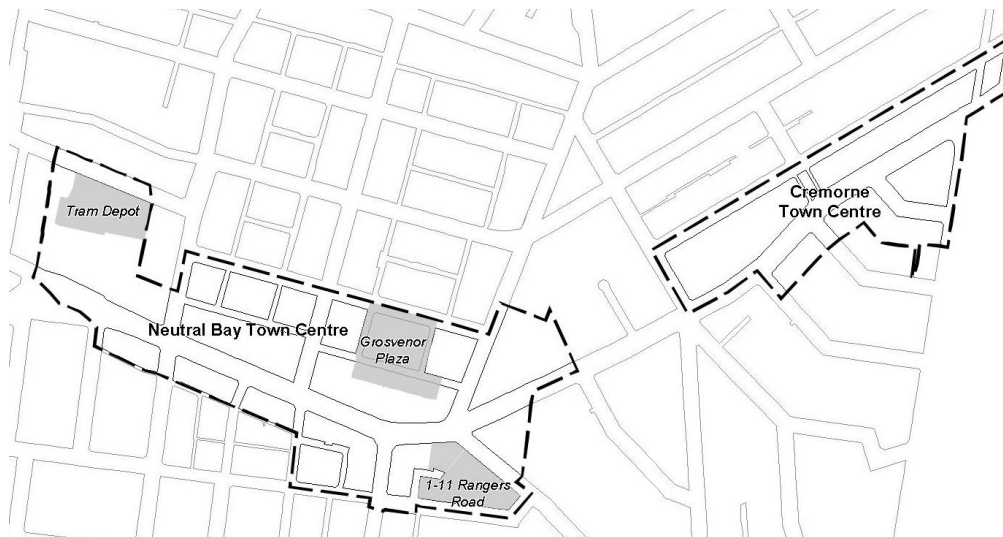
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Area Character Statements - North Cremorne Planning Area

- Section 5.1.5: 1-11 Rangers Road, 50 Yeo Street & 183-185 Military Road
- Section 5.1.6: Grosvenor Plaza
- Section 5.2: Military Road Island Neighbourhood
- Section 5.3: Waters Neighbourhood
 - Section 5.3.4: 14-16 Military Road
- Section 5.4: Benelong and Northern Foreshore Neighbourhood
- Section 5.5: Murdoch Neighbourhood
- Section 5.6: Montague Road Conservation Area
- Section 5.7: Oaks Avenue Conservation Area

C **Part**

C5-4 **Page**

DRAFT AMENDMENT - North Sydney Development Control Plan 2013**Area Character Statements - North Cremorne Planning Area****5.1 NEUTRAL BAY AND CREMORNE TOWN CENTRES****5.1.1 Significant Elements****Land Use**

P1 Predominantly mixed commercial and residential development.

Topography

P2 Generally flat, straddling the topmost part of the ridge along Military Road.

Natural Features

P3 Area forms the topmost part of a ridge following Military Road.

Views

P4 The following views and vistas are to be preserved and where possible enhanced:

- (a) District views to Middle & Sydney Harbours from the upper levels of some buildings.

Identity / Icons

P5 Orpheum Theatre is a community focal point and regional attraction that enhances the identity of the area.

P6 Military Road, a major regional thoroughfare.

Subdivision

P7 A diverse mixture of large consolidated sites intermixed with long narrow sites with dual frontages.

Streetscape

P8 Wide fully paved footpaths incorporating outdoor dining areas.

P9 Buildings built to street and laneway frontages.

P10 Continuous awnings along Military Road.

P11 Irregular planting of street trees.

P12 Active frontages to Military Road, Grosvenor Street.

P13 90° on-street parking to Parraween Street.



DRAFT AMENDMENT - North Sydney Development Control Plan 2013

Area Character Statements - North Cremorne Planning Area

Public transport

P14 Development is to take advantage of high levels of accessibility to high frequency public bus services along Military Road.

5.1.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

- P1 Mixed commercial and residential development, primarily focused on Military Road.
- P2 A variety of commercial, retail, restaurants and cafes are provided at footpath level, non-residential or residential on the first floor and residential only on the upper floors.
- P3 Commercial activities should be maintained to all street frontages at ground level to stimulate pedestrian activity.
- P4 Activities should not have a detrimental impact to the safety and efficiency of vehicular traffic on Military Road.

5.1.3 Desired Built Form

Subdivision

P1 Redevelopment sites should have a frontage of approximately 25m-30m.

Form, massing and scale

- P2 Generally 4-5 storeys.
- P3 5-6 storeys in the block bounded by Military Road, Cabramatta Road and Spofforth Street.
- P4 Larger facades are broken up with changes in building frontage alignment and architectural detailing to reflect the former subdivision patterns, especially fronting Military Road.

Public spaces and facilities

- P5 Outdoor dining areas:
- (a) are located within clearly defined spaces;
 - (b) are located away from main roads;
 - (c) are weather protected; and
 - (d) provide equal and unobstructed pedestrian movement.
- P6 Pedestrian arcades should be provided between Military Road and parallel laneways/streets to the north and south of Military Road to enhance pedestrian connectivity.
- P7 Views of shop fronts should not be obstructed from footpaths and roadways.
- P8 Encourage the retention and enhancement of trees within the public domain to improve public amenity.

Setbacks

- P9 Buildings should be built to all street frontages at ground level, except as follows:
- (a) Setback 1.5m from the northern side of Military Road, at ground level between Young Street and Waters Road, and
 - (b) Setback 1.5m at ground level from all laneways.

Podiums

- P10 Podium of 8.5m (two storeys) to Military Road, east of Hampden Avenue, with a setback of 3m above the podium.

C Part

C5-6 Page

DRAFT AMENDMENT - North Sydney Development Control Plan 2013**Area Character Statements - North Cremorne Planning Area**

- P11 Podium of 10m (three storeys) to Military Road, west of Hampden Avenue, with a setback of 3m above the podium.
- P12 Podium of 8.5m (two storeys) to laneway frontages and frontages not to Military Road, with a setback of 3m above the podium.
- P13 Podium of 8.5m (2 storeys) to the east and west of Barry Street Plaza, with a setback of 3m above the podium.
- P14 Provide adequate podium setbacks where a site adjoins residential or open space zones.

Building design

- P15 Ground floor access to shops is to be provided to all properties with a frontage to Military Road, a frontage to the Grosvenor Lane car park / plaza, and those with a dual frontage between Military Road and Parraween Street.
- P16 Building elements, materials, finishes, and windows should relate to neighbouring buildings.
- P17 Laneways should be provided with active frontages, wherever possible.

Car Parking & Access

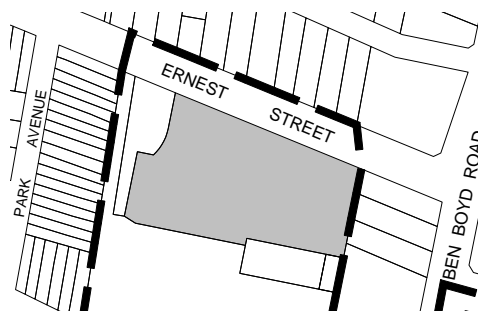
- P18 Vehicular access from sites should not be provided to Military Road.

Noise

- P19 Elevations of buildings fronting Military Road and Ernest Street are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).
- P20 Services located at the rear of buildings at the interface with a residential zone should be carefully designed and located to ensure that they do not have a detrimental impact to the residential amenity of the neighbouring property.

Awnings

- P21 Awnings are provided along all street frontages.

5.1.4 North Sydney Bus Depot**Diversity of activities, facilities, opportunities and services**

- P1 Continued operation of the bus depot as important public transport infrastructure.
- P2 If the bus depot ceases to operate, then the site should be used for mixed use development.
- P3 Incorporate community functions in the form of open space, through site links and / or other community uses.



DRAFT AMENDMENT - North Sydney Development Control Plan 2013

Area Character Statements - North Cremorne Planning Area

- P4 Development provides active frontages to Ernest Street and internal public spaces.
- P5 Amalgamation with Big Bear site provides further opportunities for public benefit.
- P6 P6 Redevelopment of an amalgamated Bus Depot and Big Bear site should be informed by a masterplan for the entire street block.

Form, massing and scale

- P7 Transition scale of built form down from central / southern portion of site to surrounding lower scale development and heritage conservation area.
- P8 Maximise solar access to internal public spaces.

Public Benefit

- P9 Provide public benefit with any proposed change to existing planning controls.
- P10 Affordable housing is a public benefit priority for the site.

Podiums

- P11 Podium of 10m (three storeys) to Ernest Street.

Ecologically Sustainable Development

- P12 In implementing ESD best practice, explore opportunities to incorporate ESD demonstration project in redevelopment.

Access

- P13 Create safe and active pedestrian links between Ernest Street and Military Road, particularly where possible via the Big Bear site.
- P14 Vehicular access minimises the impact on the flow of traffic along Ernest Street.

Noise

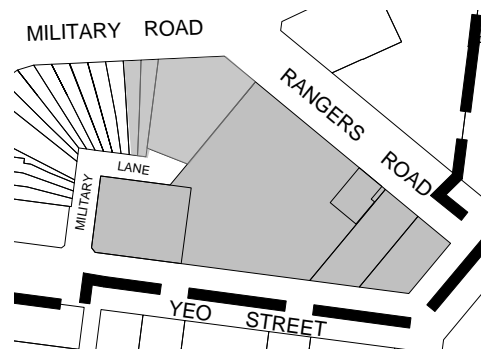
- P15 Elevations of buildings fronting Ernest Street are to be designed and incorporate design features to minimise traffic noise transmission (e.g. the use of vegetation, cavity brick walls, double glazing, minimal glazing, solid core doors, concrete floors, enclosed balconies etc).

Heritage

- P16 Protect and respond architecturally to existing heritage items.
- P17 Subsurface archaeological material is assessed prior to excavation.

5.1.5 1-11 Rangers Road, 50 Yeo Street & 183-185 Military Road

** This section has been informed by the Neutral Bay Village Planning Study (2024).*



Diversity

- ~~P1 Supermarket (if possible), small shops at footpath level fronting streets and lanes, non residential/residential on lower floors, residential above.~~

DRAFT AMENDMENT - North Sydney Development Control Plan 2013**Area Character Statements - North Cremorne Planning Area****Subdivision**

~~P2—All allotments should be consolidated to establish a reasonable building footprint.~~

Form, massing and scale

~~P3—Modern commercial building generally built to the boundary.~~

~~P4—Development addresses laneways with active uses.~~

Setbacks

~~P5—Buildings should be built to all street frontages at ground level, except as follows:~~

~~(a) Setback 1.5m at ground level from Rangers Road.~~

Podiums

~~P6—Podium of 13m (four storeys) to Rangers Road, with a setback of 3m above the podium~~

~~P7—Podium of 10m (three storeys) to Yeo Street and Military Lane, with a setback of 3m above the podium.~~

Landscaping

~~P8—Internal spaces provide a safe and pleasant meeting place.~~

Access

~~P9—Vehicular access to be provided from Military Lane.~~

5.1.5.1 Diversity**Objectives**

O1 To provide a mixture of uses that contribute to enhancing of the amenity, identity and desirability of Neutral Bay.

O2 To increase access to open public spaces with high levels of amenity.

Provisions

P1 Provide a mixed use building typology, with retail at the ground level, commercial space on the second storey and residential accommodation above.

P2 Provide a fine grain of retail and other business premises fronting all street frontages, the future public plaza and where practical, to laneways.

P3 Relocate the existing supermarket underground to assist in positively activating streets and future public plaza.

P4 Create a new public plaza across both 183-185 Military Road and 1-7 Rangers Road with a minimum size of 1,000sqm.

P5 Maximise opportunities to accommodate outdoor dining.

P6 Provide a mixture of commercial tenancy sizes and flexible floorplates.

5.1.5.2 Form, massing and scale**Objectives**

O1 To ensure that density and scale is concentrated toward Military Road and provides a positive transition in height and scale down to the adjoining residential areas.

O2 To maximise year round solar access to existing and new public open spaces to be created in the Planning Area.

O3 To minimise overshadowing impacts on residential development to the south of Yeo Street.



DRAFT AMENDMENT - North Sydney Development Control Plan 2013

Area Character Statements - North Cremorne Planning Area

Provisions

- P1 Allotments should be consolidated to establish suitable building footprints to accommodate additional height and the establishment of a new public plaza.
- P2 Height should transition from Military Road and the northern portion of Rangers Road down to Yeo Street.
- P3 Development addresses laneways with active uses, where practical.
- P4 Ensure that 70% of dwellings on the southern side of Yeo Street receive a minimum of 2 hours sunlight at the winter solstice.
- P5 Building elements located above the podium level must not exceed 45m in horizontal width or length, unless punctuated with a significant visual break or articulation element.

5.1.5.3 Setbacks

Objectives

- O1 To reinforce the spatial definition of streets and public spaces.
- O2 To provide a wider footpath to Military Road to enhance pedestrian movement and comfort and provide outdoor dining opportunities.

Provisions

- P1 Buildings must be setback from the following road frontages:
- (a) 2.5m from Military Road, and
 - (b) 0m from Rangers Road, except the ground level which is to be setback a minimum of 1.5m, and
 - (c) 0m to Yeo Street and Military Lane.
- P2 Where a whole of building setback is required to Military Road, any basement is also required to be setback the same distance, unless it can be adequately demonstrated that sufficient soil depth can be provided to enable the planting of canopy trees capable of growing to at least the equivalent of 4 storeys in height.
- P3 Buildings must be setback 0m to the public plaza.
- P4 Buildings should be setback 0m from all side boundaries.

5.1.5.4 Podium Height

Objectives

- O1 To positively relate to the heritage context surrounding the site.
- O2 To create a human scaled interface within the public plaza and adjoining laneways.
- O3 To positively relate to the scale of development of the opposite side of Rangers Road and Yeo Street.

Provisions

- P1 A podium must be:
- (a) 2 storeys in height to Military Road, the east-west alignment of Military Lane and to the proposed public plaza, and
 - (b) 4 storeys to Rangers Road, and
 - (c) 3 storeys to Yeo Street and the north-south alignment of Military Lane.

DRAFT AMENDMENT - North Sydney Development Control Plan 2013**Area Character Statements - North Cremorne Planning Area****5.1.5.5 Above Podium Setbacks****Objectives**

- O1 To provide a consistent street frontage and minimise overshadowing impacts to the public plaza.
- O2 Minimise overshadowing impacts to residential properties on the southern side of Yeo Street.
- O3 To reduce the scale and bulk of buildings when viewed from the public domain.

Provisions

P1 The following minimum setbacks (measured from the outer wall of the podium) must be provided above the podium level:

- (a) 3m to Military Road, Rangers Road and Military Lane.
- (b) 3m to Yeo Street, with a further 3m setback to any part of the building above 5 storeys.
- (c) 3m to any podium facing the public plaza and through site link.
- (d) 0m to the entire length of the side boundary between 183-185 Military Road and 181A Military Road, with 6m above 6 storeys.
- (e) 6m to the side boundary between 1-7 Rangers Road and 9-11 Rangers Road, along the Rangers Road frontage.
- (f) 0m to the side boundary between 1-7 Rangers Road and 9-11 Rangers Road, along the Yeo Street frontage

Note. Setbacks are measured to the outer face of any part of the building including balconies, architectural detailing and the like.

P2 Despite P1(e) and (f), a 6m setback is required to the entire length of the side boundary between 1-7 Rangers Road and 9-11 Rangers Road, if the through-site link is not provided open to the sky.

5.1.5.6 Public Plaza**Objectives**

- O1 To create additional publicly accessible space.
- O2 To ensure that the space is sufficiently sized to provide a mixture of passive and active recreational opportunities.
- O3 To maximise the amenity of the public space.
- O4 Maximise the activation of the space.
- O5 To increase landscaping and tree canopy within the Neutral Bay Town Centre.

Provisions

P1 A public plaza of at least 1,000sqm is to be provided across both 183-185 Military Road and 1-7 Rangers Road. The minimum area of the plaza is to exclude any pedestrian through-site link between the plaza itself and Yeo Street and is to open to the sky.

P2 The public plaza is to be located adjacent to the Military and Rangers Road intersection.

P3 At least 50% of the public plaza must be able to receive solar access between 10am and 1pm at the Winter Solstice.

P4 All ground level frontages to the public plaza are to be appropriately activated.

Part**C****Page****C5-11**



DRAFT AMENDMENT - North Sydney Development Control Plan 2013

Area Character Statements - North Cremorne Planning Area

P5 Provide a variety of functions to activate the space, including outdoor dining, public seating, community lawn, playground, water feature, public artwork, landscaping, fixed bicycle parking.

P6 If 183-185 Military Road is to be redeveloped in isolation from 1-7 Rangers Road, then the building at 183-185 Military Road must be setback from its eastern boundary, to ensure that appropriate pedestrian access arrangements can be made independently, without reliance on reciprocal rights of way between 183-185 Military Road and 1-7 Rangers Road.

5.1.5.7 Through-site Link

Objectives

O1 To improve pedestrian permeability through the area.

O2 To provide clear visual connections between different parts of the Neutral Bay Town Centre.

O3 To maximise casual surveillance over the space.

Provisions

P1 A minimum 6m wide through-site link is to be provided between the proposed public plaza and Yeo Street to enable pedestrians to traverse between the intersection of Military Road and Rangers Road and Yeo Street.

P2 The through-site link should be open to the sky to maximise legibility in wayfinding through the area and avoid the creation of extensive wall lengths along Yeo Street.

P3 Despite P1 and P2, a through-site link may only be built over, but only where the consent authority is satisfied that the through-site link is widened to a minimum of 8m and have a minimum 7m clearance to any storey located above.

P4 The ground level of buildings fronting the through-site link are to be appropriately activated.

P5 The through-site link is to be publicly accessible at all times.

P6 The through-site link should be integrated with the proposed public plaza.

5.1.5.8 Activation

Objectives

O1 To provide for the amenity, interest and liveliness of the street environment and public open spaces.

O2 To ensure a positive experience for pedestrians with the necessary fine grain environment of the street.

O3 To enable sensory engagement with the street and public spaces.

O4 To provide an active ground floor frontage that is accessible and integrated with the design of the public domain.

O5 To maximise the extent of active frontages in the public domain.

O6 To promote activity, connectivity and variety in the public domain.

O7 To increase passive surveillance of the street and other public spaces and enhance safety.

Provisions

P1 Buildings must contain active frontages to all street frontages, with the exceptions of public laneways.

C Part

C5-12 Page

DRAFT AMENDMENT - North Sydney Development Control Plan 2013**Area Character Statements - North Cremorne Planning Area**

- P2 Despite P1, active frontages to public laneways are encouraged where practical.
- P3 Buildings which have a direct interface with the proposed public plaza are to provide an active frontage to that interface.
- P4 Active frontages are to be provided along both sides of all through-site links.
- P5 Where a site has multiple street frontages, all service and vehicular access points must not be provided off the primary street frontage.
- P6 Fire escapes and service doors must be seamlessly incorporated into the facade with quality materials.

5.1.5.9 Access**Objectives**

- O1 To prioritise pedestrian movements along Military Road, Rangers Road and Yeo Street.

Provisions

- P1 No vehicular access is to be provided from Military Road or Rangers Road.
- P2 Vehicular access should be provided from Military Lane.
- P3 Despite P2, vehicular access may be provided from Yeo Street, subject to adequate demonstration that it will not create any adverse pedestrian conflicts.
- P4 Where practical, commercial and residential vehicular access should be separated.
- P5 All service access is to be provided from Military Lane.

5.1.5.10 Landscaping**Objectives**

- O1 To minimise privacy impacts of residents within and adjoining the development.
- O2 To soften the appearance of buildings and their interface with neighbouring buildings and the public domain.
- O3 To minimise heat island effects.

Provisions

- P1 Terrace planting is to be provided to soften the building appearance and contribute to the overall aesthetic of building facades.
- P2 Perimeter planting is to be established along the edges of the podium and rooftop terraces.
- P3 Where practical, landscaping should be used to screen any rooftop plant.
- P4 Consideration is to be given to the use of green roofs and green walls.

Attachment 2 - Draft Amendment to North Sydney Development Control Plan 2013 – 183-185 Military Road & 1-7 Rangers Road and 50 Yeo Street - for public exhibition

DRAFT AMENDMENT TO NSDCP 2013 – CONSISTENCY TABLE						
DEVT STANDARD	PROPOSED DCP CONTROL	NEUTRAL BAY VILLAGE PLANNING STUDY	PP - MILITARY RD (Reference Design only)	PP - RANGERS RD & YEO ST (Ref. Design and Proponent DCP)	COMMENT	
			KEY AMBER - CAN / COULD COMPLY RED – INCONSISTENT PURPLE – DUPLICATE / REDUNDANT			
Provisions contained within the proposed DCP						
Diversity	P1	Provide a mixed use building typology, with retail at the ground level, commercial space on the second storey and residential accommodation above.		Reference Design shows retail/commercial/community uses at the lower levels with residential above.	Reference Design shows and the Proponent DCP require retail / commercial uses at the lower levels with residential above.	Consistent
	P2	Provide a fine grain of retail and other business premises fronting all street frontages, the future public plaza and where practical, to laneways	Site 3 Design Guidelines 6. provide multiple fine-grain retail shops along Military Road, Rangers Road, the plaza and through-site link to support a variety of new ground level shops	Reference Design shows retail fronting the proposed public plaza.	The Proponent DCP requires retail and commercial uses at the ground level to be of a size that supports a fine grain streetscape environment.	Consistent
	P3	Relocate the existing supermarket underground to assist in positively activating streets and future public plaza.	7.3 Key Site Guidelines By relocating the supermarket underground, a new public plaza can be delivered fronting Rangers Road and Military Road. Access to the plaza can also be achieved from Yeo Street.	N/A Reference Design indicates a proposed subterranean retail space capable of being used for a grocery store.	Reference Design shows and the Proponent DCP requires the existing supermarket to be relocated underground.	Consistent
	P4	Create a new public plaza across both 183-185 Military Road and 1-7 Rangers Road with a minimum size of 1,000sqm.		Reference Design indicates the contribution of approximately 200sqm towards the public plaza.	The Reference Design shows and the Proponent DCP requires the provision of a combined public plaza and through-site link of at least 1,110sqm. The public plaza component is approximately 850sqm in area.	Consistent
	P5	Maximise opportunities to accommodate outdoor dining.		Reference Design shows retail fronting the proposed public plaza and Military Road and a 2.5m setback to Military Road, maximising opportunities for outdoor dining.	The Reference Design shows outdoor dining in the opportunities in the proposed public plaza only. Further opportunities would be provided in the ground level setback to Rangers Road is also provided.	Rangers Road PP can easily be revised to improve outdoor opportunities.
	P6	Provide a mixture of commercial tenancy sizes and flexible floorplates.		Reference Design shows that a range of tenancy sizes can be accommodated.	Reference Design shows that a range of tenancy sizes can be accommodated.	Consistent

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			<p style="text-align: center;">KEY AMBER - CAN / COULD COMPLY RED – INCONSISTENT PURPLE – DUPLICATE / REDUNDANT</p>		
	N/A	N/A	N/A	Proponent DCP requires that residential accommodation and serviced apartments are not to be located at ground level, except for entrances, lobbies, common rooms and service facilities.	Duplication of requirement under Clause 4.4A of NSLEP 2013.
Form Massing Scale	P1 Allotments should be consolidated to establish suitable building footprints to accommodate additional height and the establishment of a new public plaza.	N/A	Reference Design shows consolidation of allotments creating larger building footprints not commonly occurring within the Centre.	Reference Design shows consolidation of allotments creating larger building footprints not commonly occurring within the Centre.	Consistent
	P2 Height should transition from Military Road and the northern portion of Rangers Road down to Yeo Street.	N/A	Reference Design shows height is concentrated adjacent to Military Road	Reference Design shows height is concentrated adjacent to the northern end of Rangers Road	Consistent
	P3 Development addresses laneways with active uses, where practical.	<p>Action A8</p> <ul style="list-style-type: none"> Amend the planning controls to maximise active frontages in the local centre <p>Figure 7.7</p> <ul style="list-style-type: none"> Required to all street frontages and future public square with preferred to Yeo Street and Military Lane <p>Site 3 Design Guidelines</p> <p>7. activate street edges along Yeo Street and Military Lane where possible</p>	Reference Design indicates that the Military Lane frontage will be dedicated for servicing the building only, with no activation.	Refence Design and Proponent DCP indicate that no activation is to be provided to Military Lane	

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			<p style="text-align: center;">KEY</p> <p style="text-align: center;">AMBER - CAN / COULD COMPLY</p> <p style="text-align: center;">RED – INCONSISTENT</p> <p style="text-align: center;">PURPLE – DUPLICATE / REDUNDANT</p>		
	P4 Ensure that 70% of dwellings on the southern side of Yeo Street receive a minimum of 2 hours sunlight at the winter solstice.	<p>Action A6</p> <p>e. ensure solar access for a minimum of 2 hours sunlight to 70% of residential dwellings along Yeo Street to be consistent with NSDCP2013 and SEPP65 (ADG)</p> <p>Site 3 Design Guidelines</p> <p>5. protect solar amenity to Rangers Road Plaza and residential zones along Yeo Street</p>	<i>Reference Design</i> indicates that some overshadowing of residential properties on the southern side of Yeo Street will be primarily impacted between approximately 9.00am and 10.00am at the winter solstice and has the potential to comply.	The <i>Proponent DCP</i> requires for a minimum of 2 hours sunlight to north facing living rooms and private open spaces of dwellings on the southern side of Yeo Street consistent with ADG.	The two proposals have the capacity to comply with the original intent.
	P5 Building elements located above the podium level must not exceed 45m in horizontal width or length, unless punctuated with a significant visual break or articulation element	N/A	N/A	<i>Proponent DCP</i> requires: Ensure the Yeo Street façade is well articulated to break up the visual massing of the building with a minimum of two (2) building slots of 3.5m above the podium (level 4).	The <i>Proponent's DCP</i> is overly prescriptive and may be achieved in different ways.
Setbacks	P1 Buildings must be setback:				
	(a) 2.5m from Military Road, and	<p>Action A7</p> <p>a. 2.5m whole of building setback along B-Line bus stops to improve pedestrian safety and amenity</p> <p>Site 3 Design Guidelines</p> <p>2. improve streetscape amenity by implementing a 2.5m whole building setback along Military Road to allow for an expanded tree canopy.</p>	<i>Reference Design</i> shows: 2.5m	N/A	Consistent
	(b) 0m from Rangers Road, except the ground level which is to be setback a minimum of 1.5m, and	<p>Action A7</p> <p>g. 1.5m setback at ground level along the western side of Rangers Road to provide a consistent street frontage with the mixed-use development to the south</p> <p>Figure 7.6</p> <ul style="list-style-type: none"> 0m 	N/A	<i>Refence Design</i> shows and the <i>Proponent DCP</i> require:	Rangers Rd PP does not comply at GL only. The proposal could easily be revised to comply with intent of the NBVPS

Attachment 2 - Draft Amendment to North Sydney Development Control Plan 2013 – 183-185 Military Road & 1-7 Rangers Road and 50 Yeo Street - for public exhibition

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			KEY AMBER - CAN / COULD COMPLY RED – INCONSISTENT PURPLE – DUPLICATE / REDUNDANT		
	(c) 0m to Yeo Street, Military Lane and the public plaza.	Action A7 Figure 7.6 <ul style="list-style-type: none"> 0m 	Reference Design shows: Yeo St N/A Military Lane 0m Public Plaza 0m	Reference Design shows and the Proponent DCP require: Yeo St 0m Military Lane 0m Public Plaza 0m	Consistent
	P2 Where a whole of building setback is required to Military Road, any basement is also required to be setback the same distance, unless it can be adequately demonstrated that sufficient soil depth can be provided to enable the planting of canopy trees capable of growing to at least the equivalent of 4 storeys in height.	7.4 Future Actions <ul style="list-style-type: none"> To enhance the environmental performance, streetscape amenity and distinctive character of Neutral Bay's local centre, opportunities for additional street tree and kerbside planting along both sides of Military Road should be investigated. 	Reference Design shows: 0m	N/A	Military Road PP can be addressed at DA stage.
	P3 Buildings must be setback 0m to the public plaza.	Figure 7-18 <ul style="list-style-type: none"> Illustrates a 0m setback is envisaged. 	Reference Design shows: 0m	Reference Design shows and the Proponent DCP require: 0m	Consistent
	P4 Buildings should be setback 0m from all side boundaries.	Figure 7-18 <ul style="list-style-type: none"> Illustrates a 0m setback is envisaged. 	Reference Design shows: West 0m	Reference Design shows and the Proponent DCP require: South-east 0m	Consistent

Attachment 2 - Draft Amendment to North Sydney Development Control Plan 2013 – 183-185 Military Road & 1-7 Rangers Road and 50 Yeo Street - for public exhibition

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			KEY AMBER - CAN / COULD COMPLY RED – INCONSISTENT PURPLE – DUPLICATE / REDUNDANT		
Podium Height	P1 A podium must be:				
	(a) 2 storeys in height to Military Road, the east-west alignment of Military Lane and to the proposed public plaza, and	Action A9 a. 3 storey podium along Military Road with exceptions of the heritage-valued frontages and adjacent buildings to maintain consistent street frontage c. 2 storey podium across the laneways and through-site links of the mixed-use areas, around public open spaces and adjacent to heritage buildings. Figure 7.8 <ul style="list-style-type: none"> 2 Storey 	Reference Design shows: Military Road 2 storey Military Lane 2 storey Public Plaza 2 storey	Refence Design shows and the Proponent DCP require: Military Road N/A Military Lane 2 storey Public Plaza 2 storey	Consistent
	(b) 4 storeys to Rangers Road, and	Action A9 / Figure 7.8 <ul style="list-style-type: none"> 4 Storey 	N/A	Refence Design shows and the Proponent DCP require: 3 storey	Rangers Road PP is technically inconsistent. However, noted that the larger floor to floor heights results in a consistent podium height to adjoining property at 9-11 Rangers Road which is 4 storeys in height.
	(c) 3 storeys to Yeo Street and the north-south alignment of Military Lane.	Action A9 a. 3 storey podium along Military Road with exceptions of the heritage-valued frontages and adjacent buildings to maintain consistent street frontage c. 2 storey podium across the laneways and through-site links of the mixed-use areas, around public open spaces and adjacent to heritage buildings. Figure 7.8 <ul style="list-style-type: none"> 3 Storey 	N/A	Refence Design shows and the Proponent DCP require: Yeo Street 3 storey Military Lane 3 storey	Consistent

Attachment 2 - Draft Amendment to North Sydney Development Control Plan 2013 – 183-185 Military Road & 1-7 Rangers Road and 50 Yeo Street - for public exhibition

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			KEY AMBER - CAN / COULD COMPLY RED – INCONSISTENT PURPLE – DUPLICATE / REDUNDANT		
Above Podium Setbacks	P1 The following minimum setbacks (measured from the outer wall of the podium) must be provided above the podium level:				
	(a) 3m to Military Road, Rangers Road and Military Lane.	Action A10 a. 3m above podium setback for the majority of building frontages	Reference Design shows: Military Road 3m Rangers Road N/A Military Lane N/A	Refence Design shows and the Proponent DCP require: Military Road N/A Rangers Road 5.5m Military Lane 3m	Consistent
	(b) 3m to Yeo Street, with a further 3m setback to any part of the building above 5 storeys.	Action A10 a. 3m above podium setback for the majority of building frontages Figure 7.9 <ul style="list-style-type: none"> 3m. Action A11 <ul style="list-style-type: none"> Increased setbacks above the podium may be required to achieve adequate building separation in accordance with SEPP 65. Action A6 f. provide a 3m top floor setback for the building along the northern side of Yeo Street (Site 3) to minimise overshadowing the residential area and mitigate the visual impact of a 6-storey built form from the street Site 3 Design Guidelines 3. ensure that built form presents unobtrusively, with a focus on maximising above-podium habitable facades on all sides.	N/A	Refence Design shows and the Proponent DCP require: Yeo Street (4-5 St) – 3.5m Yeo Street (6 St) – Part 7.3m and part 3.5m	Rangers Road PP generally compliant, except for a minor inconsistency at the 6th storey. There is potential to revise the future design to comply with this requirement.

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			KEY AMBER - CAN / COULD COMPLY RED – INCONSISTENT PURPLE – DUPLICATE / REDUNDANT		
	(c) 3m to any podium facing the public plaza and through-site link.	Action A10 a. 3m above podium setback for the majority of building frontages	Reference Design shows: 3m	Reference Design shows and the Proponent DCP require: 3m	Consistent
	(d) 0m to the entire length of the side boundary between 183-185 Military Road and 181A Military Road, with 6m above 6 storeys.	Figure 7-18 <ul style="list-style-type: none"> Illustrates a 0m setback is envisaged with an additional 6m above 6 storeys. 	Reference Design shows: Levels 1 – 6 0m > Level 6 6m	N/A	Consistent
	(e) 6m to the side boundary between 1-7 Rangers Road and 9-11 Rangers Road, along the Rangers Road frontage.	Figure 7-18 <ul style="list-style-type: none"> Illustrates a 6m setback is envisaged. 	N/A	Reference Design shows and the Proponent DCP require: 9m	Consistent
	(f) 0m to the side boundary between 1-7 Rangers Road and 9-11 Rangers Road, along the Yeo Street frontage Note. Setbacks are measured to the outer face of any part of the building including balconies, architectural detailing and the like.	Figure 7-18 <ul style="list-style-type: none"> Illustrates a 0m setback is envisaged. 	N/A	Reference Design shows and the Proponent DCP require: 9m	Consistent
P2	Despite P2(e) and (f), a 6m setback is required to the entire length of the side boundary between 1-7 Rangers Road and 9-11 Rangers Road, if the through-site link is not provided open to the sky.	N/A.	N/A	Reference Design shows and the Proponent DCP require: 9m	Complies

Attachment 2 - Draft Amendment to North Sydney Development Control Plan 2013 – 183-185 Military Road & 1-7 Rangers Road and 50 Yeo Street - for public exhibition

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			<p style="text-align: center;">KEY</p> <p style="text-align: center;">AMBER - CAN / COULD COMPLY</p> <p style="text-align: center;">RED – INCONSISTENT</p> <p style="text-align: center;">PURPLE – DUPLICATE / REDUNDANT</p>			
Public Plaza	P1	A public plaza of at least 1,000sqm is to be provided across both 183-185 Military Road and 1-7 Rangers Road. The minimum area of the plaza is to exclude any pedestrian through-site link between the plaza itself and Yeo Street and is to open to the sky.	<p>Site 3 Design Guidelines</p> <p>4. deliver a 1,000m2 new public plaza and an open to the sky, 6m wide through-site link to Yeo Street. A covered arcade link may however be considered if it can be demonstrated that the link can meet desired urban design outcomes, such as clear sightlines, maximising legibility and wayfinding, and adequate design for building articulate on along Yeo Street</p> <p>Site 3 public benefits</p> <ul style="list-style-type: none"> a 1000m2 public plaza <ul style="list-style-type: none"> shared plaza area contributions: a minimum of 250m2 from Site 3A, and a minimum of 750m2 from Site 3B (refer to figure 7-18) deliver a sunny open space with active edges around the plaza for retail, cafes and outdoor dining provide multiple design elements to activate the space, such as an outdoor dining area, public seating, community lawn, playground, water features, public artwork, landscaping and bicycle parking. 	<p>Reference Design shows:</p> <p>200sqm</p>	<p>Refence Design shows and the Proponent DCP require:</p> <ul style="list-style-type: none"> provision of a combined public plaza and through-site link of at least 1,110sqm. The public plaza component is approximately 850sqm in area 	<p>Generally consistent</p> <p>Potential for the Military Rd PP to be revised to shift the building footprint to increase the area of public plaza consistent with the NBVPS.</p>
	P2	The public plaza is to be located adjacent to the Military and Rangers Road intersection.	<p>Figure 7-10</p> <ul style="list-style-type: none"> Located adjacent to the Military and Rangers Road intersection. 	<p>Reference Design illustrates its location adjacent to the Military and Rangers Road intersection.</p>	<p>Reference Design and Proponent DCP illustrates its location adjacent to the Military and Rangers Road intersection.</p>	Consistent

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	P3 At least 50% of the public plaza must be able to receive solar access between 10am and 1pm at the Winter Solstice.	<p>Action A6</p> <p>c. At least 50% of the public plaza must be able to receive solar access between 10am and 1pm at the Winter Solstice.</p> <p>Site 3 Design Guidelines</p> <p>5. protect solar amenity to Rangers Road Plaza and residential zones along Yeo Street</p>	97% (10.00am)- 65% (1.00pm)	<p>The Reference Design and Proponent DCP do not contain any solar assessment or requirement for solar access to the proposed public plaza. It is unclear if this site is developed in isolation if the quantum of solar access can be achieved. Given the orientation of the proposed square, it is likely that it can be met subject to further assessment.</p>	<p>Generally consistent.</p> <p>Potential exists for the solar access requirements to be met during the assessment of the current planning proposals and future DAs.</p>
	P4 All ground level frontages to the public plaza are to be appropriately activated.	<p>Action A8</p> <p>Amend the planning controls to maximise active frontages in the local centre</p> <p>Figure 7.7</p> <ul style="list-style-type: none"> Active Frontages required to future public plaza. 	Reference Design shows retail fronting the proposed public plaza and Military Road.	<p>Reference Design and the Proponent DCP show activation to the public plaza However, the current Reference Design prevents the activation of the north-western side, within the inclusion of a traveller to the basement level.</p>	<p>Generally consistent.</p> <p>Potential at the DA stage to improve the public plaza's activation along its north-western side.</p>
	P5 Provide a variety of functions to activate the space, including outdoor dining, public seating, community lawn, playground, water feature, public artwork, landscaping, fixed bicycle parking.	<p>Site 3 public benefits</p> <ul style="list-style-type: none"> a 1000m2 public plaza <ul style="list-style-type: none"> - provide multiple design elements to activate the space, such as an outdoor dining area, public seating, community lawn, playground, water features, public artwork, landscaping and bicycle parking. 	Reference Design does not indicate how the proposed public plaza is to be designed. Can be adequately addressed at the DA stage.	<p>Reference Design shows and the Proponent DCP require:</p> <p>A Public Domain Plan is to be submitted with any development application that includes details of the following:</p> <ol style="list-style-type: none"> Street trees and other vegetation Paving and other hard surfaces Lighting, including the use of LED Seating Refuse bins Signage, including wayfinding signage Public art. 	Consistent or can comply

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	<p>P6 If 183-185 Military Road is to be redeveloped in isolation from 1-7 Rangers Road, then the building at 183-185 Military Road must be setback from its eastern boundary, to ensure that appropriate pedestrian access arrangements can be made independently, without reliance on reciprocal rights of way between 183-185 Military Road and 1-7 Rangers Road.</p>	<p>Action A13</p> <ul style="list-style-type: none"> All such links should be provided with public rights of access and designed with passive surveillance. 	<p>Reference Design shows a setback of: 0m Potential to revise the design at DA stage by repositioning the building footprint to comply.</p>	<p>N/A</p>	<p>Military Rd PP does not currently comply. Potential for any final design to be reconfigured to comply.</p>
	N/A	N/A	N/A	<p>Reference Design shows and the Proponent DCP require: Structures for vertical transport including lifts, travelators and/or escalators to access the below ground supermarket can be provided within the public plaza.</p>	<p>Inconsistent No need to include such a requirement in the DCP it would prevent the primary intent of the public plaza reaching its fullest potential. Any such structures must not be included in the minimum area requirements nor prevent all sides of the Plaza from being adequately activated.</p>

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Through-Site Link	P1 A minimum 6m wide through-site link is to be provided between the proposed public plaza and Yeo Street to enable pedestrians to traverse between the intersection of Military Road and Rangers Road and Yeo Street.	Action A12 <ul style="list-style-type: none"> Amend the planning controls to support through-site links: ... b. between Rangers Road and Yeo Street (Lot2/DP1091371) Figure 7.10 <ul style="list-style-type: none"> proposed 6m wide through-site link Site 3 Design Guidelines <ol style="list-style-type: none"> deliver a 1,000m² new public plaza and an open to the sky, 6m wide through-site link to Yeo Street. A covered arcade link may however be considered if it can be demonstrated that the link can meet desired urban design outcomes, such as clear sightlines, maximising legibility and wayfinding, and adequate design for building articulate on along Yeo Street 	N/A	Reference Design shows and the Proponent DCP require: 8m wide and provides direct link between the intersection of Rangers and Military Roads and Yeo Street.	Consistent
	P2 The through-site link should be open to the sky to maximise legibility in wayfinding through the area and avoid the creation of extensive wall lengths along Yeo Street.	Action A14 <ul style="list-style-type: none"> These links are recommended to be open-to sky, with potential for enclosed links at Site 2A and Site 3B (refer to the design guidelines in Section 7.3) 	N/A	Reference Design shows and the Proponent DCP require: Enclosed link Results in excessive wall lengths to Yeo Street.	Rangers Rd PP is inconsistent with NBVPS and proposed DCP. Variation control provided in P3 of the proposed DCP.
	P3 Despite P1 and P2, a through-site link may only be built over, but only where the consent authority is satisfied that the through-site link is widened to a minimum of 8m and have a minimum 7m clearance to any storey located above.	Action A14 <ul style="list-style-type: none"> These links are recommended to be open-to sky, with potential for enclosed links at Site 2A and Site 3B (refer to the design guidelines in Section 7.3) 	N/A	Reference Design shows and the Proponent DCP require: Width – 8m Height (Clearance) 7m	Generally consistent

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	P4 The ground level of buildings fronting the through-site link are to be appropriately activated.	<p>Site 3 public benefits</p> <ul style="list-style-type: none"> new through-site link <ul style="list-style-type: none"> provide 2 storey podium height with active retail frontages at ground level on each side of through-site link 	N/A	<p>Reference Design shows and the Proponent DCP require:</p> <p>The through-site link to be activated on both sides.</p>	Consistent
	P5 The through-site link is to be publicly accessible at all times.	<p>Action A13</p> <ul style="list-style-type: none"> All such links should be provided with public rights of access and designed with passive surveillance 	N/A	<p>The Proponent DCP requires:</p> <p>The through-site link to be publicly accessible at all times</p>	Consistent
	P6 The through-site link should be integrated with the proposed public plaza.	<p>Site 3 public benefits</p> <ul style="list-style-type: none"> new through-site link <ul style="list-style-type: none"> create a 6m wide, open to the sky, north-south pedestrian link between Military Road and Rangers Road intersection, and Yeo Street with a clear visual connection 	N/A	<p>Reference Design shows and the Proponent DCP require:</p> <p>The through-site link to be integrated with the public plaza.</p>	Consistent
Activation	P1 Buildings must contain active frontages to all street frontages, with the exceptions of public laneways.	<p>Action A8</p> <ul style="list-style-type: none"> Amend the planning controls to maximise active frontages in the local centre <p>Figure 7.7</p> <ul style="list-style-type: none"> Required to all street frontages and future public square Preferred to Yeo Street and Military Lane 	<p>Reference Design shows retail fronting Military Road.</p> <p>No activation to Military Lane</p>	<p>Reference Design and Proponent DCP show activation to Rangers Road and Part of Yeo Street and no activation to Military Lane.</p> <p>Potential exists to increase activation to Yeo Street.</p>	Consistent

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	P2 Despite P1, active frontages to public laneways are encouraged where practical.	<p>Action A8</p> <ul style="list-style-type: none"> Amend the planning controls to maximise active frontages in the local centre <p>Figure 7.7</p> <ul style="list-style-type: none"> Required to all street frontages and future public square Preferred to Yeo Street and Military Lane <p>Site 3 Design Guidelines</p> <p>7. activate street edges along Yeo Street and Military Lane where possible</p>	Reference Design shows no activation to Military Lane	Reference Design and Proponent DCP does not indicate that the Laneway frontages will be activated. Potential exists to provide some level of activation.	Consistent
	P3 Buildings which have a direct interface with the proposed public plaza are to provide an active frontage to that interface.	<p>Action A8</p> <ul style="list-style-type: none"> Amend the planning controls to maximise active frontages in the local centre <p>Figure 7.7</p> <ul style="list-style-type: none"> Required to all street frontages and future public square Preferred to Yeo Street and Military Lane 	Reference Design shows retail fronting the proposed Public Plaza and is capable of complying.	Reference Design and Proponent DCP shows the sides of the public plaza will be activated.	Consistent
	P4 Active frontages are to be provided along both sides of all through-site links.	<p>Action A8</p> <ul style="list-style-type: none"> Amend the planning controls to maximise active frontages in the local centre <p>Figure 7.7</p> <ul style="list-style-type: none"> Required to all street frontages and future public square Preferred to Yeo Street and Military Lane 	N/A	Reference Design and Proponent DCP shows both sides of the through-site link will be activated.	Consistent

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	P5 Where a site has multiple street frontages, all service and vehicular access points must not be provided off the primary street frontage.	N/A	<i>Reference Design</i> shows vehicular access and servicing provided of Military Lane.	<i>Reference Design</i> and <i>Proponent DCP</i> shows vehicular access and servicing provided of Military Lane or Yeo Street.	Consistent
	P6 Fire escapes and service doors must be seamlessly incorporated into the facade with quality materials.	N/A	<i>Reference Design</i> does not indicate how this aspect is to be addressed. Can be adequately addressed at the DA stage.	<i>Reference Design</i> and the <i>Proponent DCP</i> does not indicate how this aspect is to be addressed. Can be adequately addressed at the DA stage.	Can be consistent
	N/A	N/A	N/A	<i>Proponent DCP</i> requires: Active frontages are to have a layout and design that activates Military Road, Yeo Street and the proposed north-south arcade, including measures such as: a. Providing fine grain retail tenancies that cater to a diverse range of businesses including retail, entertainment, food and drink b. Establishing high activity areas such as seating overlooking the public domain c. Incorporating large doors or windows d. Not locating activities that are sensitive to public views, such as ground level office space	These Rangers Road Proponent DCP provisions are duplicated elsewhere in the DCP.
	N/A	N/A	N/A	<i>Proponent DCP</i> requires: Building design features, such as awnings, are to be provided where possible to ensure adequate protection for pedestrians from the elements	Duplication to Section 5.1.3 to Part C of NSDCP 2013.

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	N/A	N/A	N/A	Proponent DCP requires: Active frontages incorporate large areas of transparent glazing or other openings that enable clear sightlines between the public domain and internal areas, in particular those with high levels of activity such as reception, seating and dining areas	This requirement within the Proponent's DCP is overly restrictive and can be better addressed through the reliance on appropriate objectives to the controls, which have been incorporated into the Draft DCP.
	N/A	N/A	N/A	Proponent DCP requires: Residential foyer entries are to be minimised along active frontages	Duplicate to Clause 4.4A of NSLEP 2013
Access	P1 No vehicular access is to be provided from Military Road or Rangers Road.	N/A	Reference Design does not show access to Military Road.	The Reference Design and Proponent DCP do not show any vehicular access, to Military Road or Rangers Road.	Consistent
	P2 Vehicular access should be provided from Military Lane.	Site 3 Design Guidelines 8. deliver loading and basement access through Military Lane or potentially along Yeo Street, subject to a transport study	Reference Design shows access from Military Lane.	The Reference Design and Proponent DCP shows: Vehicular Access – Yeo Street Service Access – Military Lane	Generally consistent
	P3 Despite P2, vehicular access may be provided from Yeo Street, subject to adequate demonstration that it will not create any adverse pedestrian conflicts.	Site 3 Design Guidelines 8. deliver loading and basement access through Military Lane or potentially along Yeo Street, subject to a transport study	N/A	The Reference Design and Proponent DCP shows: Vehicular Access – Yeo Street Service Access – Military Lane	Generally consistent
	P4 Where practical, commercial and residential vehicular access should be separated.	N/A	Reference Design shows combined access. Potential to comply at the detailed design stage.	The Reference Design and Proponent DCP shows separated access.	Consistent
	P5 All service access is to be provided from Military Lane.	Site 3 Design Guidelines 8. deliver loading and basement access through Military Lane or potentially along Yeo Street, subject to a transport study	Reference Scheme shows access from Military Lane.	The Reference Design and Proponent DCP shows: Vehicular Access – Yeo Street Service Access – Military Lane	Consistent

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	N/A	N/A	N/A	Proponent DCP requires: Vehicular driveways and crossovers are to be clearly visible and include active safety measures.	Duplication of requirement under Section 2.5.2 to Part B of the DCP.
	N/A	N/A	N/A	Proponent DCP requires: Loading is to be provided to enable trucks to enter and exit the site in a forward direction	Duplication of requirements under Section 10.3 to Part B of the DCP.
	N/A	N/A	N/A	Proponent DCP requires: Loading, storage, refuse areas and building services should be concealed and integrated into the building design to minimise the visible impact to public areas	Redundant by virtue of the street activation provisions under the Draft DCP.
Landscaping	P1 Terrace planting is to be provided to soften the building appearance and contribute to the overall aesthetic of building facades.	N/A	Reference Design does not indicate how this aspect is to be addressed. Can be adequately addressed at the DA stage.	Proponent DCP Residential terrace planting is to be provided to soften the building appearance and contribute to the overall aesthetic of building facades	Consistent
	P2 Perimeter planting is to be established along the edges of the podium and rooftop terraces.	N/A	Reference Design does not indicate how this aspect is to be addressed. Can be adequately addressed at the DA stage.	Proponent DCP Perimeter planting is to be established along the edges of the podium and rooftop terraces to minimise overlooking for adjacent properties.	Consistent
	P3 Where practical, landscaping should be used to screen any rooftop plant.	N/A	Reference Design does not indicate how this aspect is to be addressed. Can be adequately addressed at the DA stage.	Proponent DCP Landscape designs should seek to screen rooftop plant where necessary.	Consistent
	P4 Consideration is to be given to the use of green roofs and green walls.	N/A	Reference Design does not indicate how this aspect is to be addressed. Can be adequately addressed at the DA stage.	Reference Design does not indicate how this aspect is to be addressed. Can be adequately addressed at the DA stage. Proponent DCP - N/A	Consistent

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				<p>Proponent DCP A Landscape Plan is to accompany any future Development Application for new buildings on the Site.</p>	Duplication of requirement under Section 3.3.9 to Part A of the DCP.
				<p>Proponent DCP High quality landscaping design should incorporate including indigenous species, landmark sculptures, pavement design and other appropriate elements.</p>	Duplication of requirement under Section 3.3.9 to Part A of the DCP.
Matters not incorporated					
Supermarket Operation	N/A	N/A	N/A	<p>Proponent DCP requires: the provision of a “direct to boot” service associated with the supermarket.</p>	Such an operational requirement should be assessed on merit and there is no need for a specific development control.
Traffic Management	N/A	N/A	N/A	<p>Proponent DCP requires: A Traffic Management Plan which assesses potential traffic and safety measures including truck movements to the site and considers timing of deliveries is to accompany any future Development Application for new buildings on the site.</p>	Duplication of requirement under Section 10 to Part B of the DCP.
Building design	N/A	N/A	N/A	<p>Proponent DCP requires: Buildings incorporate design measures to visually break long building facades through façade modulation.</p>	The Proponent’s DCP is overly prescriptive and may be achieved in different ways.
	N/A	N/A	N/A	<p>Proponent DCP requires: Building facades are articulated with a cohesive overall design composition that incorporates measures such as:</p> <ul style="list-style-type: none"> a. Recessed and/or projecting balconies b. Blades or fins 	The Proponent’s DCP is overly prescriptive and may be achieved in different ways.

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	N/A	N/A	N/A	Proponent DCP requires: Balconies are to be designed and shaped to maximise visual privacy for residents.	Duplication to the requirements of the ADG and Section 2.4.8 to Part B of NSDCP 2013
	N/A	N/A	N/A	Proponent DCP requires: Building services are to be contained and hidden from the public view as much as possible, largely within the basement level.	Duplication to the requirements of the ADG and Section 2.4.6 to Part B of NSDCP 2013
	N/A	N/A	N/A	Proponent DCP requires: Development is to provide a communal roof terrace area of sufficient size that is: a. Easily accessible to all residents within the development - Of a size that can support their intended function - Provides planting and landscaping	Duplication to the requirements of the ADG and Section 2.5.6 to Part B of NSDCP 2013
Car Parking	N/A	N/A	N/A	The parking requirement for residents and visitors is based on Section 10 of the North Sydney DCP 2013	Duplication of requirement under Section 10 to Part B of the DCP.
Bicycle Parking	N/A	N/A	N/A	The bicycle parking requirement for residents and visitors is based on Section 10 of the North Sydney DCP 2013.	Duplication of requirement under Section 10 to Part B of the DCP.
Noise	N/A	N/A	N/A	Elevations of buildings facing Military Road and Yeo Street are to be designed to incorporate measures that mitigate against traffic noise transmissions (e.g. the use of double glazing, minimal glazing, solid core doors, concrete floors etc).	Duplication of requirement under Section 2.3.9 to Part B of the DCP.

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DEVT STANDARD	PROPOSED DCP CONTROL	NEUTRAL BAY VILLAGE PLANNING STUDY	PP - MILITARY RD (Reference Design only)	PP - RANGERS RD & YEO ST (Ref. Design and Proponent DCP)	COMMENT
			<p style="text-align: center;">KEY</p> <p style="text-align: center;"><i>AMBER - CAN / COULD COMPLY</i></p> <p style="text-align: center;"><i>RED – INCONSISTENT</i></p> <p style="text-align: center;"><i>PURPLE – DUPLICATE / REDUNDANT</i></p>		
Wind	N/A	<p>Site 3 Design Guidelines</p> <p>9. mitigate wind impacts to the public plaza</p>	N/A	A Wind Assessment is to accompany any future Development Application for new buildings on the Site	Duplication of requirement under Section 2.3.3 to Part B of the DCP.