



Proposal to revitalise 3-7 Rangers Road, Neutral Bay

JULY 2022

Woolworths stores have been part of the Neutral Bay community for many years, and we are planning now for the future. Last month, we lodged a mixed use Planning Proposal to revitalise our site on Rangers Road, Neutral Bay.

Our vision is to improve the shopping and living experience in Neutral Bay. Our plan delivers quality retail, an upgraded supermarket, homes close to shops and services, and a new public plaza shielded from busy Military Road.

We are at the early stages of planning, and our initial plans seek to amend the local environmental plan (LEP). Separate Development Application (DA) approvals would be needed before any work could start.

We are committed to engaging with the local community through the process.

Our Planning Proposal lodged with North Sydney Council includes:



An upgraded, full line supermarket tailored to Neutral Bay customers



An outdoor public plaza that connects Yeo Street and Rangers Road



Green landscaping, creating more space for the community to spend time outside



A mix of quality, residential apartments



Around 200 underground community parking spaces, with additional parking for residents



New cafes, restaurants and local services for the community to enjoy.

We understand the community highly values the existing village atmosphere of Neutral Bay and note the feedback through Council's consultation on the renewal of Military Road included:

70%



of participants said **attractive public spaces** was the most important consideration for future development.

61%



of participants said **outdoor plazas off Military Road** would make Neutral Bay a more active and attractive town centre.

56%



of participants said **more outdoor dining, cafes, and restaurants** would be important in Neutral Bay.



WHAT WANT TO HEAR FROM YOU

Woolworths has started having early conversations with some key community groups, businesses, and residents directly surrounding the existing store.

We're now commencing broader community consultation on our plans specifically and invite you to have your say.

COMMUNITY INFORMATION SESSION

Join us at the Neutral Bay Community Centre to learn more about the proposal, ask questions, and provide feedback to the project team. There is no formal presentation, so visit at a time that suits you.

Session options – feel free to drop in between any of the times:

11
AUG

Thursday 11 August 2022
5.00pm to 7.00pm

13
AUG

Saturday 13 August 2022
2.30pm to 4.30pm



Please note, the venue has wheelchair access only to level 1, with the information session taking place on level 2. One of the project team would be happy to meet with you on level 1 on the day to take you through the plans, or alternatively, please contact us to arrange an individual meeting.

PLANNING PATHWAY



May 2022

Planning Proposal was lodged with North Sydney Council in May 2022, which seeks to amend the local environmental plan (LEP) and set parameters for future plans for the site.



June – August 2022

Engagement with the community and Council in relation to plans for Neutral Bay Town Centre.



Mid 2023

Anticipated Council determination of the Planning Proposal. Council will determine whether the Planning Proposal will proceed to the Department of Planning and Environment (DPE) for further consideration – in what is known as a 'Gateway' determination for approval.



Mid 2023

Planning proposal expected to be placed on public exhibition, subject to Council decision.



Late 2023

Woolworths will begin preparing a local Development Application (DA) if the Planning Proposal is supported.

CONTACT US

Woolworths is committed to open and transparent communication with the community and its stakeholders. We have appointed community engagement consultant, Urbis, to support us as we engage with the community throughout detailed planning.

We believe local views are vital in shaping plans for a revitalised Neutral Bay town centre, and we are keen to listen to community members who want to engage with us before we finalise detailed plans.

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