

Woolworths' proposal for Rangers Road, Neutral Bay

SEPTEMBER 2022 - COMMUNITY UPDATE

In May 2022, we lodged a mixed-use Planning Proposal with North Sydney Council to deliver an upgraded store, a new public plaza, and homes close to transport and services.

Thank you to all who recently attended our community information drop-in sessions or provided feedback through our other communication channels.

Local community views are vital and the feedback we heard on matters including height has directly shaped changes to our plans for the site.

We recently advised North Sydney Council that we will be reducing the building heights from 7-10 storeys to 6-8 storeys, reflecting this feedback.

The following table outlines what we heard and how our plans have been changed in response.

YOU TOLD US



You value the existing village atmosphere of Neutral Bay and told us you did not support the proposed height of 10 and 7 storeys.



You support housing close to work, transport, shops and services but 91 apartments are too many and inconsistent with the surrounding area.

YOU TOLD US



You like our plans to improve the pedestrian connection from the surrounding residential streets into the village centre.



You generally like the plaza that will be surrounded by shops, cafes and restaurants.



You value the existing supermarket on Rangers Road, though there was concern the supermarket would be downgraded as part of the plans.



You'd like more space to sit, socialise and enjoy the outdoors in Neutral Bay, away from busy Military Road.

People also told us maximising natural sunlight and protection from wind is important.

SO, WE'VE CHANGED

HEIGHT

In response, we have advised Council we have reduced heights across the proposal by two storeys.

These amended plans propose 8 storeys (at the highest point), stepping down to 6 storeys closer to neighbours. This will reduce overshadowing on surrounding streets.

APARTMENTS

In response, we have advised Council we have reduced the number to approximately 70 units. Our proposal includes a range of one-, two- and three-bedrooms, providing options for locals to live close to shops, transport and services.

The reduced number of apartments will also directly lower the expected traffic movements on local roads.

SO, WE'VE KEPT

WALKABILITY

Our plans include a welcoming public plaza connecting Rangers Road and Yeo Street. If approved, it will improve pedestrian connectivity into Neutral Bay.

FOOD AND BEVERAGE

Our proposal includes a local supermarket, quality food and beverage precinct. Our plans will also create more opportunities for locals to eat, shop and socialise shielded from Military Road.

FULL-LINE SUPERMARKET

Our plans include an upgraded full-line supermarket (at 3,311sqm) that will be tailored for Neutral Bay customers.

The new store will remain consistent in size with the current store (at 3,396sqm). And the layout will be reconfigured to offer more of what Neutral Bay customers want, based on further consultation with our customers.

OUTDOOR SPACE

Our plans include green landscaping, outdoor seating and a water play area for children.

Initial assessments also show the new space will improve wind comfort and increase natural light in the area from as early as 10am in winter.

Next steps

The **Planning Proposal** is the first step towards planning approval and sets the rules for what can be delivered on the site.

At this stage, we are seeking approval for building envelopes and uses.

This includes consideration by both the Local Planning Panel and North Sydney Council this month.

If approved, we will then lodge a Development Application (DA) through North Sydney Council, where the community can have further input.



Share your feedback and ideas with us directly

Woolworths is committed to keeping the community informed and has commissioned a community engagement company, Urbis Engagement, to assist with this process.

If you have any questions or would like more detail provided, please be in touch directly.

Email: engagement@urbis.com.au

Phone: (02) 7202 1239

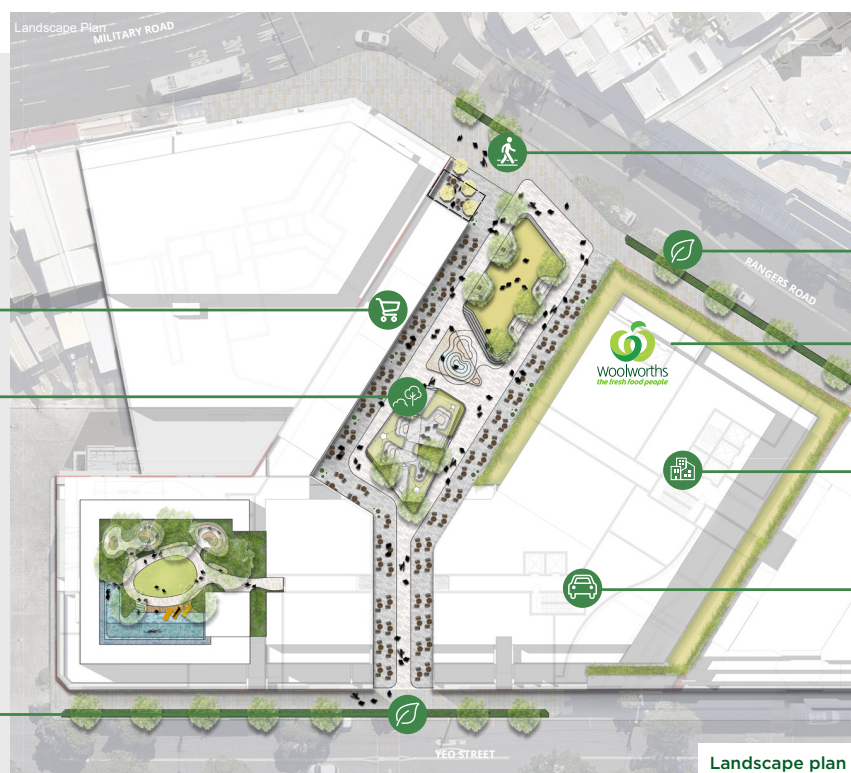
Website: www.woolworthsneutralbay.com.au

Overview of proposed features:

Retail shopping precinct, offering an improved shopping experience, walking and cycling connections for locals.

Quality outdoor space combining landscaping, outdoor seating and water fountains.

Upgraded landscaping, improving the outlook from Yeo Street.



Creation of a **landscaped pedestrian connection** from Rangers Road to Yeo Street.

New landscaping, creating a green buffer from Rangers Road.

An **upgraded full-line Woolworths supermarket**.

Around 70 apartments, close to shops, services and transport into Sydney CBD, North Sydney, Crows Nest, and St Leonards.

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

Landscape plan

woolworthsneutralbay.com.au