

**1-7 Rangers Road & 50 Yeo
Street,
Neutral Bay
Site-specific Development Control Plan**

January 2024

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Explanatory Note

This section of the Development Control Plan (DCP) establishes a framework to guide development on land at 1-7 Rangers Road & 50 Yeo Street, Neutral Bay (Lots 1, 2 and 3 DP1091373).

Land to which this DCP applies

This section of the DCP applies to the development within the boundary of the Site as shown in **Figure 1: Land Application Map**.

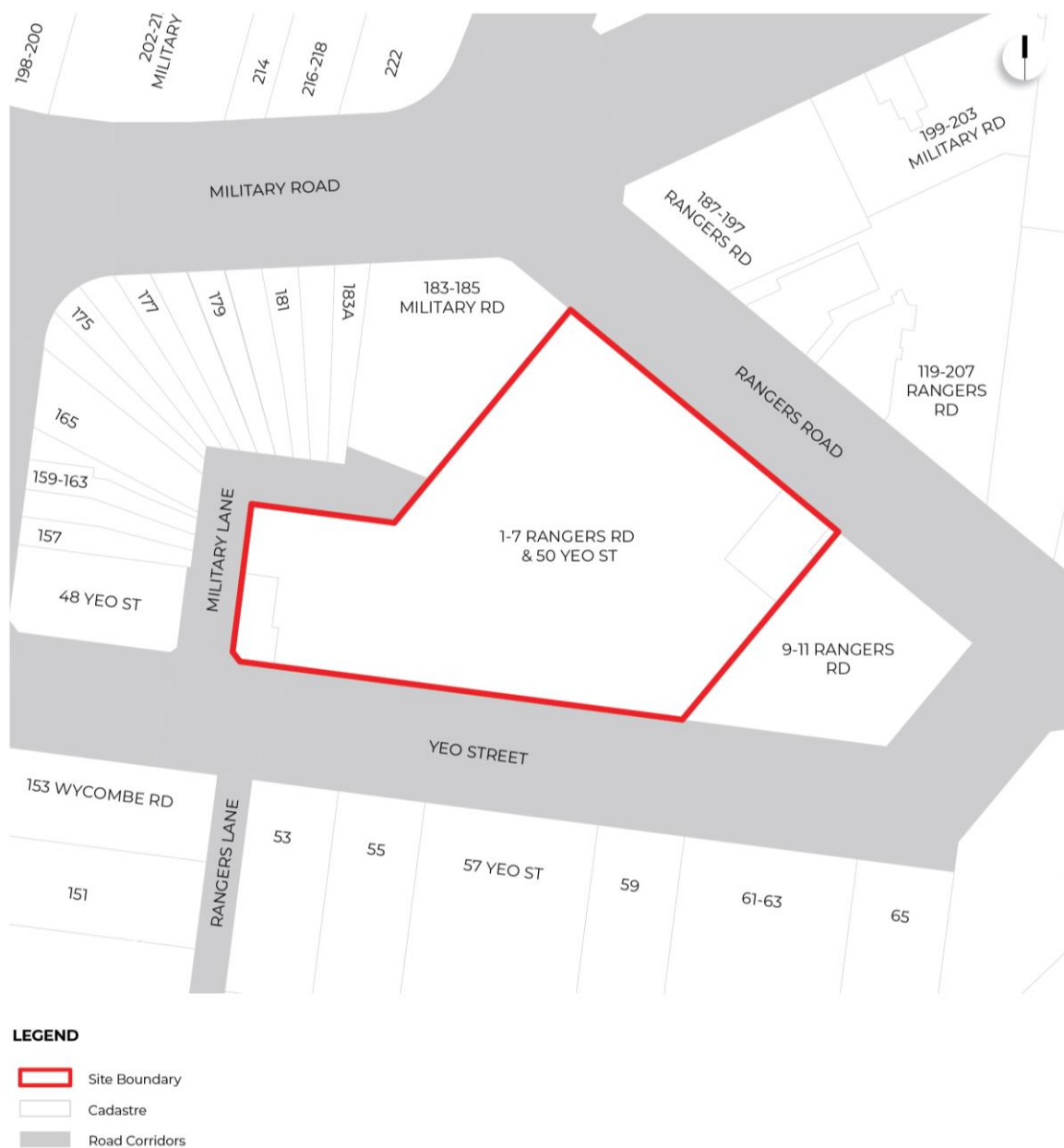


Figure 1: Land Application Map

Aims of this DCP

The purpose of this section of the DCP is to guide future development of the Site. The aims of this site-specific DCP are:

- To provide for the redevelopment of the consolidated site which reinforces and supports the growth of Neutral Bay as a local centre.
- To positively improve the public domain through the inclusion of a new arcade and public plaza that will contribute to the creation of an attractive streetscape environment.
- To incorporate non-residential uses that maximise activation within the Neutral Bay local centre.
- To ensure that new buildings deliver a high-quality design outcome that responds to the site's context.
- To ensure future redevelopment of the site does not result in unacceptable impacts on the local road network.

Relationship to other Sections of the North Sydney DCP 2013

This draft site-specific DCP is intended to form part of the North Cremorne Planning Area Character Statement under Part C Section 5 of the North Sydney DCP 2013. Specific provisions and controls for the Site are proposed to be contained as a sub-section of the Neutral Bay Town Centre.

Development of the Site will need to have regard to this sub-section of the DCP, the Neutral Bay Town Centre, as well as other relevant provisions in the North Sydney DCP 2013. In the event of any inconsistency between this sub-section and other sections of the North Sydney DCP 2013, this sub-section will prevail to the extent of the inconsistency.

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65) applies to residential flat buildings and the residential component of a shop top housing development in the Precinct. Such development is to have regard to SEPP 65 and the Apartment Design Guide in addition to the relevant provisions below.

5.1.5.1 Site layout

A Site layout plan has been established to guide future development to realise the desired future character of 1-7 Rangers Road & 50 Yeo Street.

- A new pedestrian arcade should be provided to allow greater connectivity with adjacent areas, encourage use of active and public transport and respond to local traffic and urban design considerations.
- A new public plaza is to be provided and designed to deliver a vibrant and attractive focal point for the town centre that encourages social interaction and serves the community's passive recreational needs.
- Built form is to be of a high design quality and should support the achievement of high residential amenity for future occupants as well as appropriately manage impacts on the surrounding area.
- Fine-grain non-residential uses, such as retail and dining, are to be provided along the main pedestrian thoroughfares to create activation during the day and night.
- Development within the site is to be configured in a manner that is generally in accordance with **Figure 2: Site Layout Plan**.



Figure 2: Site Layout Plan

5.1.5.2 Land Use

- Retail and commercial uses are to be located on the ground floor and present active frontages to streets and the public domain.
- Retail and commercial unit sizes at the ground floor are to support a fine grain streetscape environment.
- Any supermarket use is to be located below ground level and is to be supported by a clearly visible entrance at ground level.
- Future development is to incorporate a direct to boot service for customers of the supermarket at below ground level.
- Residential accommodation and serviced apartments are not to be located at ground level, except for entrances, lobbies, common rooms and service facilities.

5.1.5.3 Public Domain

- A public plaza is to be provided generally in accordance with **Figure 3: Public Domain Plan** and is to be designed to:
 - Be open to the sky
 - Be publicly accessible at all times
 - Be of a high quality and designed to act as a vibrant focal point for the community
- A north-south arcade is to be provided between Yeo Street and the future public plaza as shown in **Figure 3: Public Domain Plan**. This is to:
 - Provide a minimum vertical height of 7m
 - Provide a minimum width of 8m
 - Be made safe through adequate lighting and passive surveillance
 - Be publicly accessible at all times
 - Be easily identifiable by users and include wayfinding signage
- The combined area of the public plaza and north-south arcade is to be no less than 1,100m².
- Structures for vertical transport including lifts, travelators and/or escalators to access the below ground supermarket can be provided within the public plaza.
- A Public Domain Plan is to be submitted with any development application that includes details of the following:
 - a. Street trees and other vegetation
 - b. Paving and other hard surfaces
 - c. Lighting, including the use of LED
 - d. Seating
 - e. Refuse bins
 - f. Signage, including wayfinding signage
 - g. Public art.
- Footpath paving along property frontages are to be in accordance with Council's specifications.



Figure 3: Public Domain Plan

5.1.5.4 Built Form

- Building setbacks and heights are to be in accordance with **Figure 4: Maximum Building Heights and Setbacks Plan**, the cross sections at **Figure 6 – Figure 8** and the building envelope isometrics shown at **Figure 9** and **Figure 10**.
- The building is to be designed with a maximum of six (6) storeys along Yeo Street and eight (8) storeys at the north-eastern corner of the site fronting Rangers Road. Building mass and facades are to be articulated to break down the visual length of facades and to introduce adequate stepping and terracing along frontages to Yeo Street and Military Street.
- The building must ensure solar access to existing residential properties along Yeo Street receive a minimum of 2 hours of direct sunlight in north facing living rooms and private open space between 9am and 3pm at mid-winter, in accordance with the NSW Apartment Design Guide.
- The building is to be designed to maximise apartment orientation to adjoining public spaces to optimise outlook and views to areas of high amenity.
- Buildings should be built to all street frontage at ground level and setbacks above the podium are to provide in accordance with **Figure 4: Maximum Building Heights and Setbacks Plan** with the following additional provisions:
 - 3m setback to Rangers Road from the building balustrade above the podium (level 4).
 - 6m setback to the common boundary shared with 9-11 Rangers Road from the building balustrade above the podium (level 4) as shown in **Figure 7**.
- High quality communal open space is to be provided and designed to be usable and appealing to maximise activity and to provide high amenity for residents.
- All plant and other mechanical equipment must not result in unacceptable adverse amenity impacts and is to be appropriately screened when viewed from the street utilising a decorative treatment of a high architectural standard.



Figure 4: Maximum Building Heights and Setbacks Plan

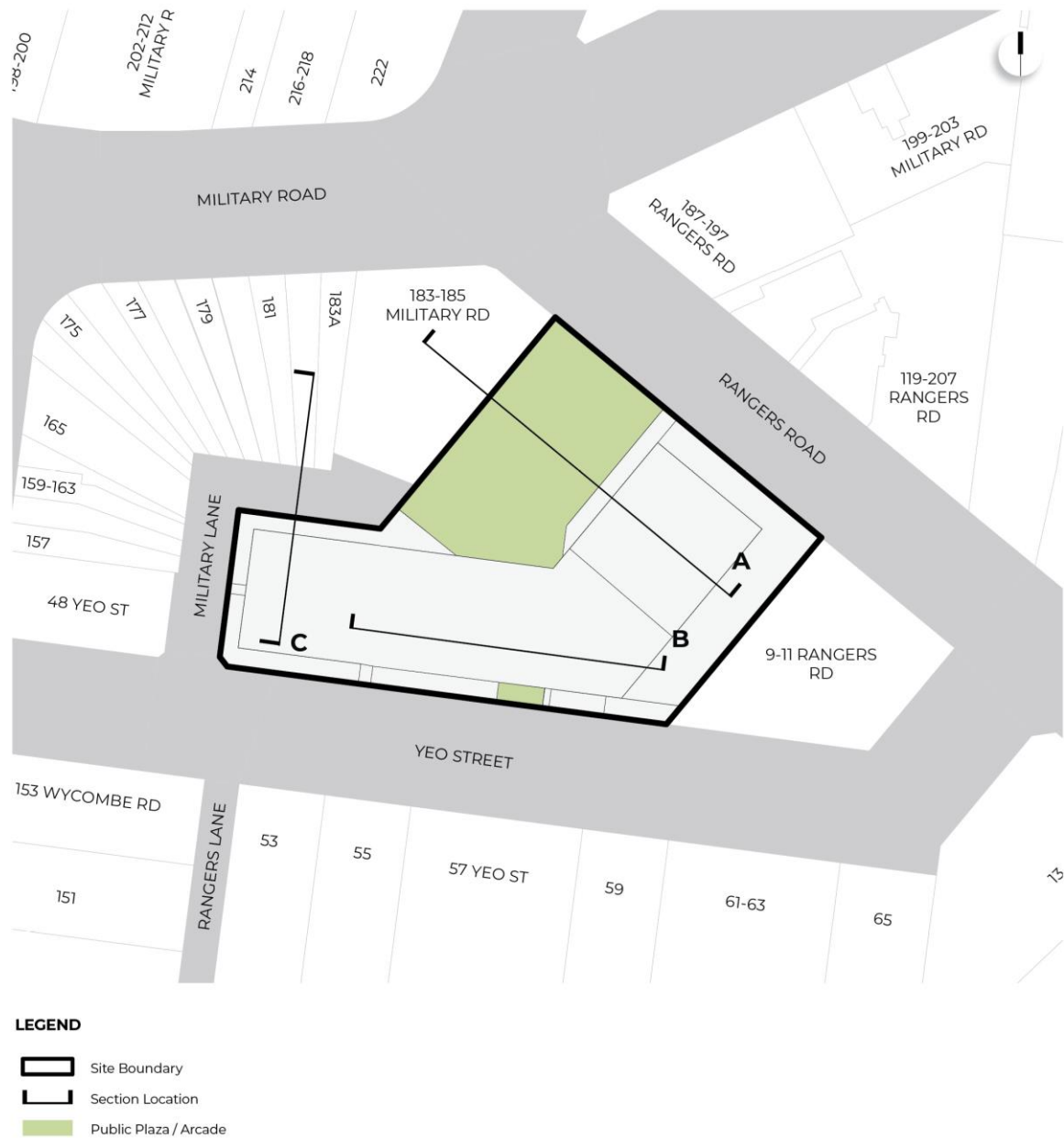


Figure 5: Indicative Street Section Locations

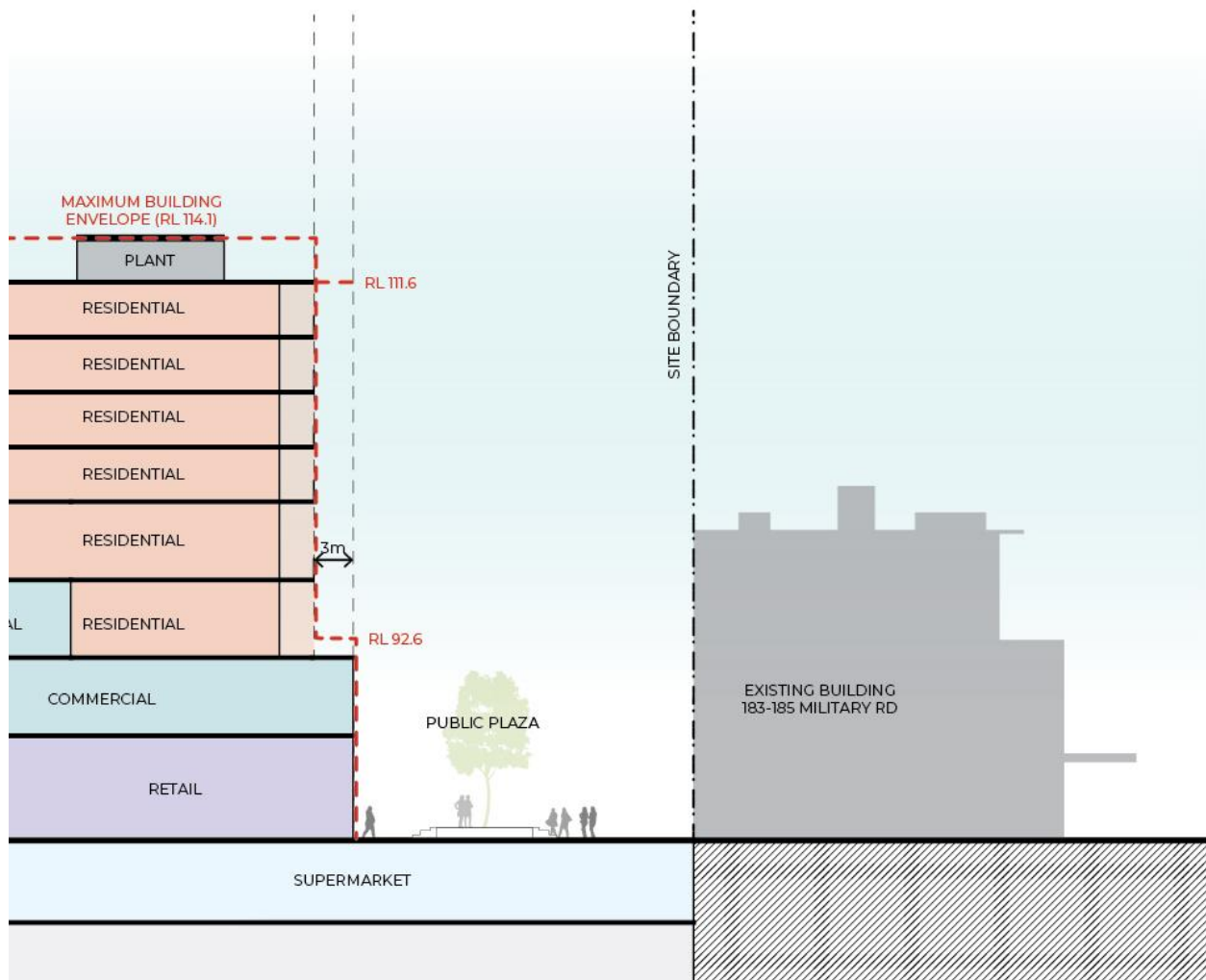


Figure 6: Cross section – Military Road

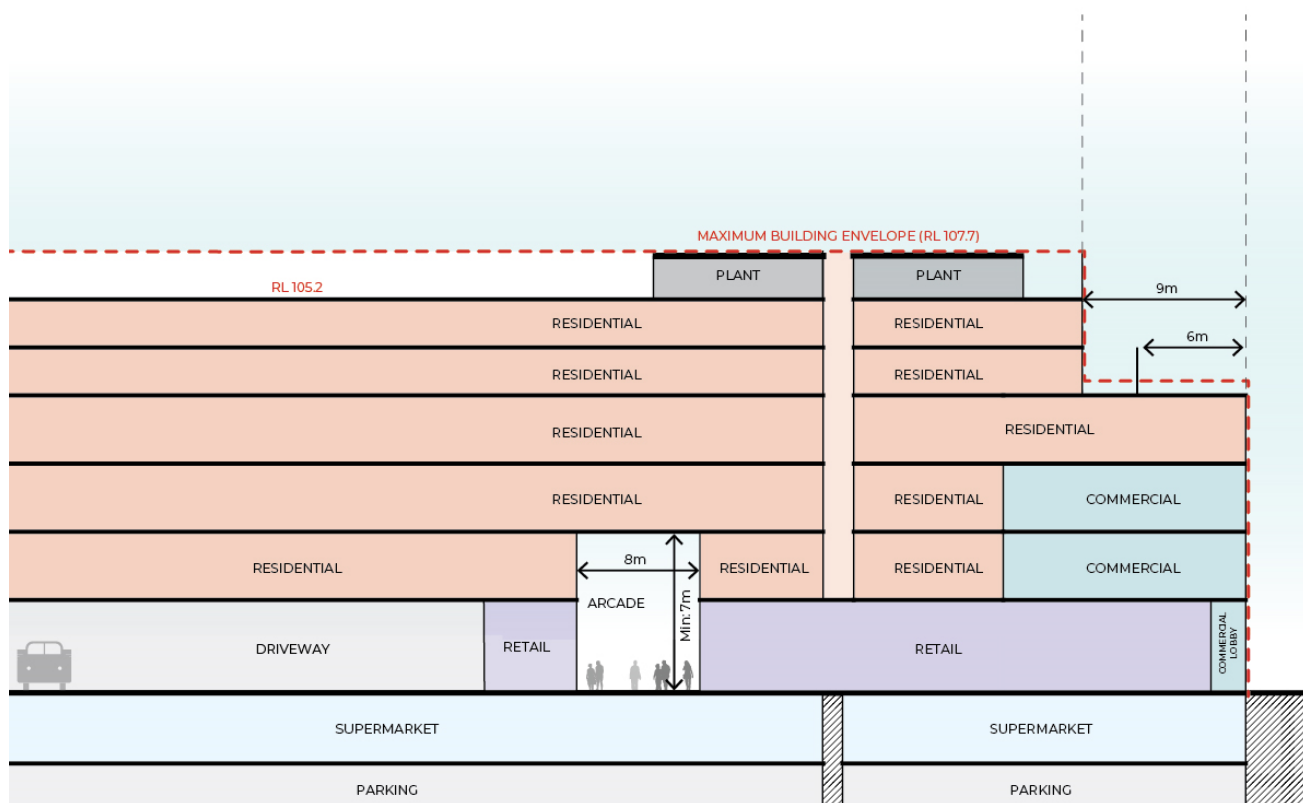


Figure 7: Cross section – Yeo Street

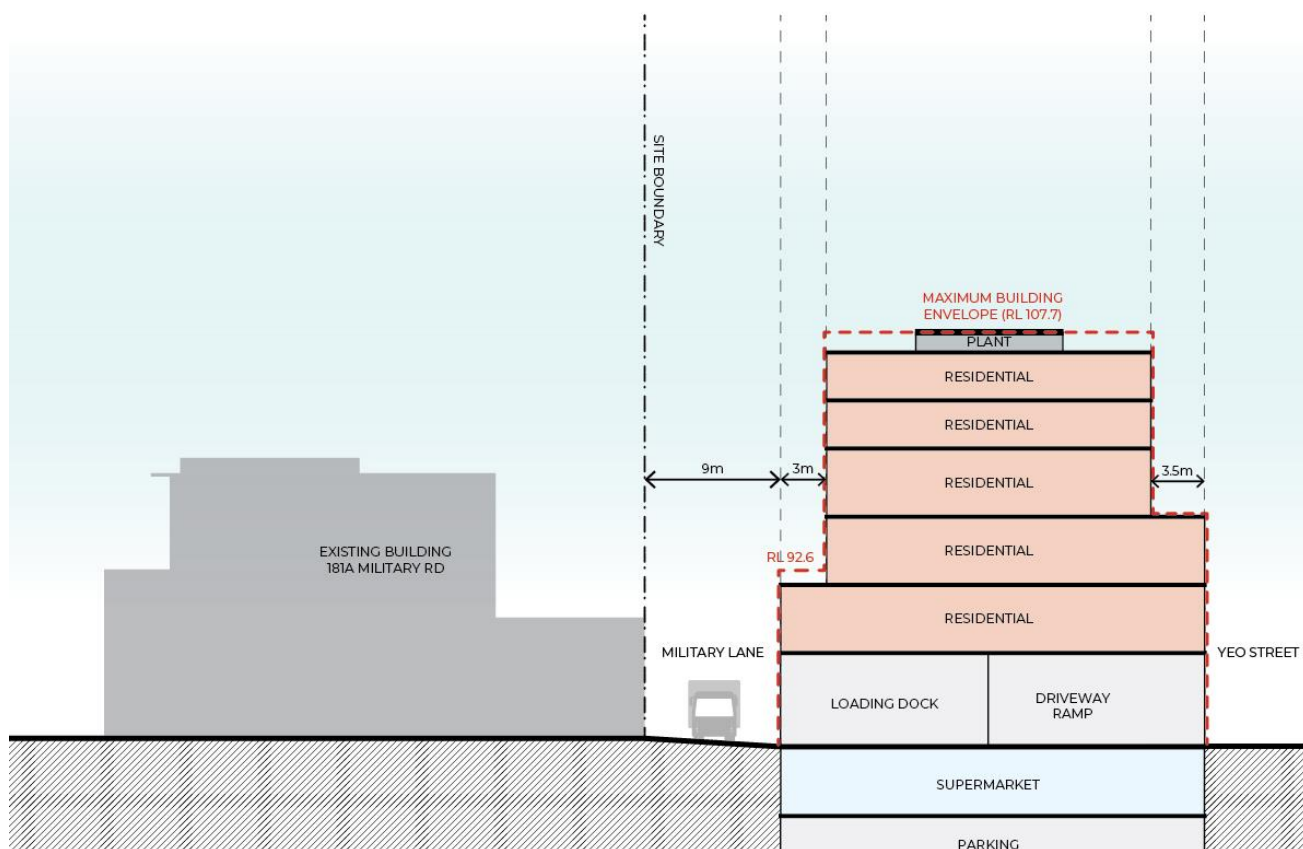
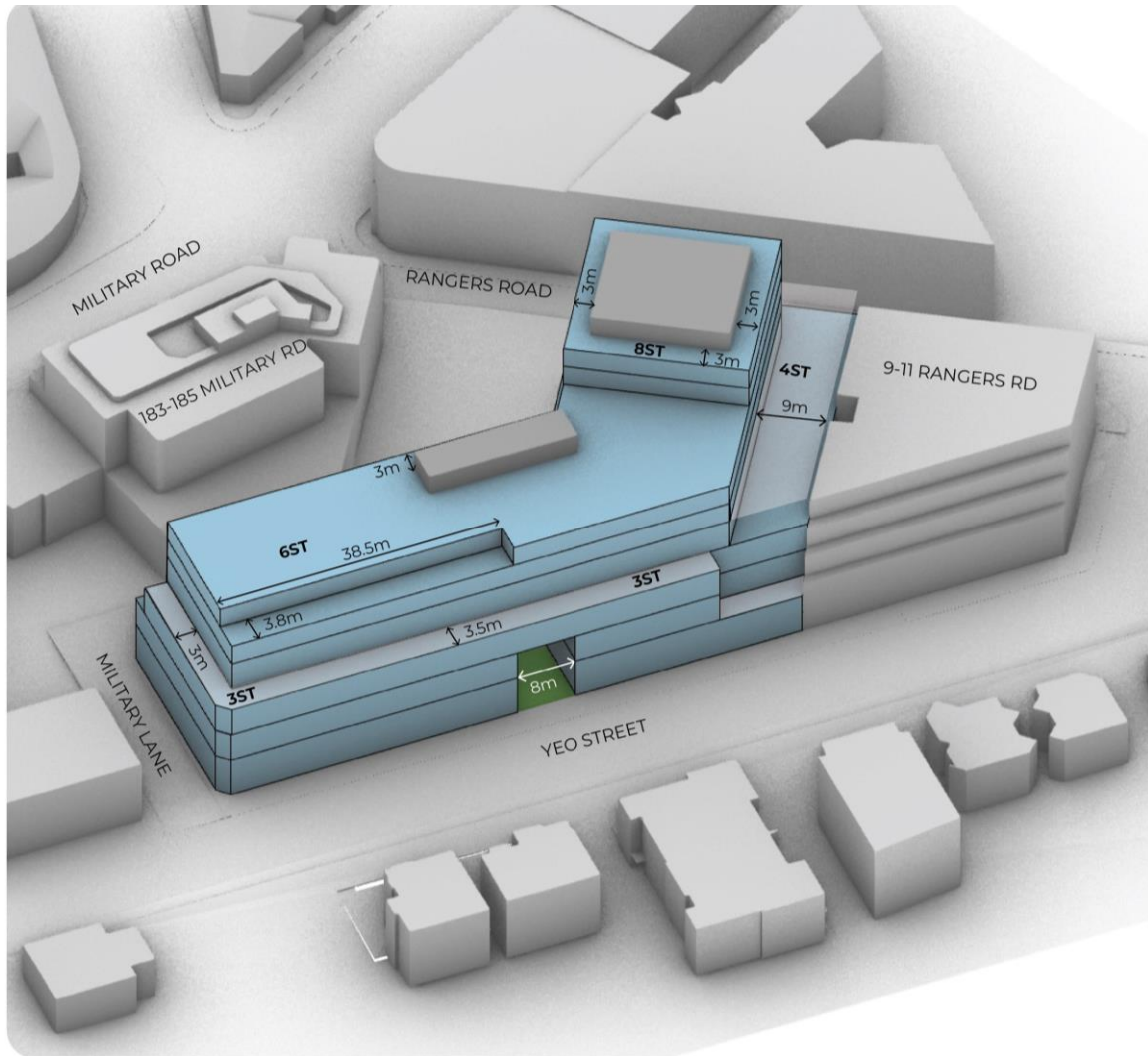


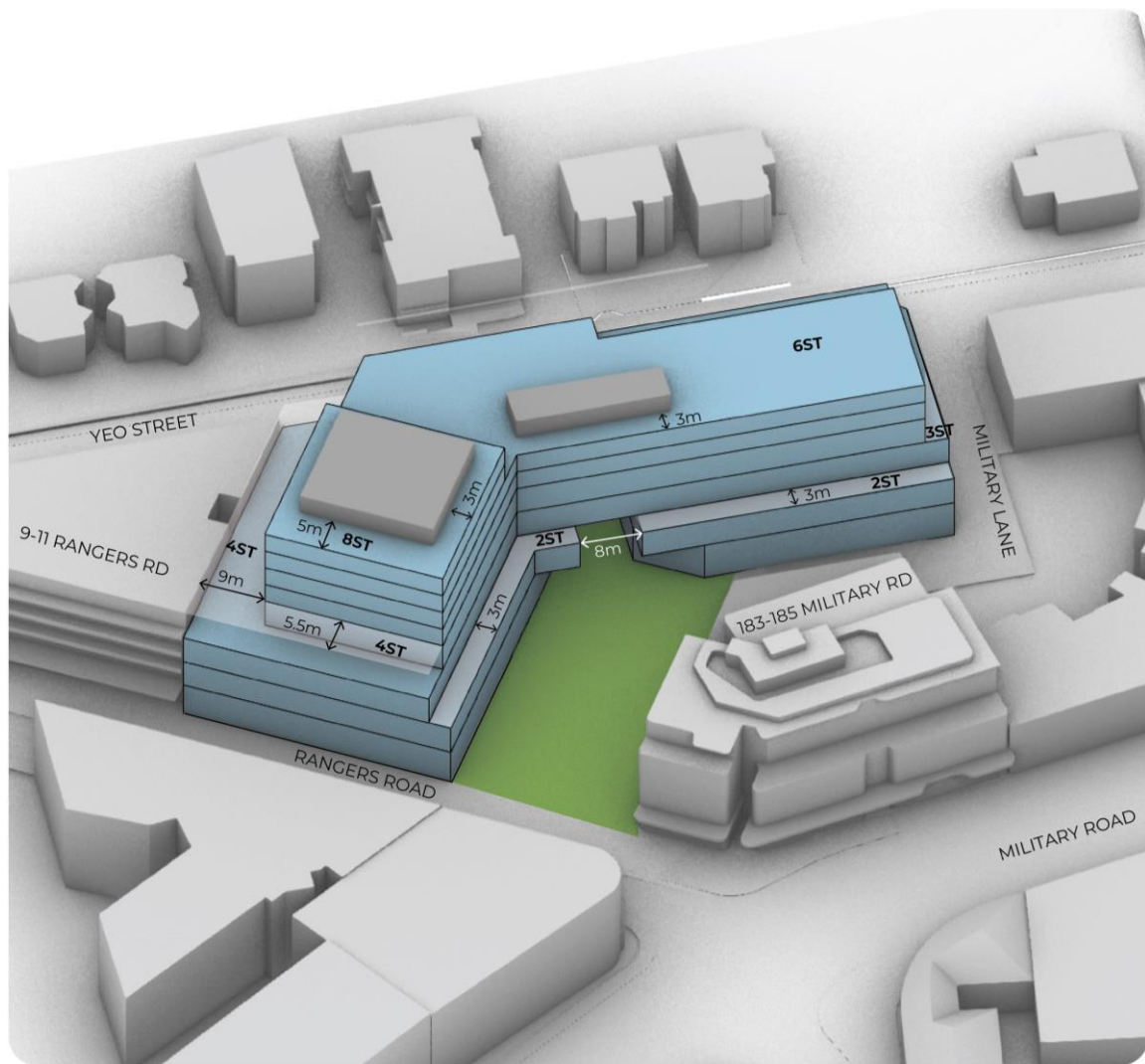
Figure 8: Cross section – Military Lane



LEGEND

- Context Building
- Plant
- Built-form Massing
- Public Plaza / Arcade

Figure 9: North View Isometric



LEGEND

- Context Building
- Plant
- Built-form Massing
- Public Plaza / Arcade

Figure 10: South View Isometric

5.1.5.5 Building design

- Buildings incorporate design measures to visually break long building facades through façade modulation.
- 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).
- Building facades are articulated with a cohesive overall design composition that incorporates measures such as:
 - a. Recessed and/or projecting balconies
 - b. Blades or fins
- Balconies are to be designed and shaped to maximise visual privacy for residents.
- Building services are to be contained and hidden from the public view as much as possible, largely within the basement level.
- 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

5.1.5.6 Active frontages

- The location of active land uses and frontages at ground floor is to be in accordance with **Figure 11: Active Frontages Map**.
- 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
- Building design features, such as awnings, are to be provided where possible to ensure adequate protection for pedestrians from the elements
- 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
- Residential foyer entries are to be minimised along active frontages



LEGEND

- Site Boundary
- Public Plaza / Arcade
- Active Frontage

Figure 11: Active Frontages Map

5.1.5.7 Parking, access and servicing

Parking

- The parking requirement for residents and visitors is based on Section 10 of the North Sydney DCP 2013. By way of reference, car parking controls require:
 - a. 0.5 car space for a studio or 1 bedroom
 - b. 1 car space for a 2 or more bedroom unit
 - c. 1 car space/ 60m² for non-residential GFA
 - d. 1 car space / 50m² for food and drink premises
 - e. 4 car spaces / 100m² of supermarket GFA
- The bicycle parking requirement for residents and visitors is based on Section 10 of the North Sydney DCP 2013. By way of reference, bicycle parking controls require:
 - a. 1 bicycle parking space per residential dwellings and 1 bicycle parking space for every 10 dwellings for visitor bicycle parking
 - 1 bicycle parking space per 150m² of office/ business premises GFA for occupants and 1 bicycle parking space per 400m² of office/ business premises GFA visitors
 - 1 bicycle parking space per 250m² of shop, restaurant or cafe GFA for occupants and 2 bicycle parking spaces for shop, restaurant or café visitors. 1 additional bicycle parking space for visitors is required for any 100m² of shop, restaurant or café GFA over 100m² of the site area

Access and servicing

- Vehicular access, basement parking and service entry points are to be provided in accordance with **Figure 12: Access and Movement Plan**
- Vehicular driveways and crossovers are to be clearly visible and include active safety measures.
- A Traffic Management Plan which assesses potential traffic and safety measures including truck movements to the site and considers timing of delivers is to accompany any future Development Application for new buildings on the site.
- Loading is to be provided to enable trucks to enter and exit the site in a forward direction.
- Loading, storage, refuse areas and building services should be concealed and integrated into the building design to minimise the visible impact to public areas.
- Access to loading and unloading areas is to be designed to minimise conflict with residential and commercial car parking traffic.
- Supermarket is to be supported by a direct to boot facility at ground level that is to be designed to minimise impacts on the local road network.



LEGEND

- Site Boundary
- Public Plaza / Arcade
- ⋯→ Pedestrian / Cyclist Access
- - - → Vehicular / Carpark Access
- - - → Truck / Loading Access

Figure 12: Access and Movement Plan

5.1.5.8 Landscaping

- A Landscape Plan is to accompany any future Development Application for new buildings on the Site.
- Residential terrace planting is to be provided to soften the building appearance and contribute to the overall aesthetic of building facades.
- High quality landscaping design should incorporate including indigenous species, landmark sculptures, pavement design and other appropriate elements.
- Perimeter planting is to be established along the edges of the podium and rooftop terraces to minimise overlooking for adjacent properties.
- Landscape designs should seek to screen rooftop plant where necessary.

5.1.5.9 Noise

- 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).

5.1.5.10 Wind

- A Wind Assessment is to accompany any future Development Application for new buildings on the Site.