



# 12-14 Waters Road, Neutral Bay

## Design Report - Amending Development Application

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Prepared for  
Central Element

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Issued  
December 2022

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is in generating a rich urban experience  
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facilitated by land uses, at various scales,  
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# Contents



<b>1</b>	<b>Urban Design</b>	<b>4</b>	<b>5</b>	<b>Proposed Scheme</b>	<b>35</b>	<b>7</b>	<b>Materiality</b>	<b>64</b>
1.1	Regional Context	5	5.1	Basement 1 Plan	37	7.1	Perspective_Waters Road & Grosvenor Street	65
1.2	Local Context	7	5.2	Ground Floor Plan - Waters Lane	38	7.2	Facade Materials	66
1.3	Controls Proposed per Planning Proposal PP2/22	8	5.3	Ground Floor Plan - Water Road	39	7.3	Perspective_Grosvenor Street & Waters Lane	68
			5.4	Public Domain Concept - Waters Lane & Grosvenor Street	40	7.4	Perspective_Waters Lane Corner	69
<b>2</b>	<b>Site</b>	<b>9</b>	5.5	Public Domain Concept - Waters Road	41	7.5	Tone + texture	70
2.1	Site - Historical Context	10	5.6	Level 1 Plan	43	7.6	Material Order	71
2.2	Site - Town Centre	11	5.7	Level 2 Plan	44	7.7	Material Detail	72
2.3	Site - Environmental	12	5.8	Level 3 Plan	45	7.8	Landscape Materials	73
2.4	Site - Views	13	5.9	Level 4 Plan	46	7.9	Landscape Softscape	74
2.5	Site Context - Aerial Image	14	5.10	Level 5 Plan	47			
2.6	Site Context - Waters Road	16	5.11	Roof Plan	48			
2.7	Site Context - Grosvenor Street	18	<b>6</b>	<b>Analysis</b>	<b>50</b>			
2.8	Site Context - Waters Lane	20	6.1	Height - Proposed	51			
2.9	Site Context - Grosvenor Lane	22	6.2	Apartment Amenity - Proposed	52			
2.10	Site Context - Character	24	6.3	Solar Access - Proposed	53			
2.11	Site Topography	25	6.4	Solar Access - 4-8 Waters Road	57			
2.12	Envelope - Approved Envelope of DA	26	6.5	Mid Winter Shadow Comparison	58			
<b>3</b>	<b>Ideas + Themes</b>	<b>28</b>	6.6	Overshadowing	61			
3.1	Grounded Base	29	6.7	Area	62			
3.2	A Secret Garden	30	6.8	View Diagrams	63			
3.3	Order + Light Above	31						
<b>4</b>	<b>Diagrams</b>	<b>32</b>						
4.1	Urban Design	33						
4.2	Architecture	34						

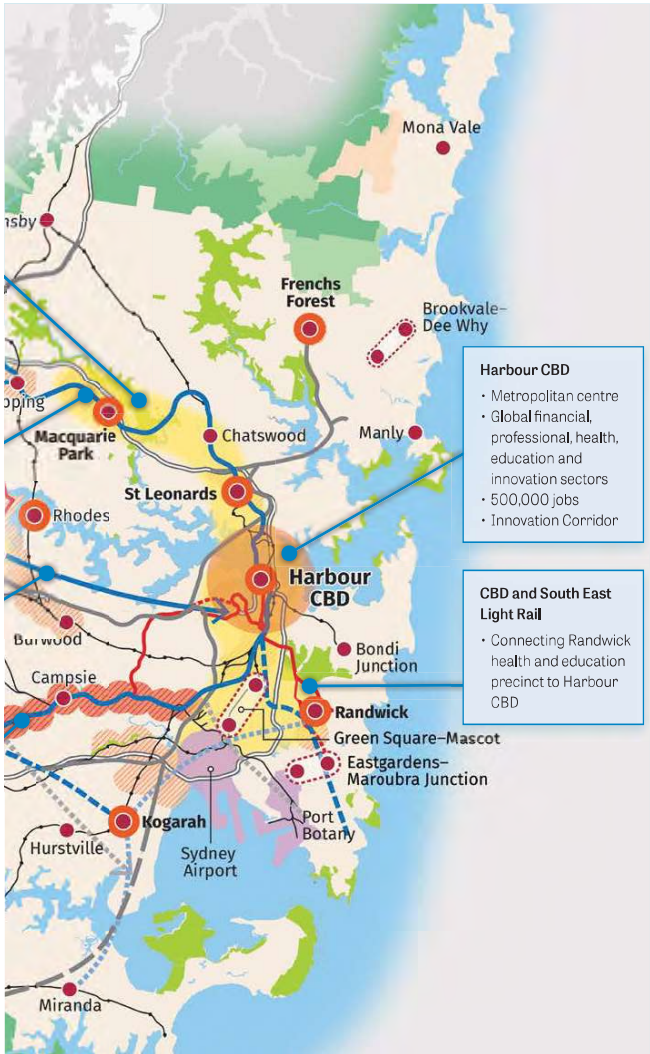
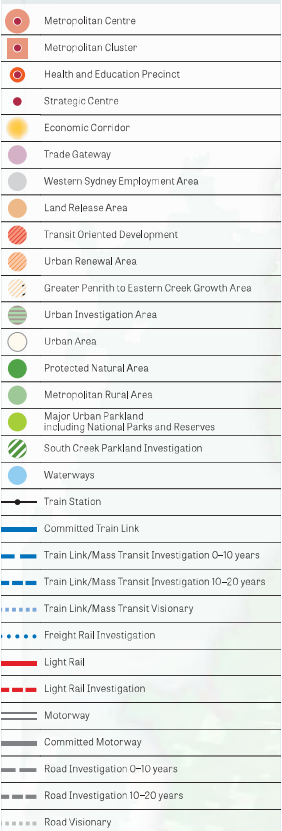




1.1 Regional Context

Neutral Bay is located within 4km of Sydney CBD and 1.8km from North Sydney CBD, the two centres that form the 'Harbour CBD' Metropolitan Centre, as outlined in the 'Greater Sydney Regional Plan'.

Neutral Bay is also located along the Economic Corridor that extends from Sydney Airport, to the South, up to Macquarie Park. The strategic centre of St Leonards, which forms part of this economic corridor, is 2.8km away.

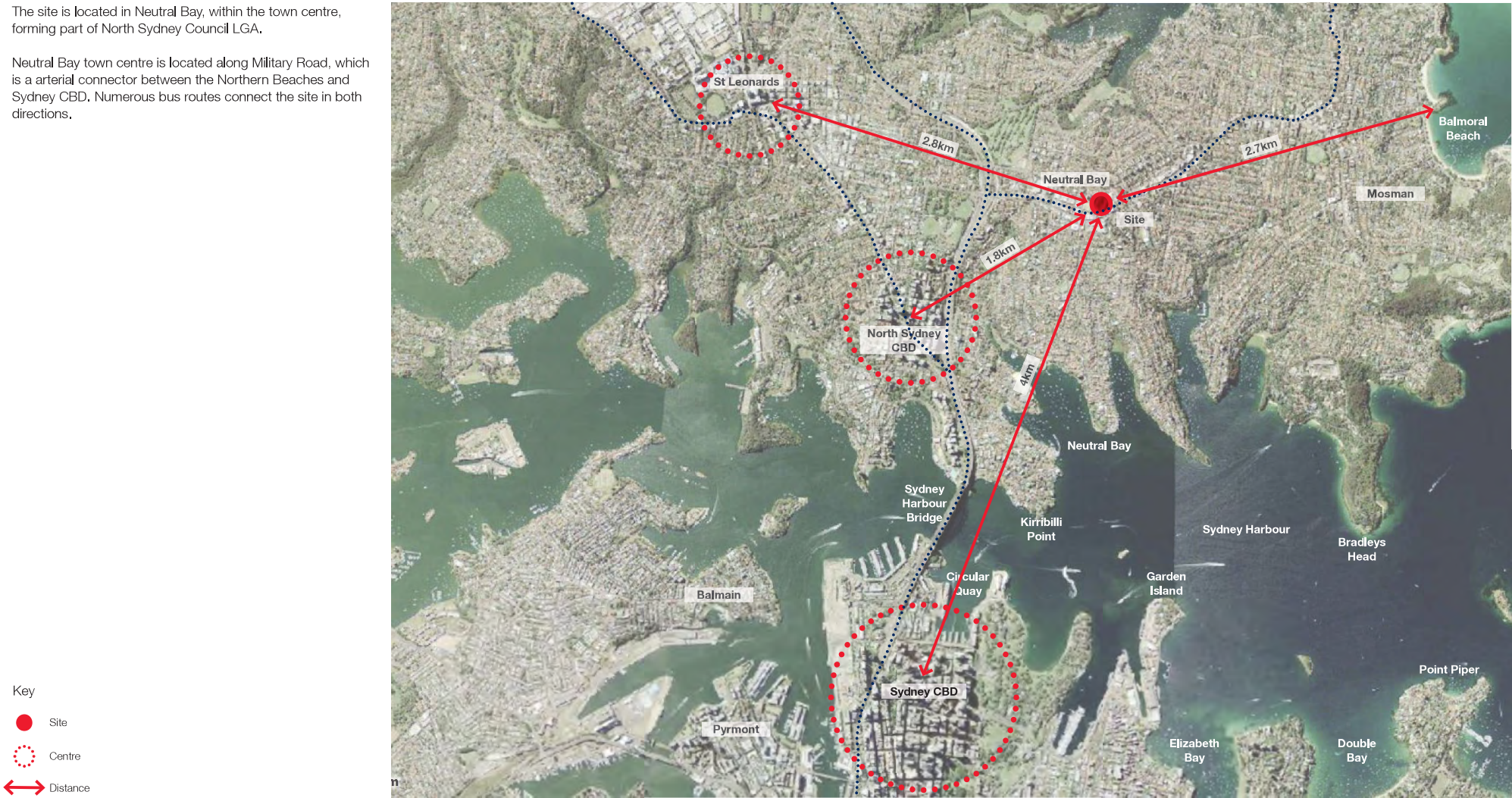




1.1 Regional Context

The site is located in Neutral Bay, within the town centre, forming part of North Sydney Council LGA.

Neutral Bay town centre is located along Military Road, which is a arterial connector between the Northern Beaches and Sydney CBD. Numerous bus routes connect the site in both directions.





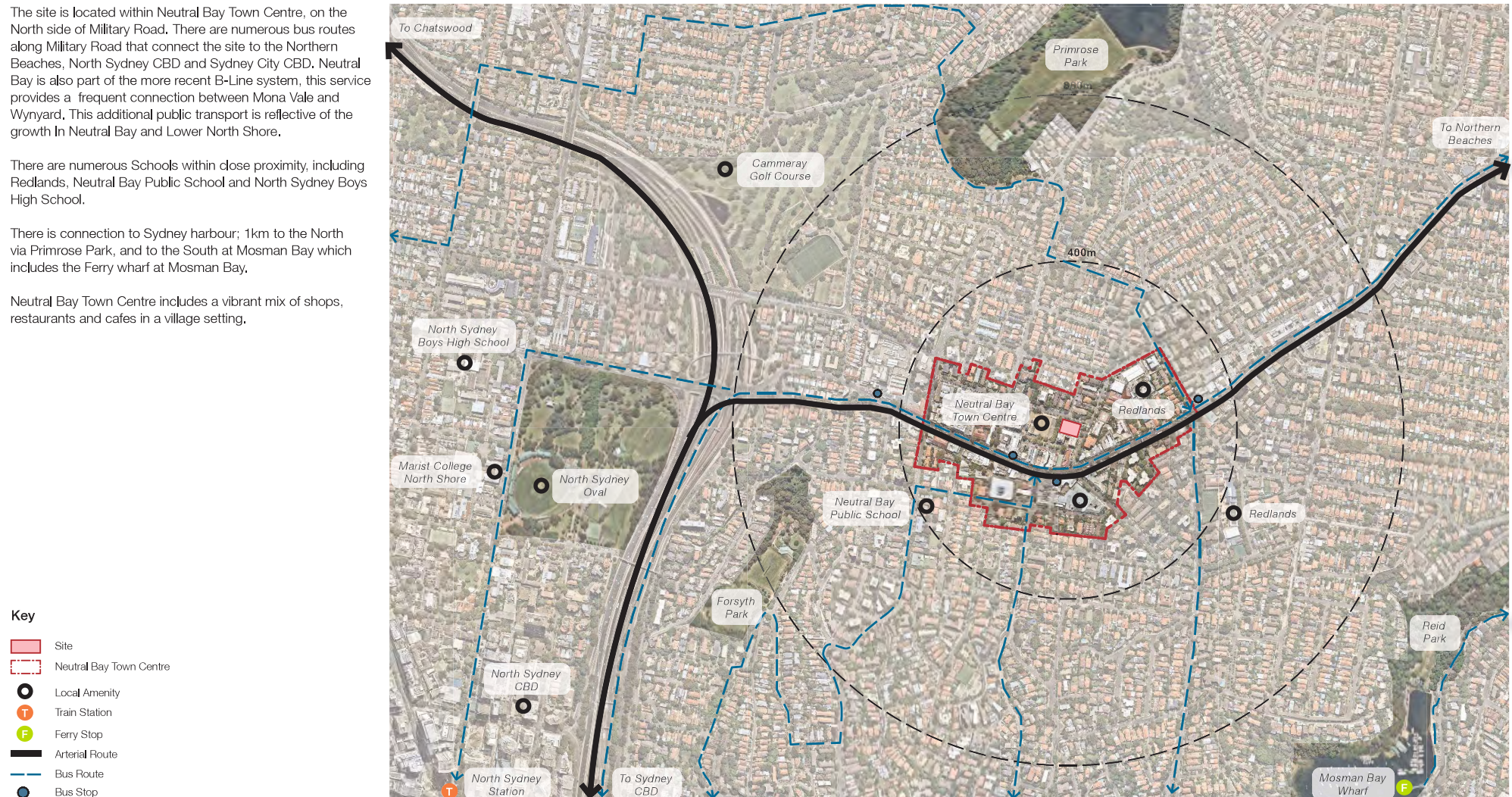
### 1.2 Local Context

The site is located within Neutral Bay Town Centre, on the North side of Military Road. There are numerous bus routes along Military Road that connect the site to the Northern Beaches, North Sydney CBD and Sydney City CBD. Neutral Bay is also part of the more recent B-Line system, this service provides a frequent connection between Mona Vale and Wynyard. This additional public transport is reflective of the growth in Neutral Bay and Lower North Shore.

There are numerous Schools within close proximity, including Redlands, Neutral Bay Public School and North Sydney Boys High School.

There is connection to Sydney harbour; 1km to the North via Primrose Park, and to the South at Mosman Bay which includes the Ferry wharf at Mosman Bay.

Neutral Bay Town Centre includes a vibrant mix of shops, restaurants and cafes in a village setting.





1.3 Controls Proposed per Planning Proposal PP2/22 (yet to be adopted)



LEP Height of Building

Per Gateway Determination, the proposal has a maximum mapped height of the building of 22m with a site-specific provision of 2 metres for rooftop open space and community facilities (24 metres).

LEP Floor Space Ratio

Per Gateway Determination, the proposal introduces a minimum floor space ratio of 1.2:1 fro Non-residential Floor Space Ratio. The site has no maximum Residential Floor Space Ratio.

Key - Maximum Building Height (m)

A	1	T2	26
I	8.5	U1	30
K	10	U2	33
L	11	W1	40
M	12	W2	42
N1	13	X	49
N2	14.5	Y	50
O1	15	Z	56
O2	16	AD	132
O3	19, 15	AF	180
O4	20	Area 1	Refer to Clause 4.3A
R	21	Area 2	Refer to Clause 4.3A(2A)
R2	22	Area 3	Refer to Clause 4.3A(2B)
S	24	Area 4	Refer to Clause 4.3A(2C)
T1	25		

Key - Minimum Non-Residential Floor Space Ratio (n:1)

A	0.24
D	0.5
F	0.6
I	0.75
N	1
P	1.2
R	1.4
S	1.5
T	2
V	3
X1	4.25
X2	4.7
Z	5
AE	10

**Site**

**2**

## 2.1 Site - Historical Context

The site has evolved from a suburban subdivision pattern, with single dwellings to being part of the town centre. Lot amalgamation of 12 and 14 Waters Road allows the block to be completed.



1943 Aerial (Source: Six maps)



2020 Aerial (Source: Six maps)



## Site

### 2.2 Site - Town Centre







Neutral Bay Town Centre is characterised by a vibrant mix of shops, restaurants and cafes that includes a series of fine grain lanes that form a pedestrian friendly local town centre.

Food and beverage outlets are focused on the Northern end of Grosvenor Street (East of Young Street), Young Lane, Young Street and Grosvenor Lane (adjacent the carpark). There are also a number of outlets on Waters Lane, between Grosvenor Road and Lane.

There is a large supermarket within the town centre, adjacent the site, and an open air carpark to the South, associated with Grosvenor Lane. This forms a key future site for the area and will be a focal point for the Northern side of the town centre.

The current built form varies between 2 and 5 storeys.

#### Key

-  Site Boundary
-  Building Height
-  Primary Vehicle Connection
-  Laneway Activation + Connection
-  Pedestrian Connection
-  Key Site





## Site

### 2.3 Site - Environmental








The site is located near Military Road, which is an arterial road and a noise generator.

To the North there are potential views towards Middle Harbour and Sailors Bay.

The orientation of the Waters Road frontage is East, Waters Lane faces West. The longer Southern and Northern boundaries are shared with neighbours, as zero setbacks, making access to daylight challenging.

There is an existing row of mature trees on the adjacent side of Waters Lane, and a single mature tree in front of the site on Waters Road.

#### Key

-  Site Boundary
-  Views
-  Noise
-  Breeze
-  Town centre
-  Mature Trees
-  Solar Access





## 2.4 Site - Views



Waters Road Panorama



Waters Lane Panorama



## 2.5 Site Context - Aerial Image





## 2.5 Site Context - Aerial Image





## 2.6 Site Context - Waters Road



Image 1 - View looking North along Waters Road.



Image 2 - View looking South along Waters Road.



## 2.6 Site Context - Waters Road

Image 1  
8 Waters Road

Image 2  
12 Waters Road

Image 3  
14 Waters Road

Image 4  
Waters Road public domain interface with 12 Waters Road

Image 5  
Waters Road public domain interface with 8 Waters Road

Image 6  
Waters Road public domain interface with 14 Waters Road

Image 7  
Interface between 8 Waters Road and 12 Waters Road





## 2.7 Site Context - Grosvenor Street



Image 1 - Corner of Grosvenor Street and Waters Road.



Image 2 - View looking East along Grosvenor Street



## 2.7 Site Context - Grosvenor Street

Image 1  
14 Waters Road along Grosvenor Street

Image 2  
14 Waters Road adjacent Waters Lane

Image 3  
14 Waters Road from the Northern end of Waters Lane

Image 4  
14 Waters Road viewed from Waters Lane (on the Northern side of Grosvenor Street)

Image 5  
Grosvenor Street public domain interface with 14 Waters Road, View looking East.

Image 6  
Grosvenor Street public domain interface with 14 Waters Road, View looking West.





## 2.8 Site Context - Waters Lane



Image 1 - View from Grosvenor Street, looking South down Waters Lane



Image 2 - View looking North along Waters Lane



## Site

### 2.8 Site Context - Waters Lane

Image 1  
North end of Waters Lane at intersection with Grosvenor Street.

Image 2  
View looking toward the current through site entry of 12 Waters Road.

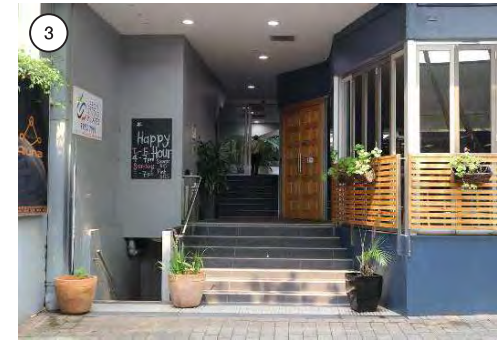
Image 3  
View looking toward the current through site entry of 12 Waters Road.

Image 4  
8 Waters Road interface with Waters Lane, including waste holding room.

Image 5  
Northern end of Waters Lane, viewed from Grosvenor Street.

Image 6  
8 Waters Road interface with Waters Lane, including retail activation at intersection of Grosvenor Lane.

Image 7  
Waters Lane, looking South from Grosvenor Street.





## 2.9 Site Context - Grosvenor Lane



Image 1 -View from Waters Raod, looking West down Grosvenor Lane



Image 2 - View along Grosvenor Lane



## Site

### 2.9 Site Context - Grosvenor Lane

Image 1  
View of Grosvenor Lane and the Southern end of Waters Lane.

Image 2  
View of public carpark adjacent Grosvenor Lane.

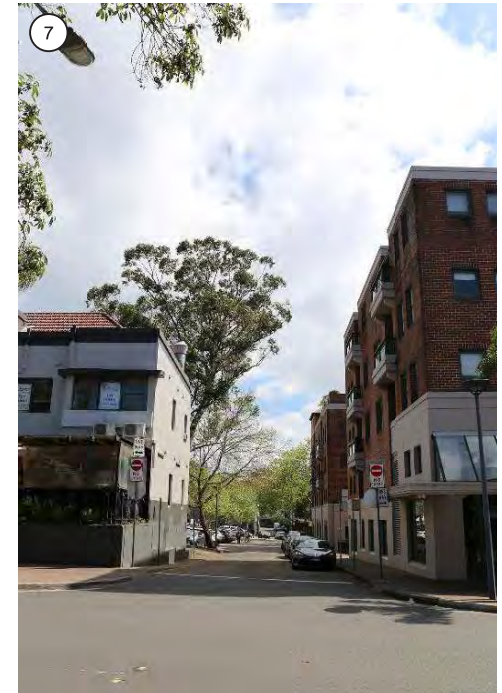
Image 3  
View of public carpark adjacent Grosvenor Lane.

Image 4  
Southern facade of supermarket adjacent Grosvenor Lane.

Image 5  
New development along Grosvenor Lane.

Image 6  
Built form interface with Grosvenor Lane interface.

Image 7  
Eastern end of Grosvenor Lane at intersection with Waters Road.





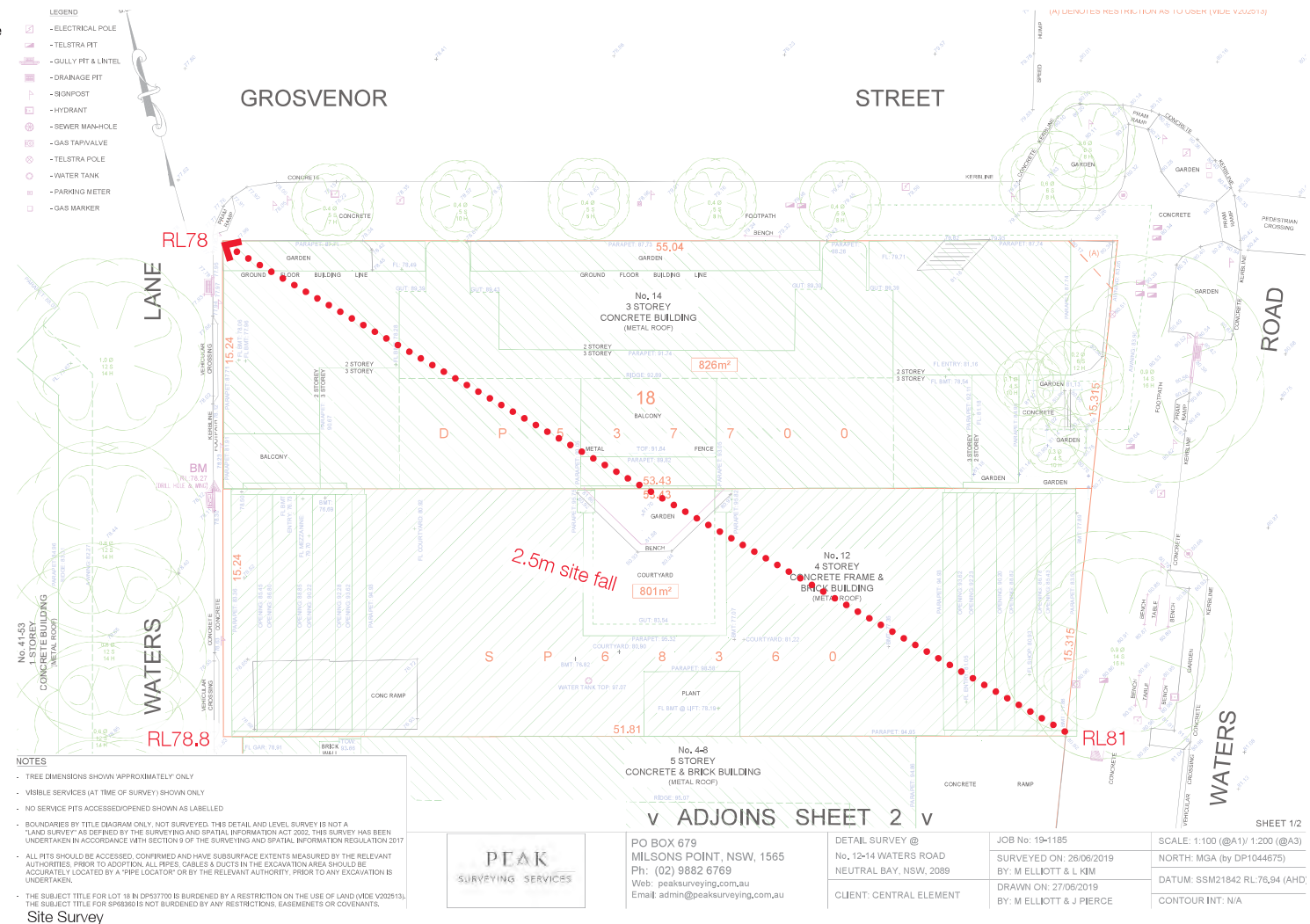
## 2.10 Site Context - Character



## Site

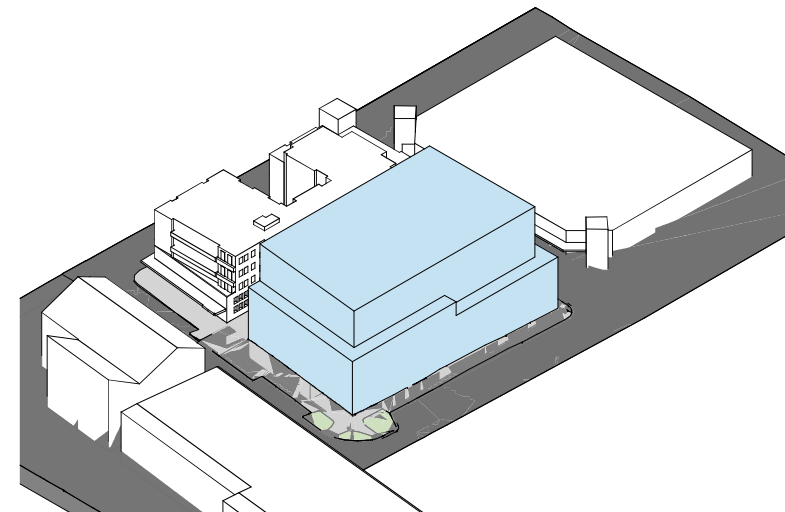
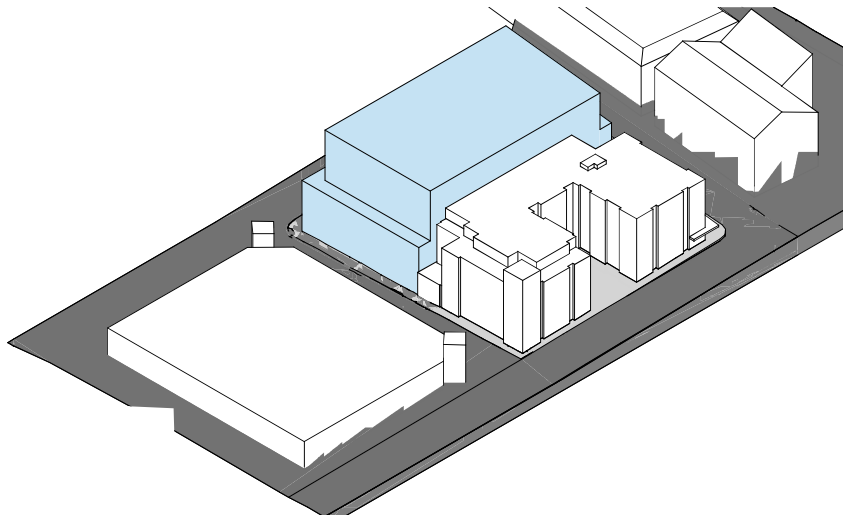
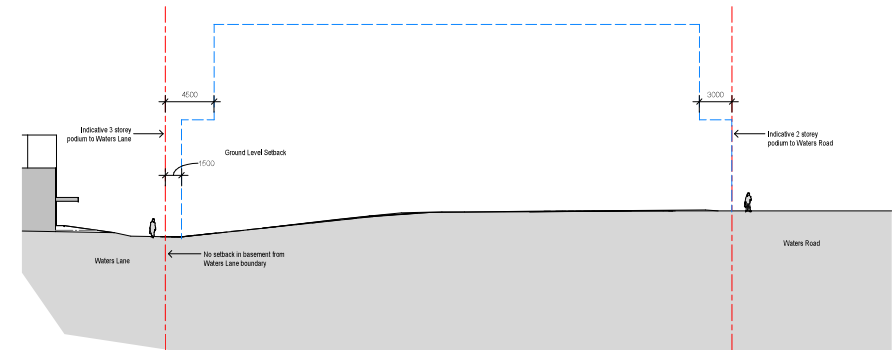
## 2.11 Site Topography

The site falls from a high point on Waters Road, down to the low point on Waters Lane. There is an approximate difference in levels of 3m.



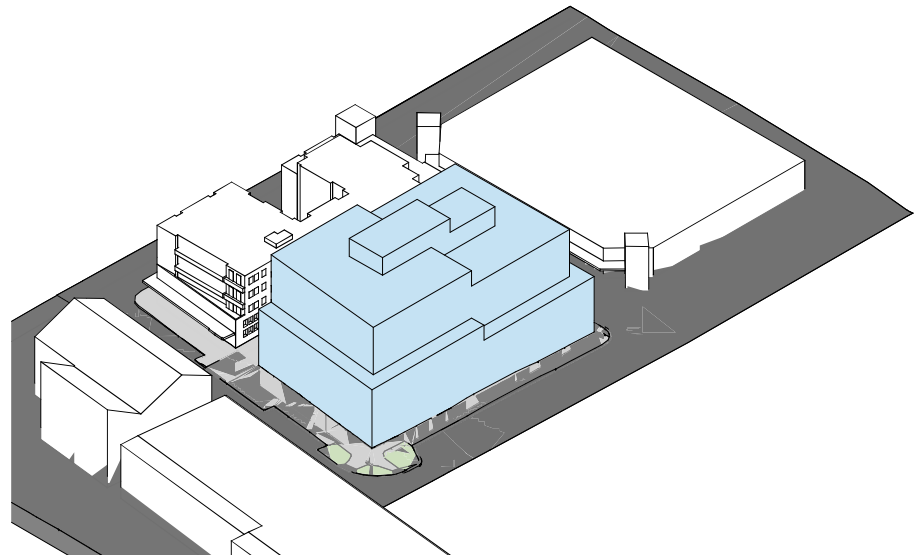
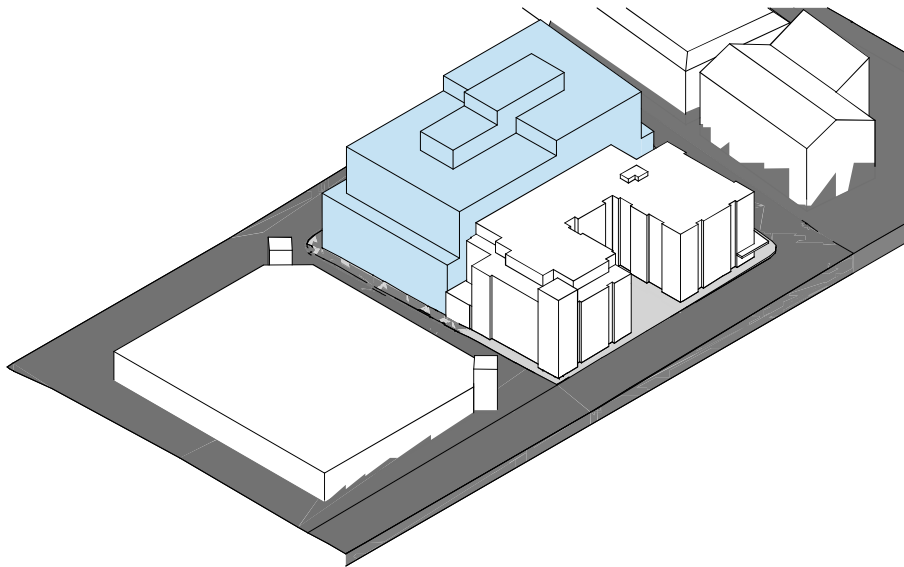
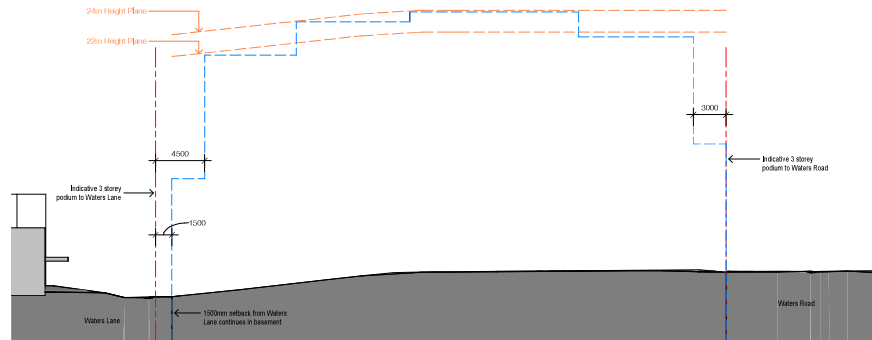
## 2.12 Envelope - Approved Envelope of DA

The DA approved envelope of DA 92/21/4 includes a 0m southern setback, a 0m podium setback to Waters Road, 1.5m podium setback to Waters Lane, and 3m upper floor setbacks excluding southern boundary.



## 2.13 Envelope - Proposed Amending Development Application

The built form is consistent with setbacks of the Approved DA 92/21 with proposed height for residential dwellings below 22m and rooftop open space and facilities below 24m.



# Ideas + Themes

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## Ideas + Themes

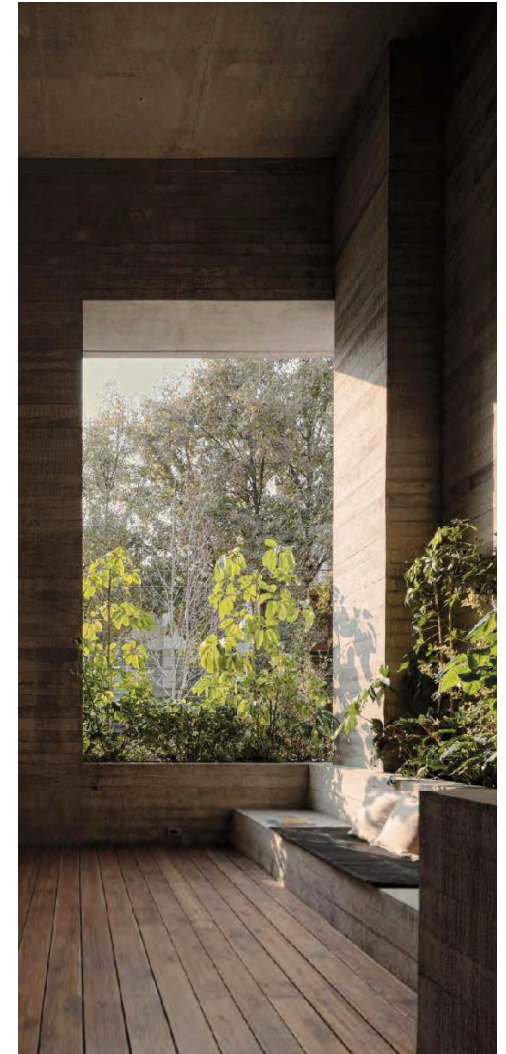
### 3.1 Grounded Base

Consistent with the Approved DA, the podium is scaled to 3 storeys, with zero setback. This provides an appropriate interface to the public domain and adjacent development.

The podium is proposed as a solid brick element, providing a defined edge to the block and town centre.

The materiality references and interacts with the predominantly brick language of the vernacular residential architecture of the locality.

Openings are punctured, providing a series of protected rooms for people in the lower dwellings.



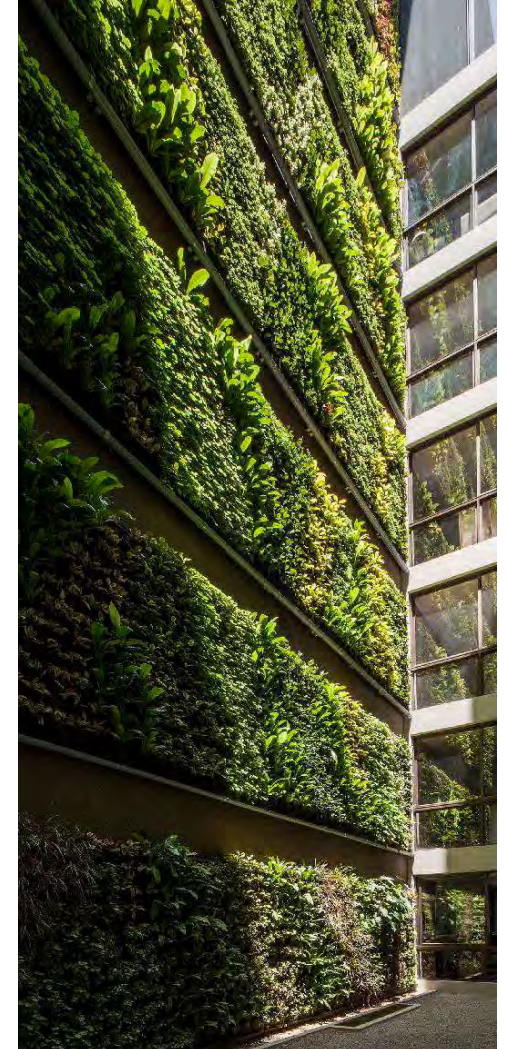
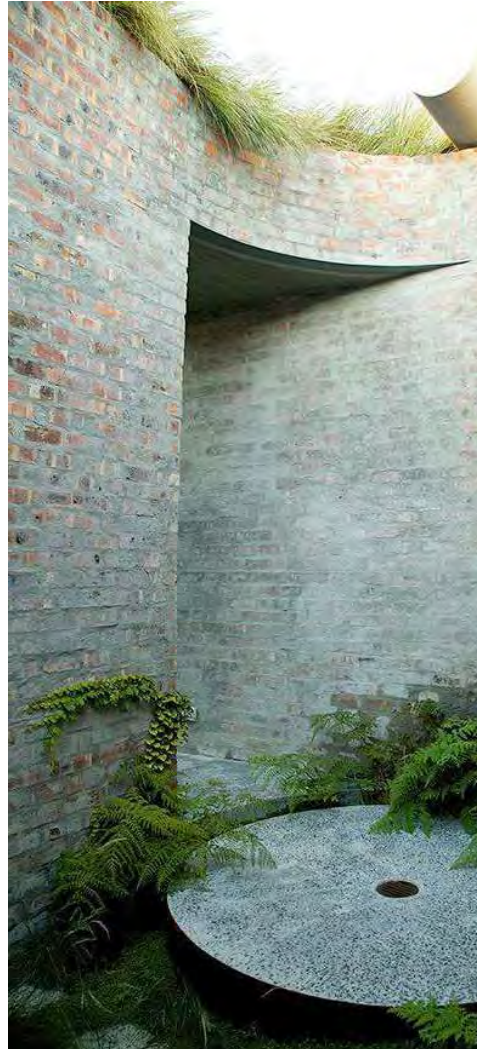


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## Ideas + Themes

### 3.2 A Secret Garden

Consistent with the Approved DA, a private courtyard garden, protected and sheltered from the noise and intensity of the town centre urban domain. Verdant, Calm, Peaceful.





### 3.3 Order + Light Above

Consistent with the Approved DA, the tower is expressed as a 3 storey recessive element floating above the podium, allowing the podium to be the visually dominant element from the public domain.

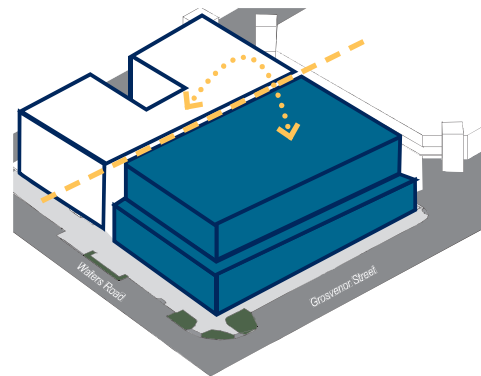
A refined and elegant framed structure is proposed allowing ample light and amenity to the residential dwellings on the upper floors.



# Diagrams

4

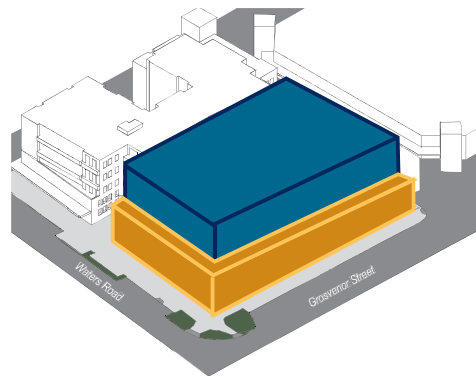
#### 4.1 Urban Design (Consistent with approved DA 92/21/4)



##### 1 - Complete the Block

The site is located at the corner of the town centre and contributes to half a block. It addresses Waters Road (East), Grosvenor Street (North) and Waters Lane (West).

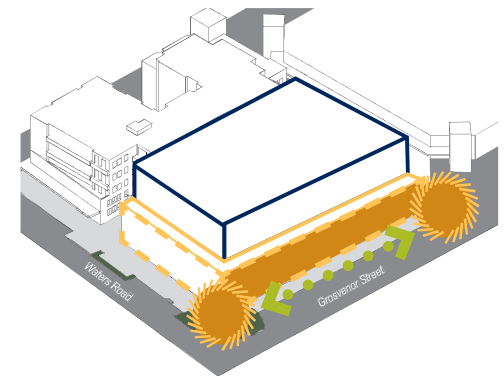
The proposal seeks to complete the block structure with a 'solid' form, thereby re-reinforcing the corner of the town centre.



##### 2 - A Podium + Tower

The built form is expressed with a podium and upper form, responding to its context, both current and potential future (as outlined in the Military Road Corridor Planning Study).

The podium is scaled to 3 storeys, with a zero setback, the upper form is a 3 storey recessive element.



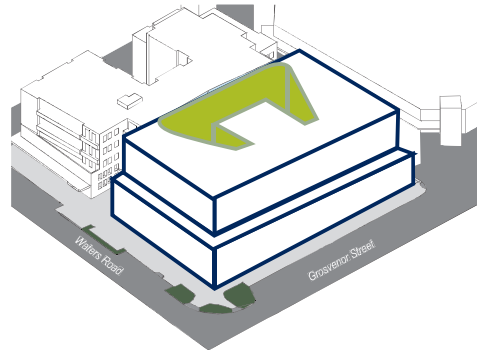
##### 3 - Activate the Public Domain

Public domain activation is created with retail frontages anchored at the corners of Waters Lane and Waters Road. Fine grain retail runs the length of Grosvenor Street.

The carpark entry and loading dock are split across Waters Road and Waters Lane in order to allow the key frontages to have sufficient length to function effectively.

A large basement level retail space is added, accessed from the Waters Lane retail space. This provides critical mass to the retail offering at the edge of the town centre.

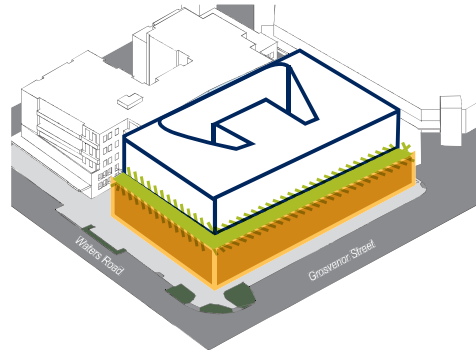
## 4.2 Architecture (Consistent with approved DA 92/21/4)



### 1 - Sculpt a Courtyard

At the centre of the site a courtyard is carved, linking the 2 parts of the building together. The geometry of the courtyard promotes amenity to the apartments, amenity to the lobbies and establishes visual separation sightlines.

The courtyard becomes a private garden, protected and sheltered from the noise and intensity of the town centre urban domain.

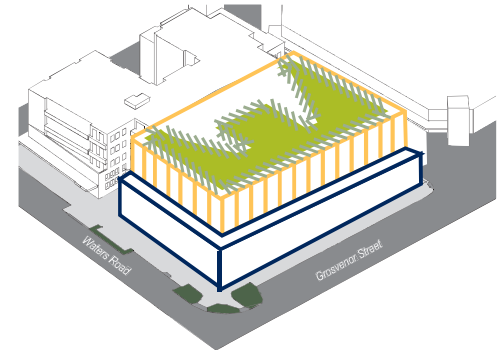


### 2 - Podium Expression

The podium is scaled to 3 storeys, with a zero setback, providing an edge and interface between the development and public domain.

The podium is proposed as a solid brick element, providing a strong edge to the block and town centre. It references and interacts with the predominantly brick language of the vernacular residential architecture of the locality.

Moments of landscape are integrated on top and within the podium.



### 3 - Upper Expression

The upper form is expressed as a 3 storey recessive element floating above the podium, allowing the podium to be the visually important element from the public domain.

A refined and elegant framed structure is proposed allowing ample light and amenity to the residential dwellings on the upper floors.

On the roof a large green communal open space is proposed.