

An aerial photograph of a city street, likely Military Road, showing a mix of residential buildings, trees, and a proposed multi-story building model. The model is a tall, rectangular structure with a white roof, a pink upper section, a blue middle section, and a yellow base. It is positioned on a corner lot. The surrounding area includes older houses, a bus lane with a blue bus, and a pedestrian walkway with trees and people. The image is split vertically, with the left side showing a more detailed view of the building model and the right side showing the surrounding urban context.

183-185 MILITARY RD
PLANNING PROPOSAL

URBAN DESIGN REPORT

PP ISSUE 2
14 NOVEMBER 2022

AJ+C acknowledges that we operate and function on the lands of the Wangal, Kamaygal and Gadigal people of the Eora Nation.

We pay our respects to Elders past, present and emerging, who have left a legacy of culture, wisdom and knowledge embedded in these lands and waters.



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EXECUTIVE SUMMARY

Allen Jack+Cottier Architects (AJC) have been engaged by Equitibuild to prepare this Urban Design Report in support of a Planning Proposal for 183-185 Military Road, Neutral Bay, NSW. The document advocates for a 12-storey residential tower including a 4-storey non-residential podium on the site. This aligns with the previously adopted Council strategic framework, except to expand the public domain offering as well as integrating a proposed community centre within the development (rather than within the separate supermarket development adjoining the site).

The site is located in the Neutral Bay Town Centre, and is occupied by a 3-storey office building with ground floor retail as well as two 1-storey retail buildings. It is bounded by Military Road, Rangers Road, and Military Lane, adjoining Woolworths Neutral Bay Village on 1-7 Rangers Road ('Woolworths Rangers Rd') to the east and further 'main street' style two-storey retail to the west.

The subject site is part of what North Sydney Council identifies as 'Site 3' in their Military Road Corridor Planning Study ('MRCPS'), which sought to provide new social infrastructure alongside increased residential and commercial densities along Military Road within the Neutral Bay Town Centre. The MRCPS was adopted by Council in February 2021 but then rescinded 11 months later, before any changes were made to the statutory framework. It was resolved to prepare an updated strategic development framework for the area, which has not been publicly progressed.

Ensuring that the development of each of the properties within Site 3 occurs in a manner consistent with Council's objectives is now a time-sensitive concern for the two landowners within it.

The landowner behind this Planning Proposal has

an existing development consent for a mid-rise residential flat building. They have identified that they will commence construction under their existing approval before the consent lapses in 2025.

Development by the adjoining supermarket landowner, Woolworths, is similarly time-sensitive. We understand that the original development consent for the Woolworths Rangers Rd store was made through a 2005 court judgement, which included a consent condition that the Rangers Rd store can only operate while their larger Neutral Bay store (between Grosvenor Street and Grosvenor Lane, on the opposite side of Military Road) is also operational. The Grosvenor Street store has a lease expiring in 2025, at which point the store is expected to be closed and replaced with a Coles (who now owns the site).

We therefore understand that there is a significant incentive for Woolworths to redevelop their Rangers Road store before or during the period their Grosvenor Street store is closed. If this does not occur but the consent condition is varied, future development of the Woolworths landholding within Site 3 is considered unlikely after the Grosvenor Street store closes, as during construction the company would have no operational supermarket in the area.

Consequently, Woolworths has submitted a planning proposal for their Rangers Rd store and associated properties. As this report identifies, although that planning proposal references the MRCPS, it would result in a significantly inferior outcome if delivered as proposed. A comparative analysis in this report between the MRCPS and the Yeo Street Planning Proposal (Planning Proposal 6/22 - 1-7 Ranger Road, Neutral Bay) highlights the differences in the proposals and advocates for the MRCPS to be delivered as designed by Council.

AJC have therefore prepared this urban design report advocating for the strategic planning vision developed by North Sydney Council to be delivered in this area of the Neutral Bay Town Centre.

It advocates for:

- a 12-storey tower on the subject site, with ground- and basement retail below a podium composed of community centre and office uses with residential above,
- heights of 6-8-storeys on the Woolworths site, and
- a public plaza with open-air through-site link joining the two.

This report will summarise the existing statutory and strategic planning framework, provide an overview of the site's immediate and larger context, and analysis of the adjoining planning proposal submitted by Woolworths, and outline the design proposal for 183-185 Military Road that forms the basis of this Planning Proposal.

The design proposal (Figure 1) offers an outcome closely aligned to the MRCPS as originally adopted (Figure 2): a 12-storey mixed-use residential tower on the corner of Military Road and Rangers Road, an 8-storey building on Ranger Road above the Woolworths, surrounded by 6-storey buildings on Yeo Street as well as surrounding properties on Military Road and Rangers Road.

The final chapter of this report then identifies the changes to the North Sydney Planning Framework required to facilitate that design proposal's delivery.

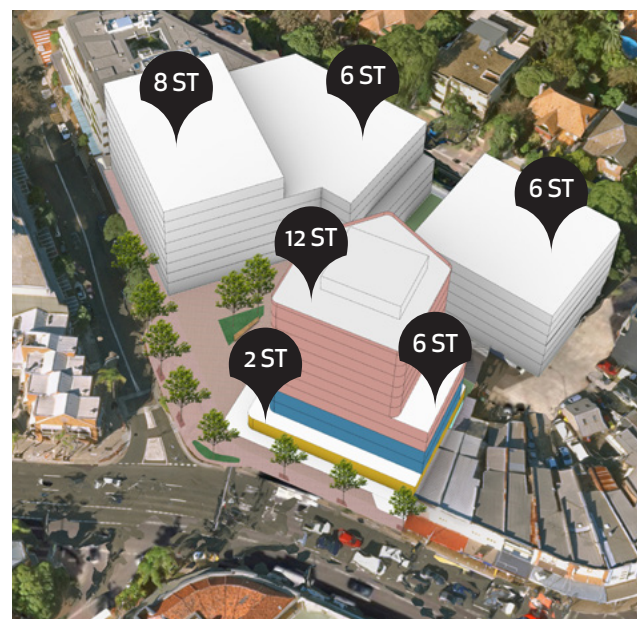


Figure 1. Indicative design proposal for 183-185 Military Road and surrounding sites.

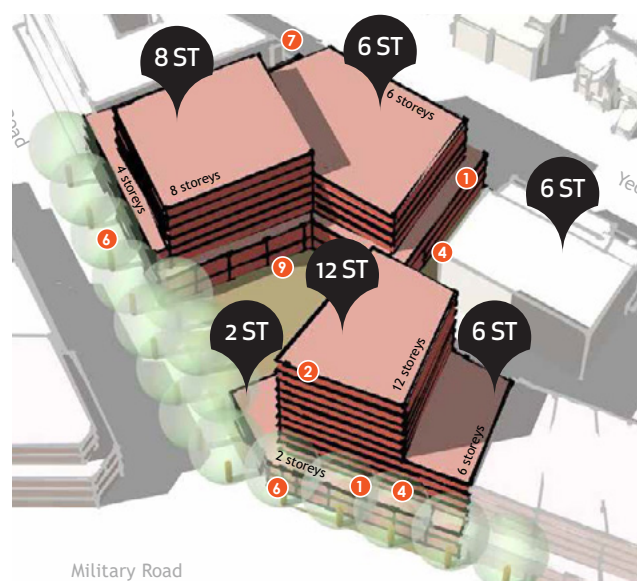


Figure 2. SITE 3 Rangers Road, as outlined in the Military Road Corridor Planning Study, Stage 1 (source: North Sydney Council with height annotations by AJC)

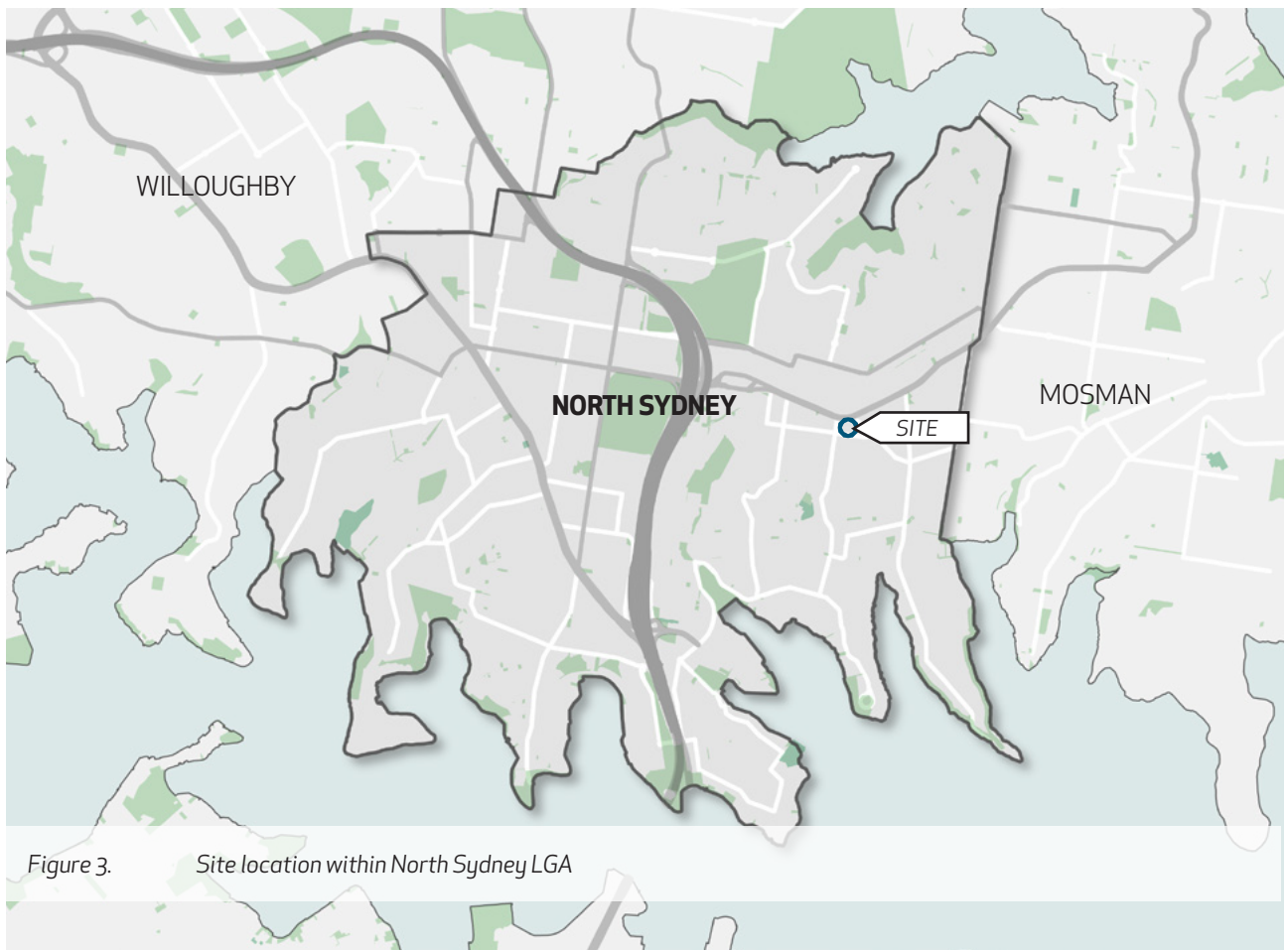




Figure 5. Existing Site Condition



Figure 6. Design Proposal

1.0

EXISTING STATUTORY PLANNING FRAMEWORK

1.1 STATUTORY PLANNING FRAMEWORK

NORTH SYDNEY LEP 2013

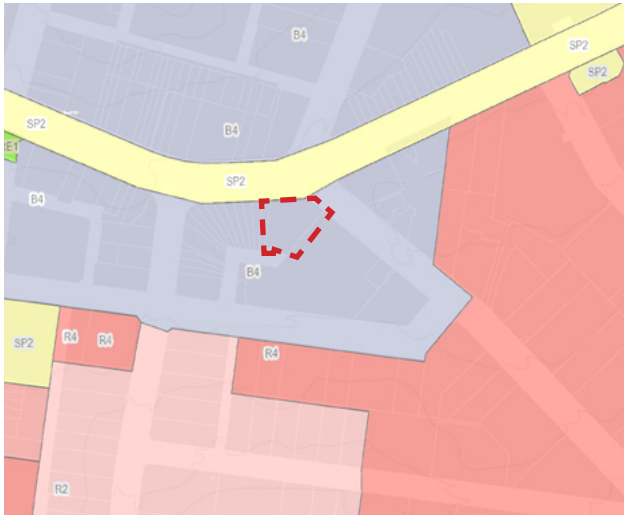


Figure 7. Existing Land Zoning Map
(North Sydney LEP)

- B4 Mixed Use
- R4 High Density Residential
- R2 Low Density Residential
- SP2 Infrastructure
- Planning Proposal Site

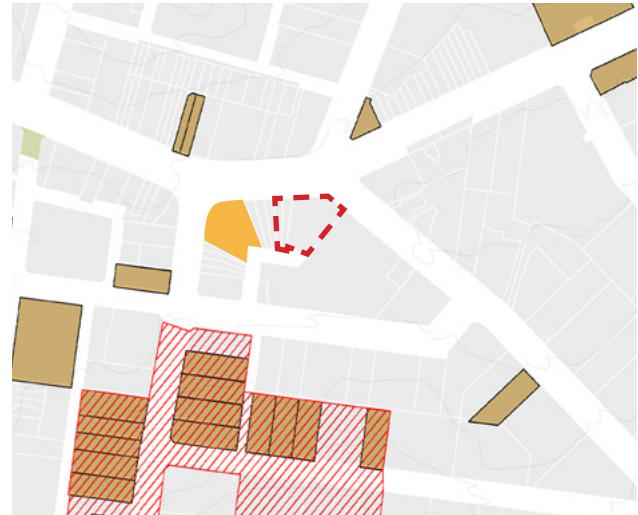


Figure 8. Existing Heritage Map
(North Sydney LEP)

- Heritage conservation area
- Heritage listed building
- Iconic façades
- Planning Proposal Site

Land zoning

The subject site is zoned B4 - Mixed Use, as are all of the properties surrounding it. Relevant objectives for development in the B4 zone are:

- “To provide a mixture of compatible land uses”
- “To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximize public transport patronage and encourage walking and cycling.”
- “To create interesting and vibrant mixed use centres with safe, high quality urban environments with residential amenity.”
- “To maintain existing commercial space and allow for residential development in mixed use buildings, with non-residential uses concentrated on the lower levels and residential uses predominantly on the higher levels.”

Heritage

The site does not contain any heritage buildings/ items. However, it is neighbouring with ‘periodic buildings’ on Military Road. Their iconic façades are of architectural and historical importance for the area. Any redevelopment is encouraged to retain these façades as they contribute positively to the local character of Neutral Bay town centre.

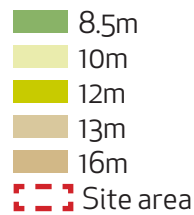
The site is close to a heritage conservation area on the south side of Yeo Street and is opposite a heritage listed building on the corner of Military Road and Wycombe Street.



Figure 9. Existing Minimum Non-Residential Floor Space Ratio Map (North Sydney LEP)



Figure 10. Existing Height of Buildings Map (North Sydney LEP)



Floor Space Ratio (FSR)

There is no overall Floor Space Ratio control for the site. There is a minimum Non-Residential FSR requirement of 0.5:1.

Height of Buildings (HOB)

The site has a maximum Height of Buildings limitation of 16m above existing ground level.

1.2 STRATEGIC PLANNING FRAMEWORK

NORTH SYDNEY LOCAL STRATEGIC PLANNING STATEMENT

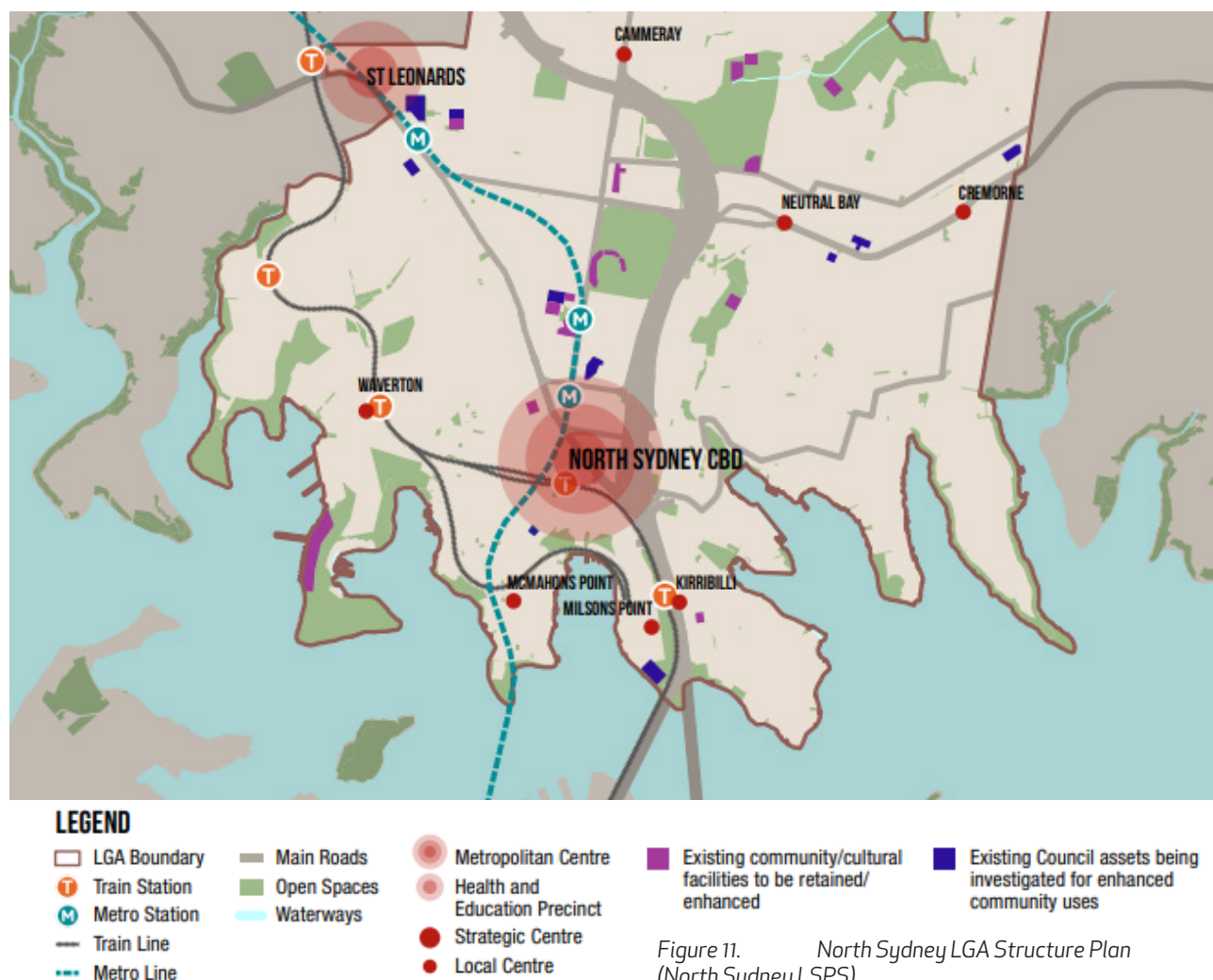


Figure 11. North Sydney LGA Structure Plan (North Sydney LSPS)

The North Sydney Council Local Strategic Planning Statement (LSPS) is the overarching strategic planning document that sets the direction of development within the North Sydney LGA.

The LSPS notes two metropolitan centres: St Leonards and the North Sydney CBD. No strategic centres are identified, with closest centre level below metropolitan being 'local'. Neutral Bay is one of 9 local centres identified in the LSPS.

Neutral Bay is identified as being within one of two Planning Study Areas (running down Military Road from the motorway to the eastern edge of the LGA). The other planning study area runs from St Leonards to Crows Nest.

The Military Road Corridor Study is mentioned, described as intended to "considers site specific and wider implications with regard to built form, transport, economic context and employment capacity, public domain, community infrastructure and precinct character. ... The outcome sought, will be a planning framework against which Planning Proposals may be assessed and measured which will both contribute to the desired future character of the corridor/precinct and make a tangible contribution to the public domain, community infrastructure or other identified public benefits."

MILITARY ROAD CORRIDOR PLANNING STUDY

North Sydney Council's Military Road Corridor Planning Study (MRCPS) provided a review of the existing planning controls in the Neutral Bay Town Centre and proposed certain changes to accommodate revitalization and future development in the area.

The Study was adopted by Council in February 2021, but retracted in January 2022 prior to any changes to the statutory planning framework being undertaken.

Having been prepared, exhibited and amended by Council planning staff, and adopted by Councillors, the MRCPS represents what was at the time Council's view of supportable development in the Neutral Bay Town Centre. It therefore forms the basis of this site-specific Planning Proposal and so is described in detail here.

Stage 1 of the Study focused on the Neutral Bay town centre and the mixed-use zoning area along the corridor, and included the subject site at 183-185 Military Road.

MRCPS identified the area's strengths as its connection to the Sydney CBD, North Sydney and the Northern Beaches (by both main roads and public transport) and its important community supportive role as the location of a variety of neighbourhood uses and services. It also noted an ongoing decline in local jobs and increasing pressures on public domain and community facilities in the area.

The MRCPS identified that mixed-use development and densification could absorb this pressure and free up space for public domain areas, and so proposed amendments to the existing controls and acts as a guide for future planning proposals.

Three sites were identified as being able to support taller mixed-use buildings while providing new open space and/or community facilities, including 'Site 3 - Rangers Road' which includes the subject site at 183-185 Military Road and the adjacent Woolworths lot.



Figure 12. Military Road Corridor Planning Study, Stage 1 (source: North Sydney Council)



Figure 13. SITE 3 Rangers Road, as outlined in the Military Road Corridor Planning Study, Stage 1



Figure 14.
Public benefits

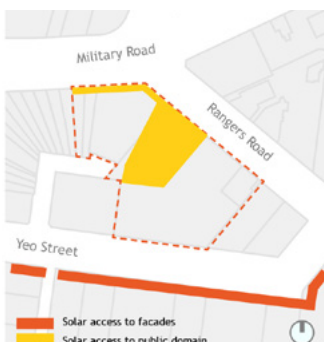


Figure 15.
Solar access



Figure 16.
Building heights



Figure 17.
Building setbacks



Figure 18.
Above podium setbacks

Public benefits

According to the MRCPS, a new public plaza on the southern side of Military Road should be delivered by relocating the current supermarket underground. This would provide open space and expand retail opportunities to support population growth. In conjunction with the B-line bus stop located on Military Road, the framework recommends for a 2.5m building setback to widen the existing footpath and expand the tree canopy, a new 1000sqm plaza, and an open air through-site link to Yeo Street.

Other public benefits nominated are a new 1000sqm community facility within the Woolworths site and a public commuter bicycle parking within 183-185 Military Road to encourage and facilitate greater use of the B-Line by locals within a bikeable distance of the stop.

Solar access

The study highlights the importance of solar access to the surrounding façades and public domain. It identifies that new development should allow for sunlight to residential properties on the south of Yeo Street and onto the new plaza created on the Woolworths Site.

Maximum building heights

The proposed framework identifies building heights to facilitate the increased public domain and social infrastructure. Heights of 6, 8 and 12 storeys are identified, with the lower heights positioned on the Woolworths site and taller tower on the 183-185 Military Road site.

Building and above podium setbacks

Provisions for building and podium setbacks are proposed to transition the taller building heights identified with the existing scale of surrounding buildings as well as to better contribute to the character of the new public domain.

Source of diagrams: Military Road Corridor Planning Study

MILITARY ROAD CORRIDOR PLANNING STUDY, PROPOSED PLANNING CONTROLS



Figure 19. Proposed building height, MRCPS



Figure 20. Proposed minimum Non-residential FSRs, MRCPS

Building heights

New building heights are also proposed for the areas surrounding the Site. As identified, Site 3 is nominated for heights from 6 to 8 storeys. Surrounding areas are identified as 6 storeys, with additional 12 storey towers on the other side of Military Road.

Floor Space Ratio (FSR)

Under the current controls (NSLEP 2013), the non-residential floor space ratio (FSR) is 0.5:1. The strategy would increase this to minimum non-residential FSR of 2.0:1.

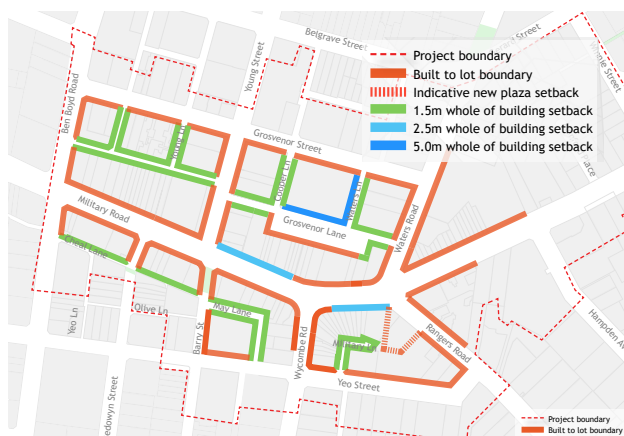


Figure 21. Proposed building setbacks, MRCPS



Figure 22. Proposed podium setbacks, MRCPS

Building setbacks

A 2.5m whole of building setback is proposed along Military Road, identified as creating more space for pedestrian amenity at the B-Line bus-stop as well as allowing for deep soil zones and large tree canopies.

Source of Diagrams: Military Road Corridor Planning Study

Podium setbacks

There is a 2 storey podium proposed for the site along Military Road and the future plaza. Above the podium a 3m upper level setback is proposed to Military Road. An upper level setback is nominated to the plaza as well but is not defined.

2.0

SITE CONTEXT & ANALYSIS

2.1 SITE



Figure 23. Subject site, 183-185 Military Road

183-185 Military Road is currently occupied by a 3-storey office building including a retail ground floor, as well as two single-storey retail properties typical of traditional main street typologies. The retail properties have rear parking with an second storey used for storage. All properties have parking access and loading from the rear lane, Military Lane.

The 'Site 3' identified in the Military Road Corridor Planning Study (MRCPS) includes 183-185 Military Road as well as the Woolworths site adjacent. The Woolworths site is currently occupied by a supermarket and basement parking, as well as a 5-storey office building on Yeo Street. Their loading is from Military Lane while the basement is accessed from Yeo Street.

2.2 SITE PHOTOS

SITE PHOTOS



Figure 24. Site photos map

Photography of the subject site is provided here, identifying a site that has prominent frontages to Military Road, contributes to the Military Road/ Rangers Road component of the Neutral Bay Town Centre, and is able to be discretely serviced from a rear lane without affecting the quiet residential character of Yeo Street.



Figure 25. Photo A) Subject Site



Figure 26. Photo B) Subject Site



Figure 27. Photo C) The site has high visibility on approach from the east



Figure 28. Photo D) The site has medium visibility on approach from the west



Figure 29. Photo E) A low-rise supermarket building adjoins the site directly to the east



Figure 30. Photo F) A line of traditional two-storey main-street style retail adjoins the site to the west



Figure 31. Photos G-I). Yeo Street to the south is a low-density street with two lines of parallel trees.



Figure 32. Photo J) The Woolworths public parking garage presents a poor frontage to Yeo Street



Figure 33. Photo K) The parking & service access to the subject site sit discretely in a rear lane

2.3 URBAN FORM

URBAN FORM



Figure 34. North aerial view of the study area

Neutral Bay and surrounding suburbs have a predominately low-density character, except for a band of density surrounding Military Road. A range of building densities and typologies are positioned on and near Military Road, including a number of point towers of 10-14 storeys that create a skyline of low-rise houses mixed with medium-rise (3-8 storeys) and high-rise (>9 storeys) residential towers.



Figure 35. South aerial view of the area



Figure 36. Southwest aerial view of the area

2.4 OWNERSHIP PATTERN

OWNERSHIP PATTERN



KEY

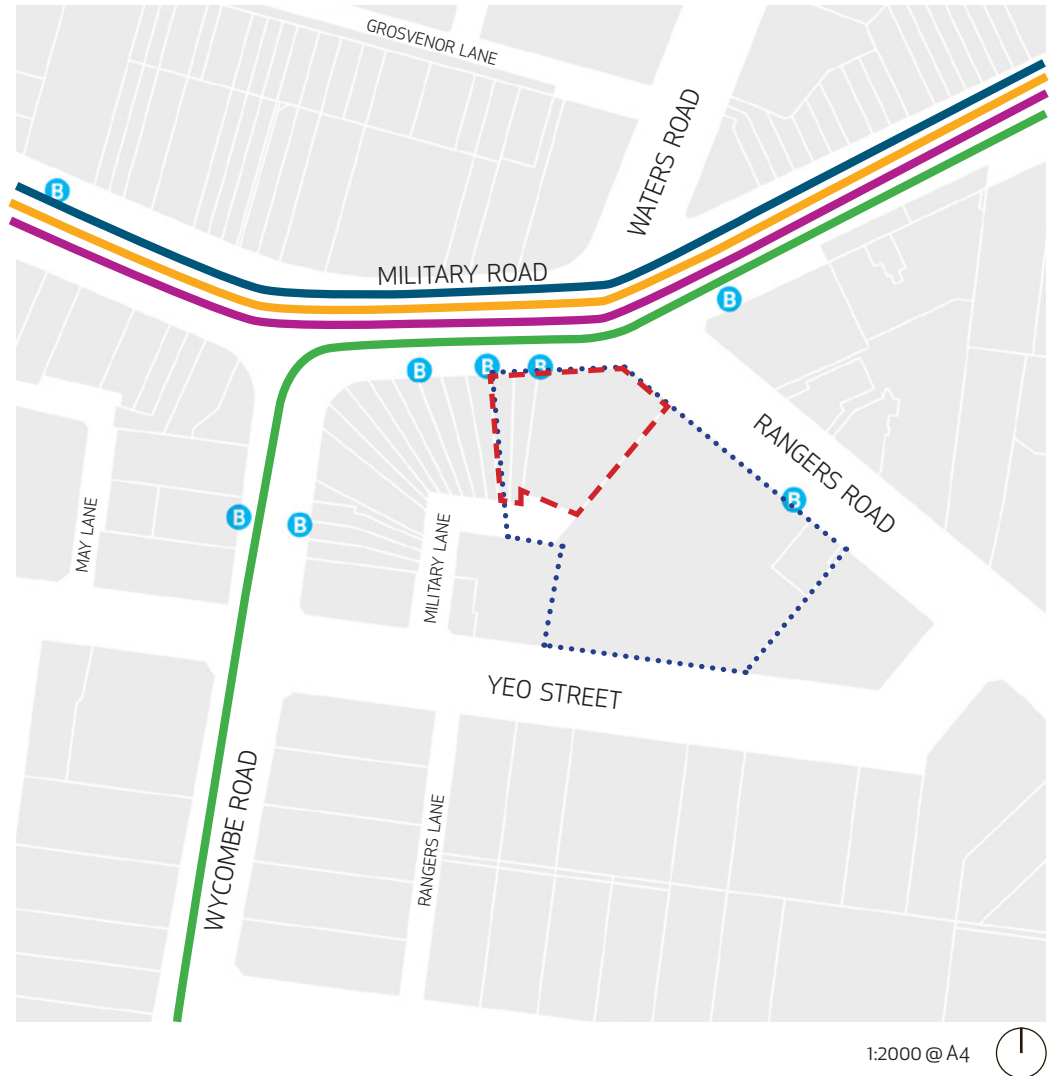
- Shoptop housing in strata ownership
- (2) Fragmented smaller ownership
- Equitibuild
- Fabcot Pty Ltd (Woolworths Group)
- ⋯ MRCPS Site 3
- - - Planning Proposal Site

Ownership pattern

The study area consists of a diverse range of ownership patterns. Along the edges of the site there are small lots in fragmented ownerships (#2) as well as shoptop housing in strata ownership (#1, #5), which are not expected to redevelop in the medium term. The Woolworths Group Site (#4), based on a recently submitted planning proposal, is owned by three entities with the intent to redevelop. The properties at 183-185 Military Road (#3) are held in single ownership, able to be redeveloped with relative ease.

2.5 PUBLIC TRANSPORT

PUBLIC TRANSPORT



KEY

- Bus Stops
- B-Line
- Bus routes
- MRCPS Site 3
- Planning Proposal Site

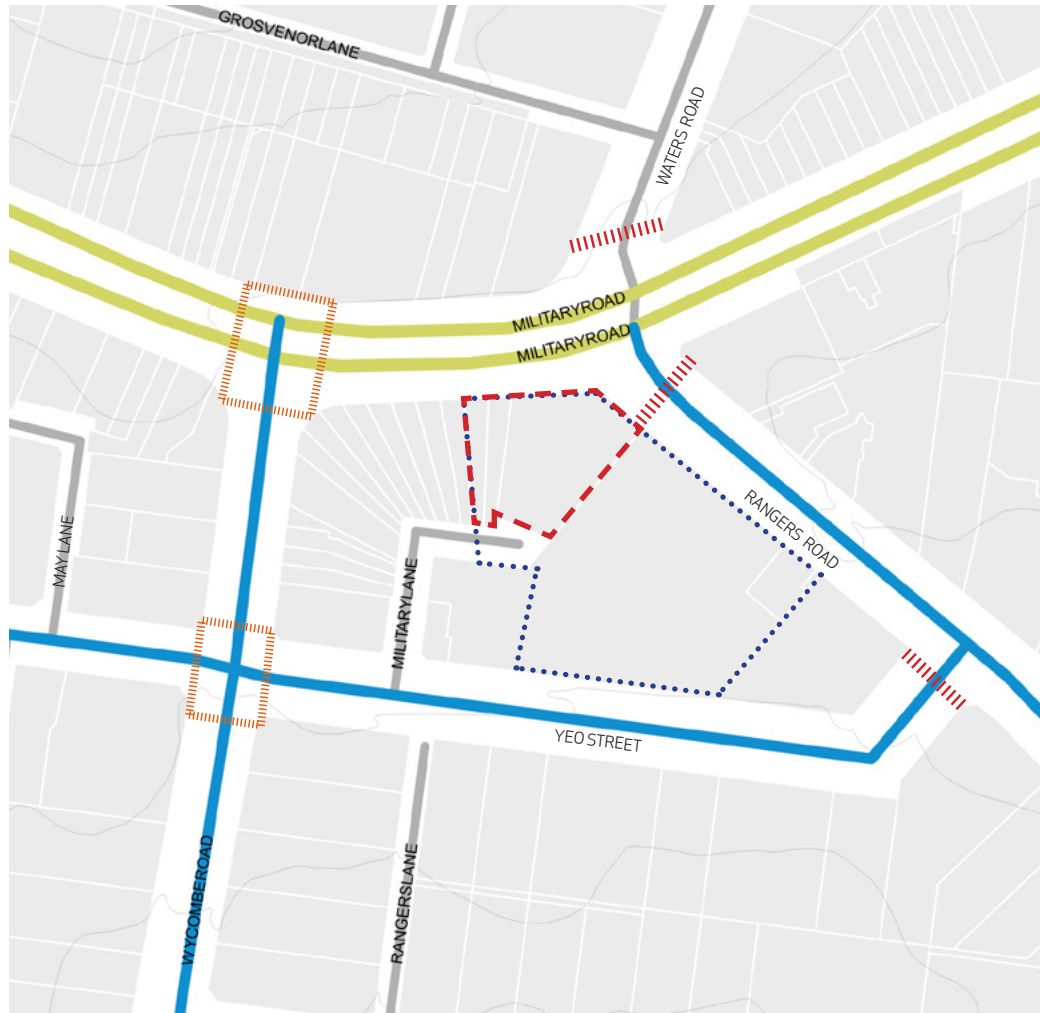
Public Transport

The site is well serviced by a number of Sydney Bus routes connecting to the Sydney CBD, North Sydney, and the Northern Beaches.

The B-Line services Neutral Bay directly outside the subject property. The B-line service is an express rapid bus route with only 8 stops between Mona Vale and Wynyard, one of which is outside 183 Military Road.

2.6 ROAD NETWORK

ROAD NETWORK



1:2000 @ A4



KEY

- Arterial Road
- Distributor road
- Local road
- Pedestrian crossing
- Traffic Signal
- MRCPS Site 3
- Planning Proposal Site

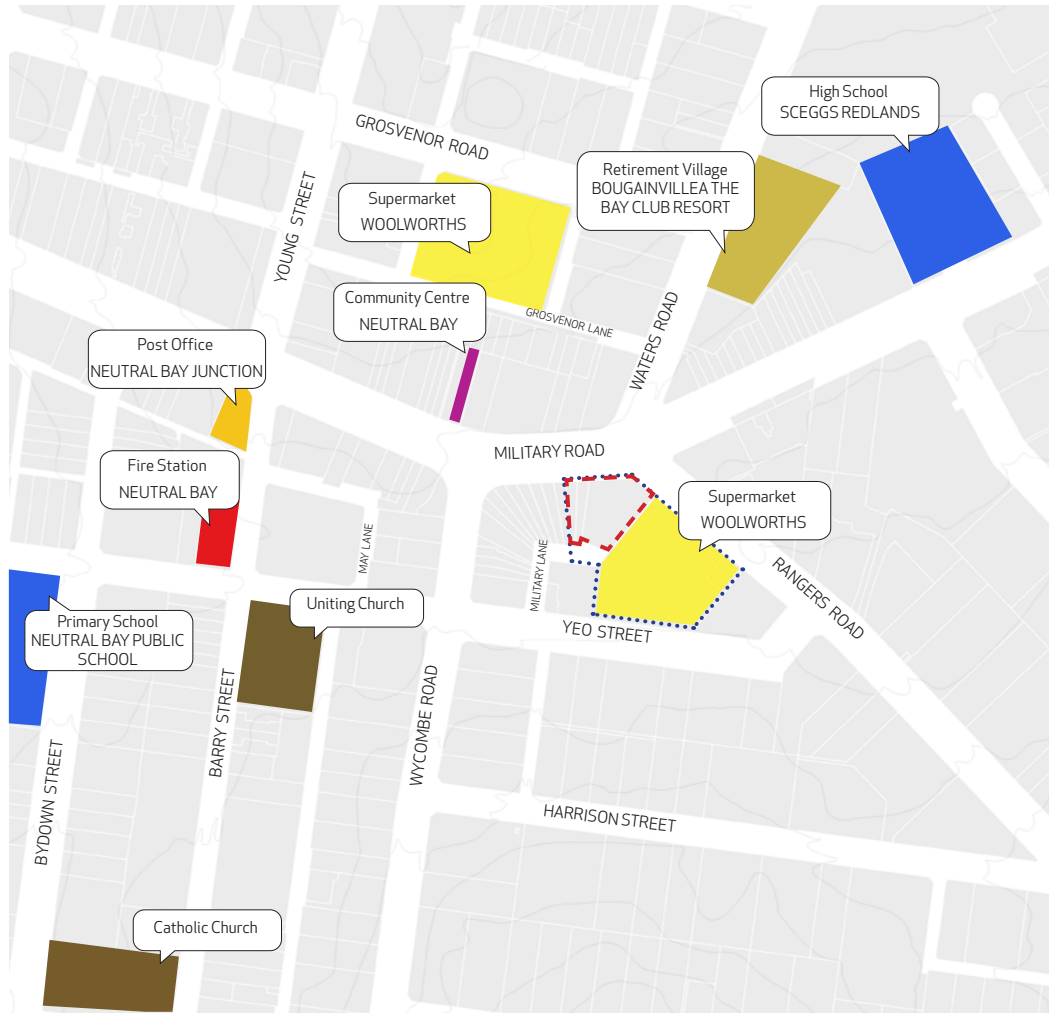
Road Network

The site has direct access to Military Road which offers connections to the Sydney arterial motorway network via Military Road travelling east to the M1. Access to the Northern Beaches is available travelling east along Military Road.

Locally, Military Road generally acts as a significant barrier, with 6 lanes of traffic. The subject site is a short distance from one of few signalised crossings along Military Road.

2.7 SURROUNDING AMENITIES

AMENITIES



1:4000 @ A4



KEY

- Place of Worship
- Fire Station
- Retirement Village
- School
- Post Office
- Community Centre
- Super Market
- MRCPS Site 3
- Planning Proposal Site

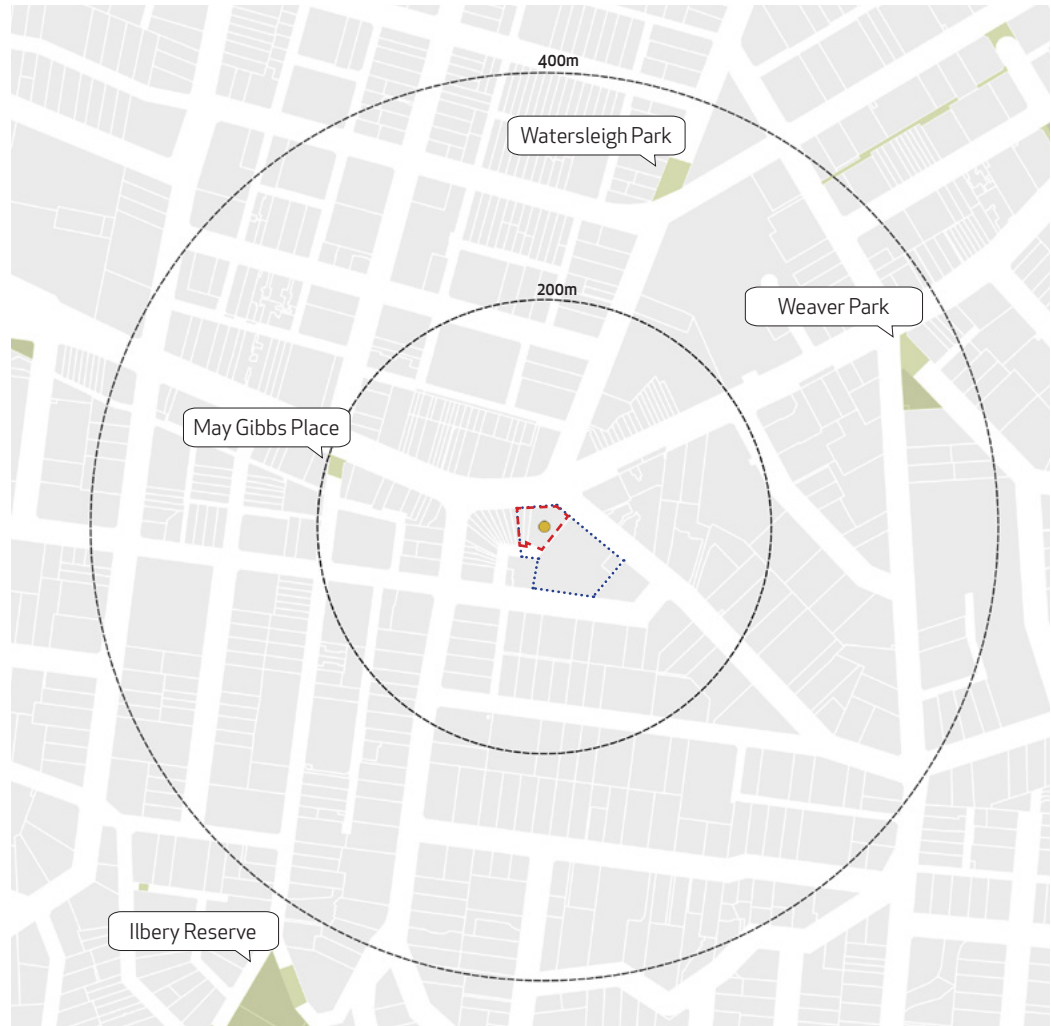
Amenities

Several amenities are located within walking distance from the site. The site sits within the Neutral Bay retail town centre, and other social infrastructure such as educational and community facilities (schools, post office, fire station, places of worship) are within a short walk.



The existing Neutral Bay community centre is located in a small heritage building on Military Road. North Sydney Council's MRCPS and this planning proposal identify the potential to move that facility onto the Subject Site.

2.8 OPEN SPACE NETWORK

OPEN SPACE



KEY

-  Open space
-  MRCPS Site 3
-  Planning Proposal Site

Open Space

Public open spaces are extremely under-provided for within the Neutral Bay town centre. May Gibbs Place (200sqm) is to the West, Watersleigh Park (500sqm) is to the North, and Weaver Park (1000sqm) to the East, offer mainly casual seating within small passive recreation spaces.

2.9 SUMMARY OF SITE CONSTRAINTS

CONSTRAINTS



KEY

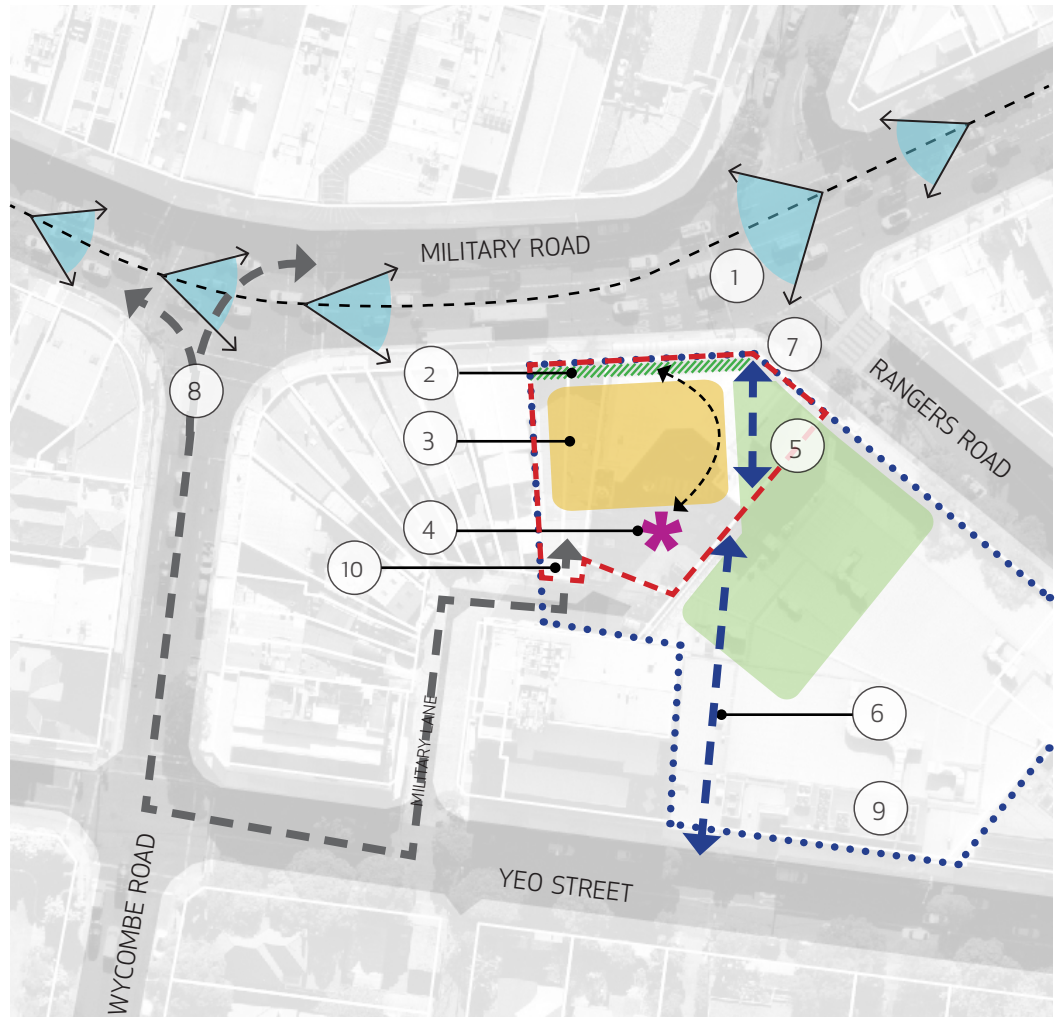
- B Bus Stops
- Retail strip
- = Heavy traffic
- Fragmented ownership
- Low density
- Heritage
- ... MRCPS Site 3
- Planning Proposal Site

Constraints

1. Fragmented ownership.
2. Low density residential to the south of the site.
3. Need to retain solar access to southern dwellings.
4. Noise and pollution impacts caused by heavy traffic along Military Road.
5. Narrow footpath around high-use rapid bus stop causing pedestrian crowding.
6. Nearby heritage conservation areas and buildings.

2.10 SUMMARY OF SITE OPPORTUNITIES

OPPORTUNITIES



KEY

- Widen footpath
- Pedestrian connection
- Public bicycle parking
- Public domain
- Community amenities
- MRCPS Site 3
- Planning Proposal Site

Opportunities

1. High visibility of site due to position at curve of Military Road.
2. Potential to widen the footpath on Military Road to ameliorate pedestrian crowding around bus stops, create opportunities for more activated retail frontages, and improve pedestrian safety.
3. Ideal location for community centre accessed by public transport.
4. Potential to create public bicycle parking in proximity to bus-stops.
5. Potential to contribute to future plaza envisaged in MRCPS to connect public open space to Military Road.
6. Ability to connect to through-site links identified in MRCPS to create shorter connections between Military Road to Yeo Street.
7. Immediate access from site to public transport outside.
8. Site well connected to Sydney's arterial road network
9. Consolidated ownership pattern allows single or dual phase development of a large area.
10. Potential for discrete loading & parking via existing rear lane.

3.0

NEIGHBOURING
PLANNING
PROPOSAL

3.1 NEIGHBOURING PLANNING PROPOSAL



Figure 37. Proposed site for Yeo St Planning Proposal (6/22 - 1-7 Rangers Road)

The adjoining landowner of 3-7 Rangers Road and 50 Yeo Street has submitted Planning Proposal 9/2022/6 ('Yeo Street PP') to facilitate the replacement of an existing single-storey supermarket and 5-storey office building with a 10-storey mixed-use shoptop building above an underground supermarket.

The Yeo Street PP follows certain attributes of the basic structure plan of the MRCPS, but differs significantly in its built form. The current PP for 183-185 Military Road proposes that the MRCPS as originally adopted represents a superior outcome to the Yeo Street PP, and so proposes to deliver it un-amended through separate landowner Planning Proposals.

The following pages will compare the Yeo Street PP with the MRCPS, highlight the differences and conclude in recommendations for a more balanced outcome.

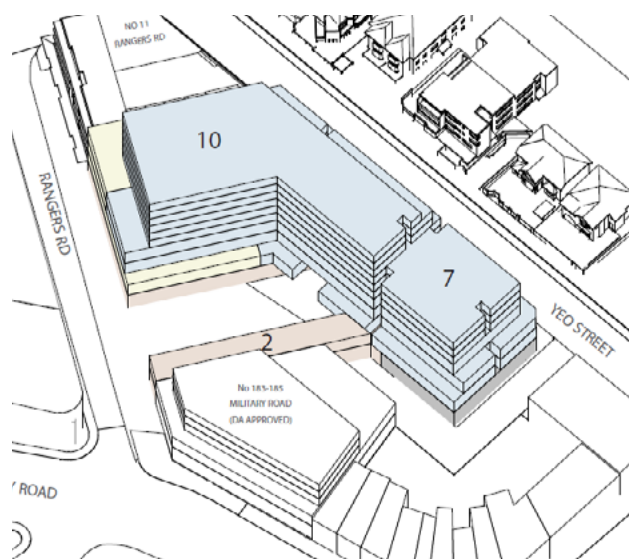


Figure 38. Proposed envelopes (source: Woolworths)

3.2 COMPARISONS OF NEIGHBOURING PP WITH MRCPS

PUBLIC BENEFITS



Figure 39. MRCPS, Proposed public benefits
(source: North Sydney Council's MRCPS)

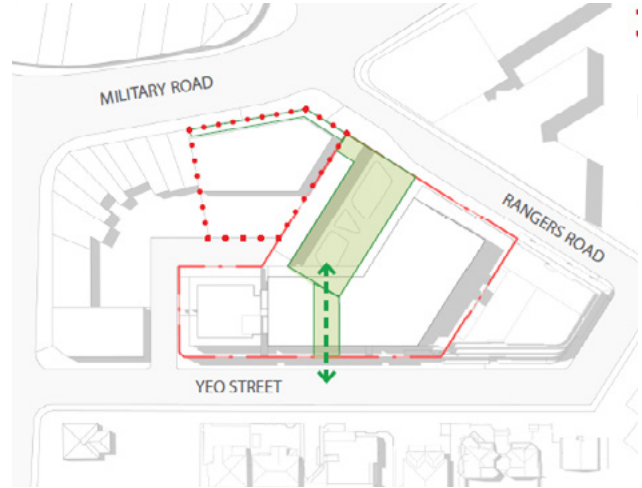


Figure 40. Yeo St PP, Proposed public benefits
(source: Woolworths Planning Proposal)

- Secured commuter bicycle parking spaces
- ←---→ Through-site link
- New public domain (plaza and footpath)
- New community facility

- ←---→ Through-site link
- Proposed site
- Adjacent development site
- Public Plaza & through Site Link

According to the MRCPS (p. 63), planning proposals in this area should together deliver public domain area of 1250sqm, made up mainly of a new 1000sqm public plaza with the remainder coming from an increased building setback on Military Road and a through-site link to Yeo Street.

As per the MRCPS, the Yeo Street PP relocates the existing supermarket underground in order to provide a public plaza above. However the plaza (18.5m x 44m) is smaller at approximately 820sqm and, because it has been relocated, orients only to Yeo Street and not Military Road.

The MRCPS is silent on the character of the through-site link at Site 3, but elsewhere (p29) describes through-site links as needing to be open to the sky and framed by 3-storey street walls.

The Yeo Street PP proposes a double-storey 8m-wide through-site link through the southern building. This allows pedestrians to traverse between the plaza and Yeo Street, but is not open to the sky and so doesn't provide the same public character of breaking up of the adjoining building masses as envisaged in the MRCPS.

SOLAR ACCESS



Figure 41. MRCPS, Solar access (source: North Sydney Council's MRCPS)

- Site 3
- Solar access to public domain
- Solar access to façades

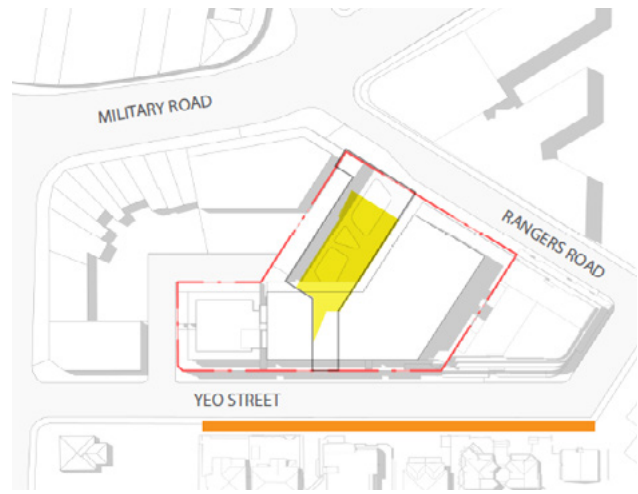


Figure 42. Yeo St PP, Proposed public benefits (source: Woolworths Planning Proposal)

- Proposed site
- Solar access to public domain
- Solar access to façades

The MRCPS highlights the importance of solar access to the surrounding façades and public spaces(p.46).

The proposed scheme in PP 9/2022/6 and the suggested building mass will significantly affect the access to sunlight on the surrounding buildings on the south side of Yeo Street.

Additionally, the through-site link and the ground level spaces have limited access to sunlight because the proposed design for the through-site link is not open to the sky and does not provide a podium setback.

BUILDING HEIGHTS

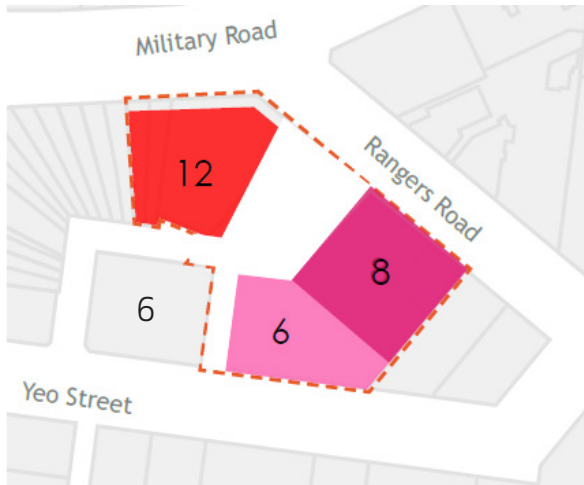


Figure 43. MRCPS, Proposed public benefits (source: North Sydney Council's MRCPS, with added annotation highlighting existing 6-storey commercial height)

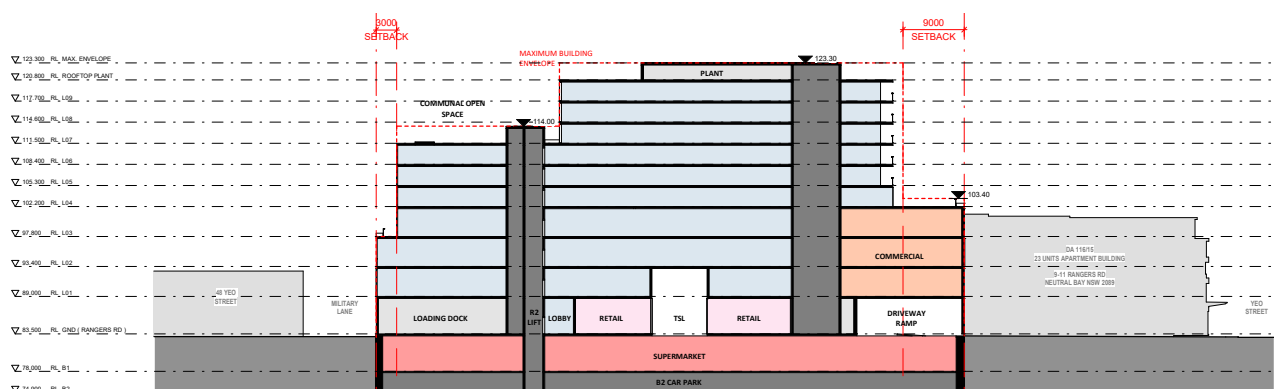
The MRCPS recommends increasing building heights to a maximum of 6, 8 and 12 storeys (p. 5). Specifically, the MRCPS shows a 12 storey building on 183-185 Military Road, an 8 storey building facing Rangers Road and 6 storey building towards Yeo Street (p.63). This configuration offers development opportunities for mixed-use while respecting the surrounding buildings and the local character.



Figure 44. Yeo St PP, Proposed building heights (source: Woolworths Planning Proposal)

The proposed building heights in the PP 9/2022/6 are a consistent 10-storeys along both Rangers Road and Yeo Street, dropping to 7-storeys to replace the existing 5-storey office building. Levels 1 to 3 have a floor-to-floor height of 4,4m which increases the total height of the building envelope to an equivalent height of 8- and 11- (rather than 7- and 10-). No accentuating tower is shown at 183-185 Military Road, which is identified as unchanged from the existing statutory framework. All surrounding sites are also assumed unchanged.

The 10-storeys on Yeo Street provides no transition to the lower scale surrounds and will negatively impact the visual character of the street as well as solar access of the buildings to the south. .



PODIUM SETBACKS

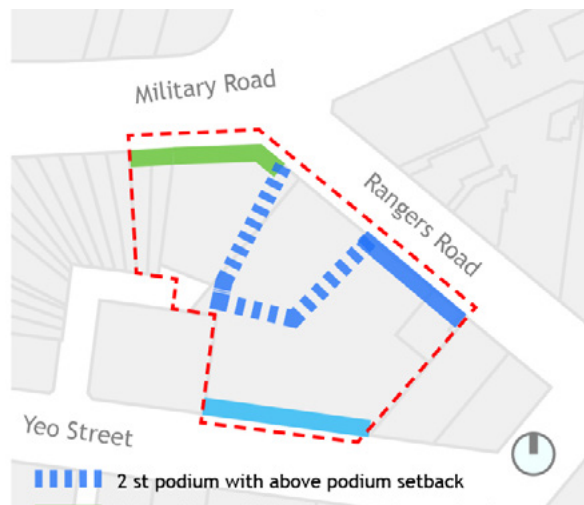


Figure 45. MRCPS, Proposed podium setbacks
(source: North Sydney Council's MRCPS)

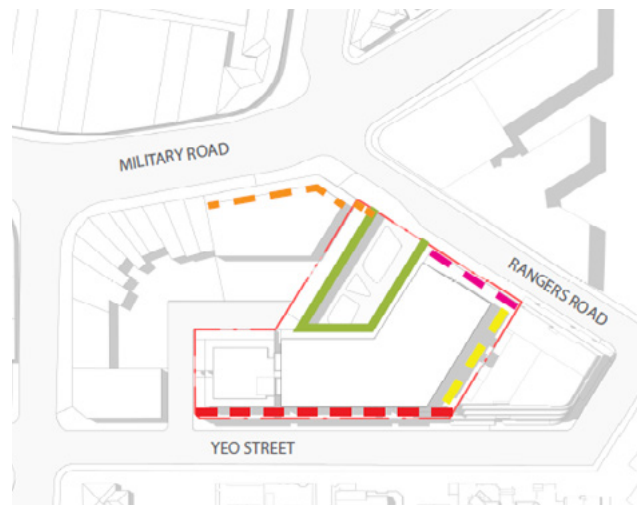


Figure 46. Yeo St PP, Proposed podium setbacks
(source: Woolworths Planning Proposal)

- Site 3
- 2 st podium with above podium setback
- 2 st podium with 3m above podium setback
- 3 st podium with 3m above podium setback
- 4 st podium with 3m above podium setback

- Proposed site
- 2 storey podium with above podium setback
- 2 storey podium
- 3 storey podium with 3m above podium setback
- 4 st podium with 3m above podium setback
- 9m setback to residential levels

The MRCPS sets building and podium setbacks (p.48 and 50) in order to provide areas of new public domain and ensure human scale design with a neighbourhood feel. These controls also aim to improve solar access and ventilation to ground floor spaces as well as pedestrian and vehicular access.

Although PP 9/2022/6 indicates some setbacks, key features of the MRCPS are not followed, such as:

- 3 storey podium building around the through-site link
- 1.5m building on Military Lane,
- 2.5m indicative new plaza setback

The lack of these setbacks could potentially result in areas with excessive building bulk, impacting sunlight, ventilation, pedestrian and vehicular access.

3.3 RECOMMENDATIONS

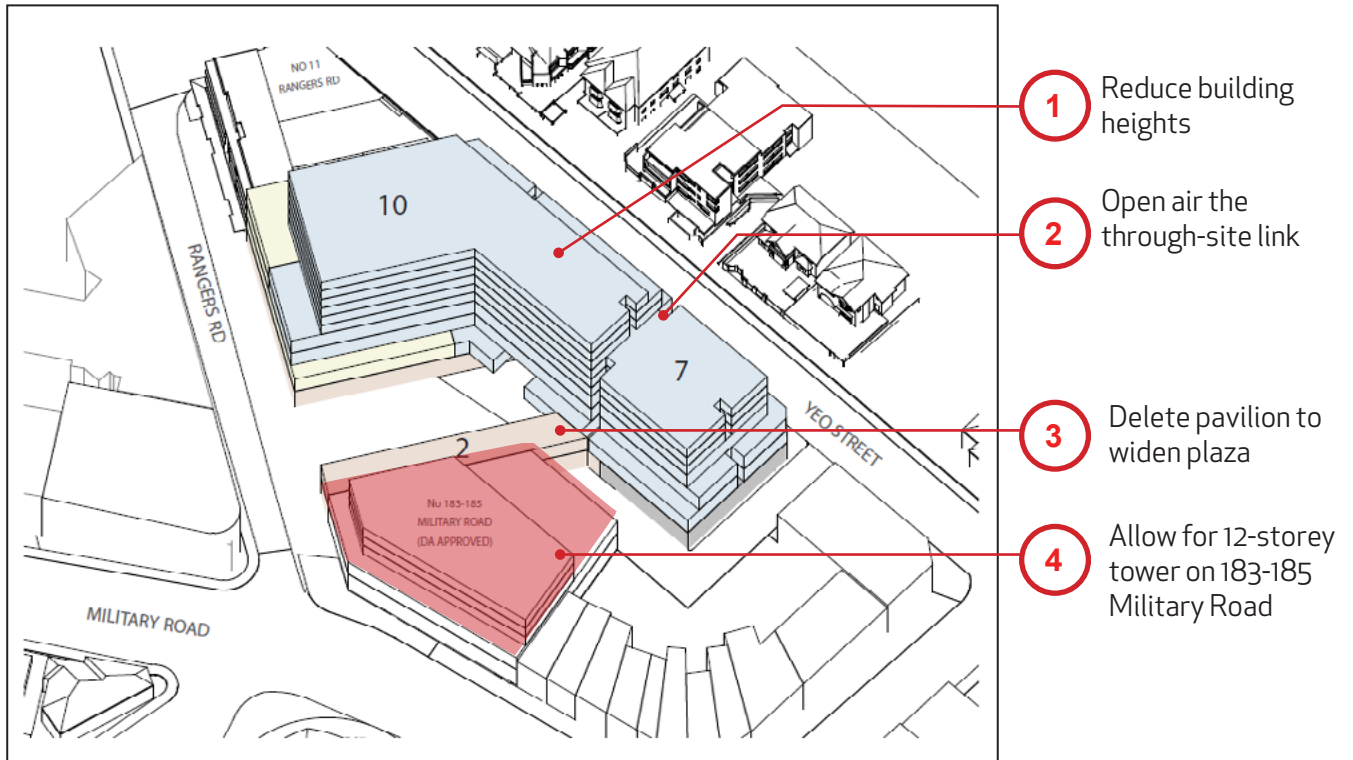


Figure 47. Yeo St PP, Proposed envelop (source: Woolworths Planning Proposal)

The MRCPS and this document supports changes to the statutory planning framework to facilitate development of the adjoining supermarket site. However, a review of the Yeo Street PP 6/22 - 1-7 as submitted shows an inferior outcome when compared to what was envisaged in the MRCPS. Consequently, this document supports the progression of that Planning Proposal, but recommends and assumes that it will be cut back to align more closely to the originally adopted.

Specifically, we recommend the Yeo Street PP:

1. Reduce building heights to align with MRCPS: 8-storeys on Rangers Road and dropping to 6-storeys on Yeo Street.
2. Make the through-site link open air, giving it a more public character and breaking the rear envelope shown into two buildings
3. Widen the plaza by deleting the 2-storey retail pavilion, in order to improve visibility and pedestrian circulation from Military Road and the public transport stops into the plaza.
4. Allow for 12-storey tower on 185 Military Road, per the MRCPS, to accentuate the location of the plaza.

4.0

DESIGN PROPOSAL FOR 183-185 MILITARY ROAD

4.1 INDICATIVE DESIGN PROPOSAL



Figure 48. Design Proposal

This Planning Proposal offers an outcome more closely aligned to the MRCPS as originally adopted: a 12-storey mixed-use residential tower on the corner of Military Road and Rangers Road, with heights limited to 6-storeys along Yeo Street.

The design has been driven by a number of project-specific urban design principles, which are applied to the site in a structure plan closely aligned to the MRCPS, and finally developed into an indicative design proposal including site plan, floor plans and proposed building envelope.

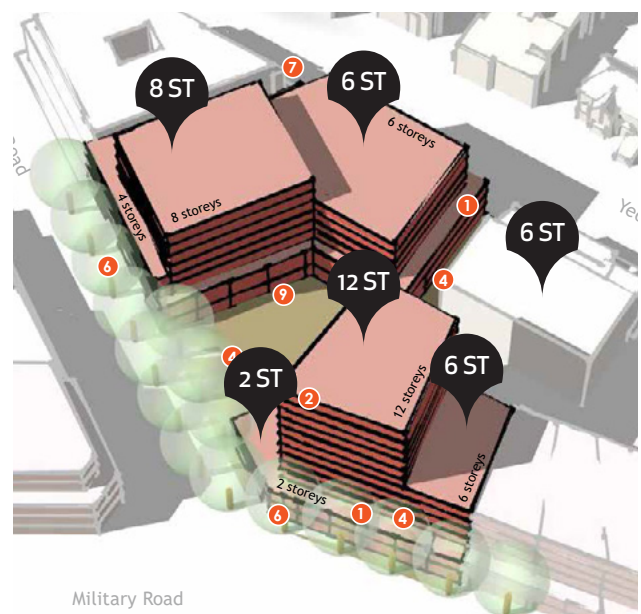


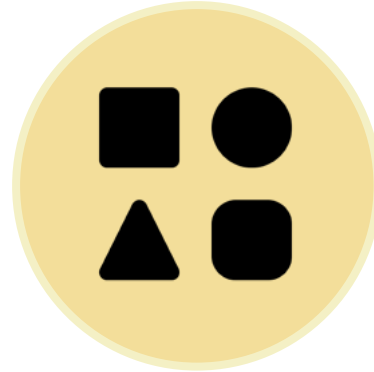
Figure 49. MRCPS, Proposed envelop (source: North Sydney Council with height annotations by AJC)

4.2 DESIGN PRINCIPLES



Connectivity

The redevelopment will facilitate an adjoining plaza, bringing people together and connecting them with different uses and spaces. The design will aim to create legible and safe connections for pedestrians in and around the study area. Additional considerations for accessibility to public transport and connection with public amenities will address community needs.



Diversity

A variety of uses and spaces is proposed to address the social and economic needs and cater to a diversity of users. New development will create retail, commercial, residential and community spaces. Variation of architectural design (scale, volume, height, materiality) in combination with features of the existing character could offer a multi-sensory experience to residents and visitors and create a vibrant centre. In addition, the proposed plaza should be flexible to accommodate day and night activities.



Sustainability

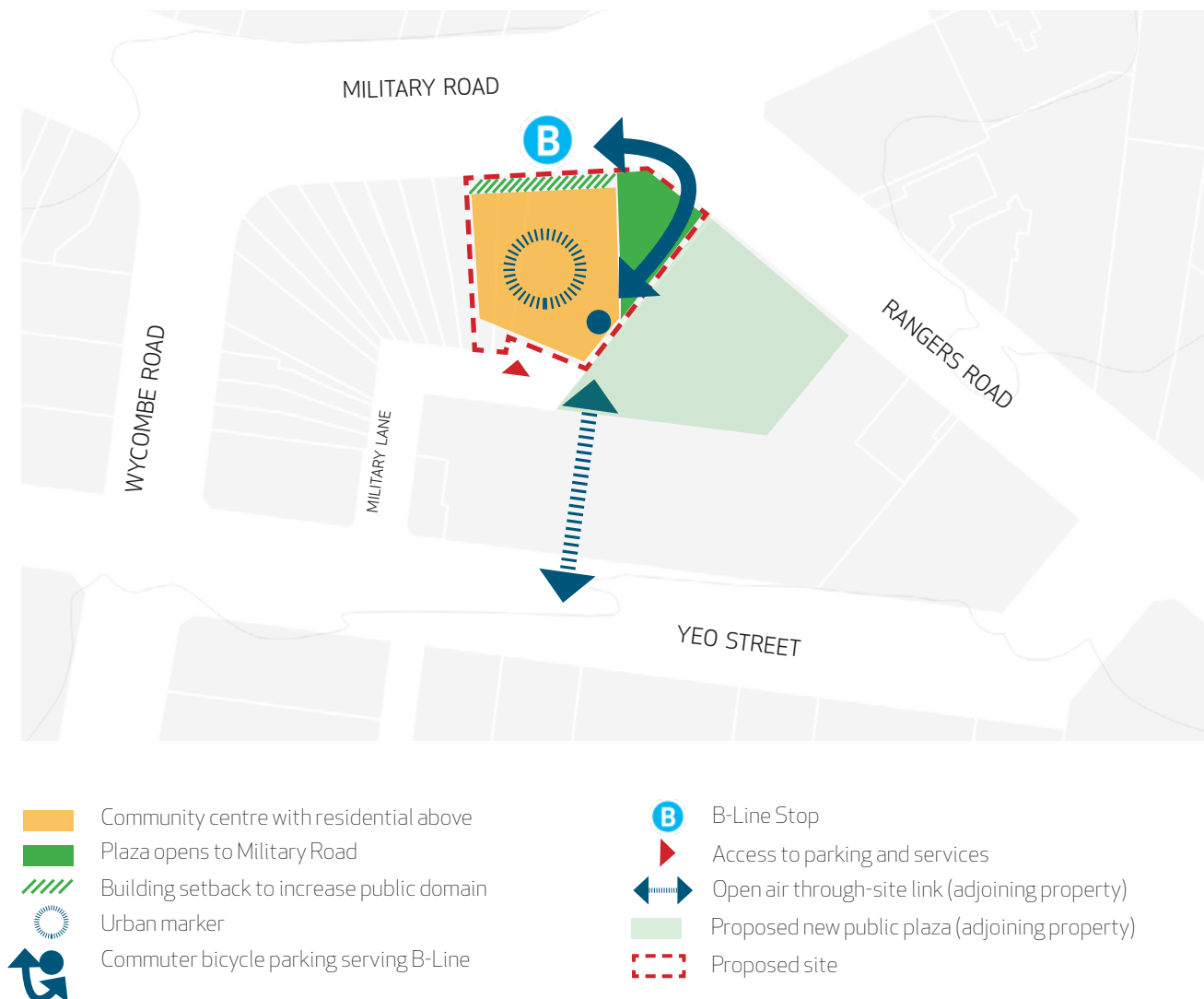
The redevelopment of the area should follow sustainable design principles and encourage walkability and use of public transport. Design should take into consideration current infrastructure (bus stops, roads) and provide public facilities for commuters. Under this principle, the creation of new public space will also increase vegetation and provide access to natural light and ventilation.



Safety

This principle highlights the importance of safe environments for the community. Design will create safe access into and around the site, and better connections to public transport for residents and visitors. Public infrastructure, community facilities, and place activation through mixed-use development will increase walkability and provide a vibrant and safe place for all throughout day and night.

4.3 STRUCTURE PLAN

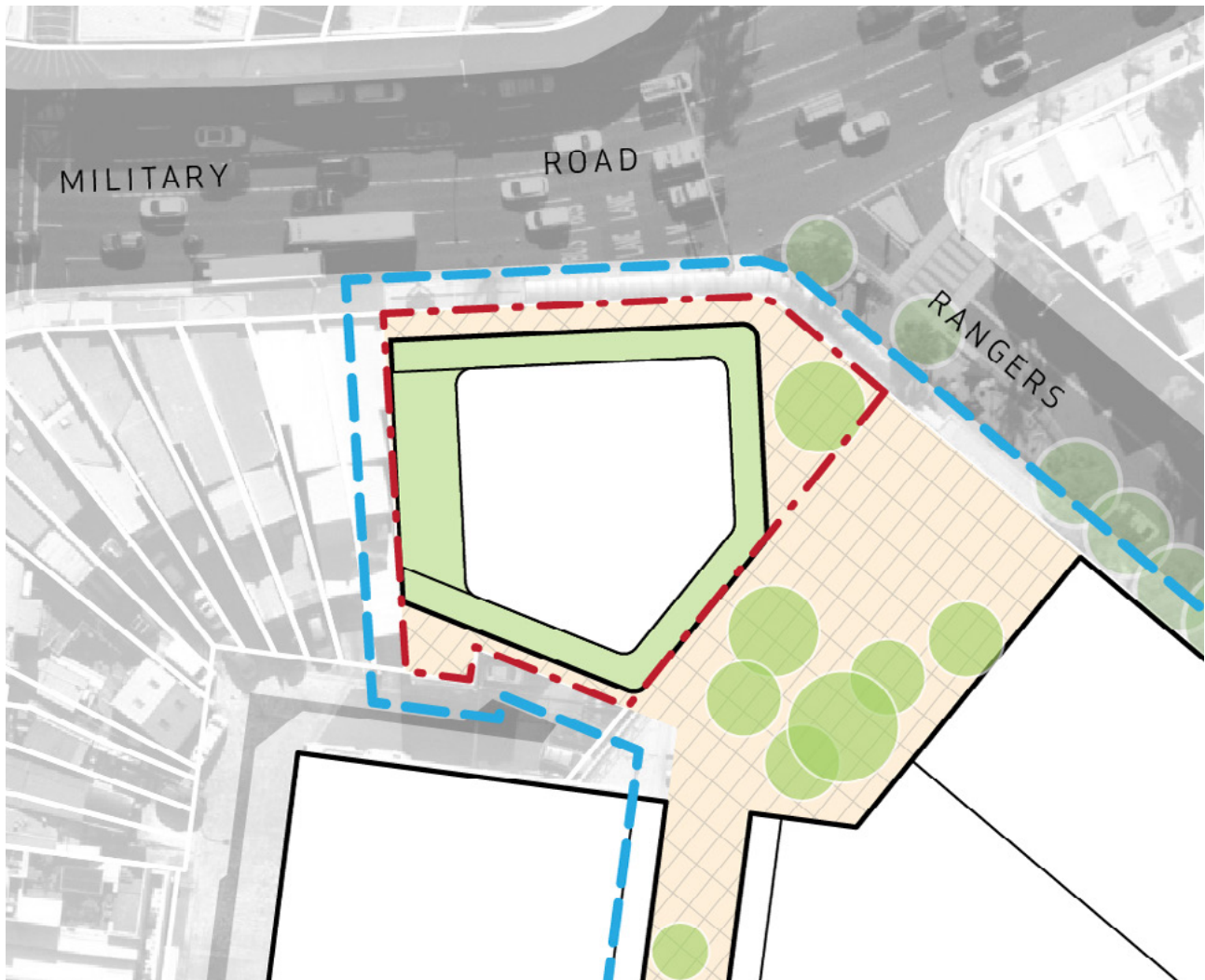


The proposed structure plan illustrates how the design principles defined for this project are proposed to be applied to a redevelopment of 183-185 Military Road, addressing the current needs for residential and commercial spaces and provide public and community areas envisaged in the MRCPs.

The structure plan for the site proposes to:

- Develop a mixed-use tower on a prominent corner that accommodates the demand for new public domain as well as retail, commercial and residential floor space.
- Increase community facilities to address a local deficit and replace existing aging facilities.
- Provide setbacks on Military Road to increase the shelter available for people using buses, and space for passers-by to walk alongside lines of waiting commuters.
- Locate buildings to provide access to a future adjoining plaza that has visual and physical connections to Military Road.
- Create a public bike parking station to support use of the buses.

4.4 INDICATIVE SITE PLAN



Accordingly, the proposal includes:

- A mixed-use 12-storey tower on Military Road
- Building setbacks to increase public space on Military Road and widening the new plaza.
- Upper level setbacks to maintain the existing street wall, reduce building bulk and allow for sunlight to the plaza and adjacent buildings.
- A new community facility integrated into the Subject Site.
- A public bike parking facility integrated with the ground level of the Subject Site.
- Combined vehicular access for parking and loading provided off Military Lane.
- Tower footprint that allows for natural sunlight and ventilation.
- Provision of retail uses on the ground level to activate frontages and increase safety.
- Basement level retail to increase total retail offering.
- Two floors of office uses to replace existing commercial floor space.

4.5 INDICATIVE BUILDING ENVELOPE

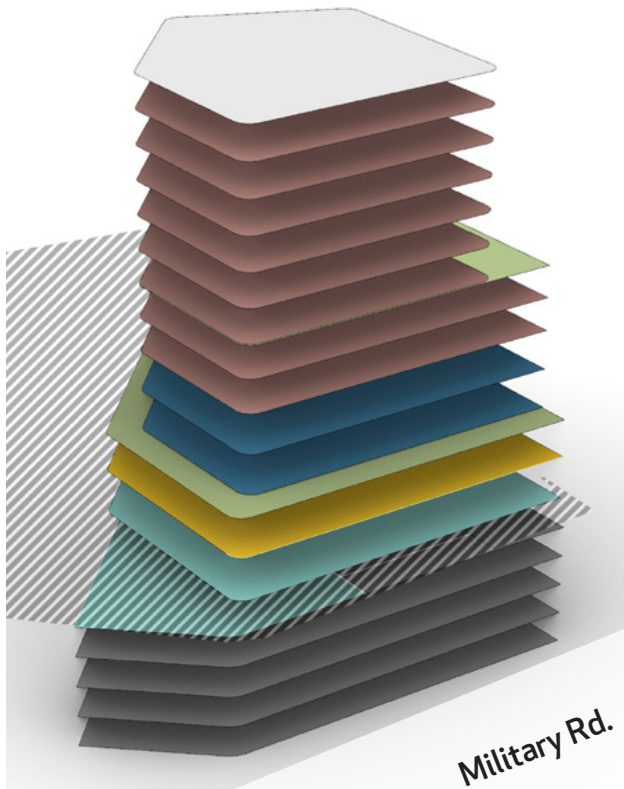


Figure 50. Proposed building envelope (northeast)

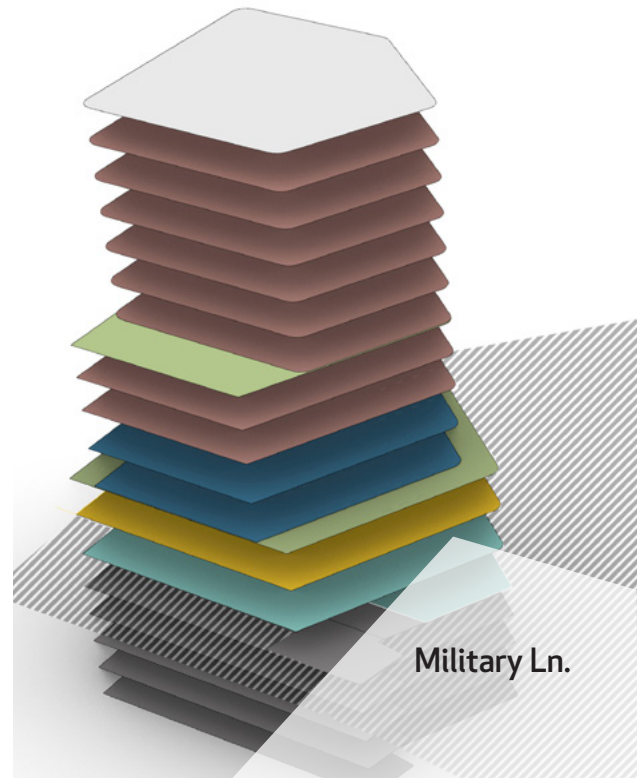








Figure 51. Proposed building envelope (southwest)

	Parking & Servicing		Community
	Ground Line		Commercial
	Retail		Residential

The design of the proposed 12-storey tower takes into consideration the MRCPS and the NSW Apartment Design Guide (ADG). It complies with the height recommendations as well as the building and podium setbacks of the MRCPS, with boundary setbacks satisfying the ADG and providing sufficient opportunities for future designs to ensure solar access and natural ventilation.

The proposed mixed-use tower consists of:

- Retail uses at ground basement levels
- Public bike parking on the ground level
- Community centre on level 1
- Commercial uses on levels 2&3
- Residential uses on levels 4 and above
- Underground parking estimated at 4 levels

4.6 ENVELOPE CONTEXT

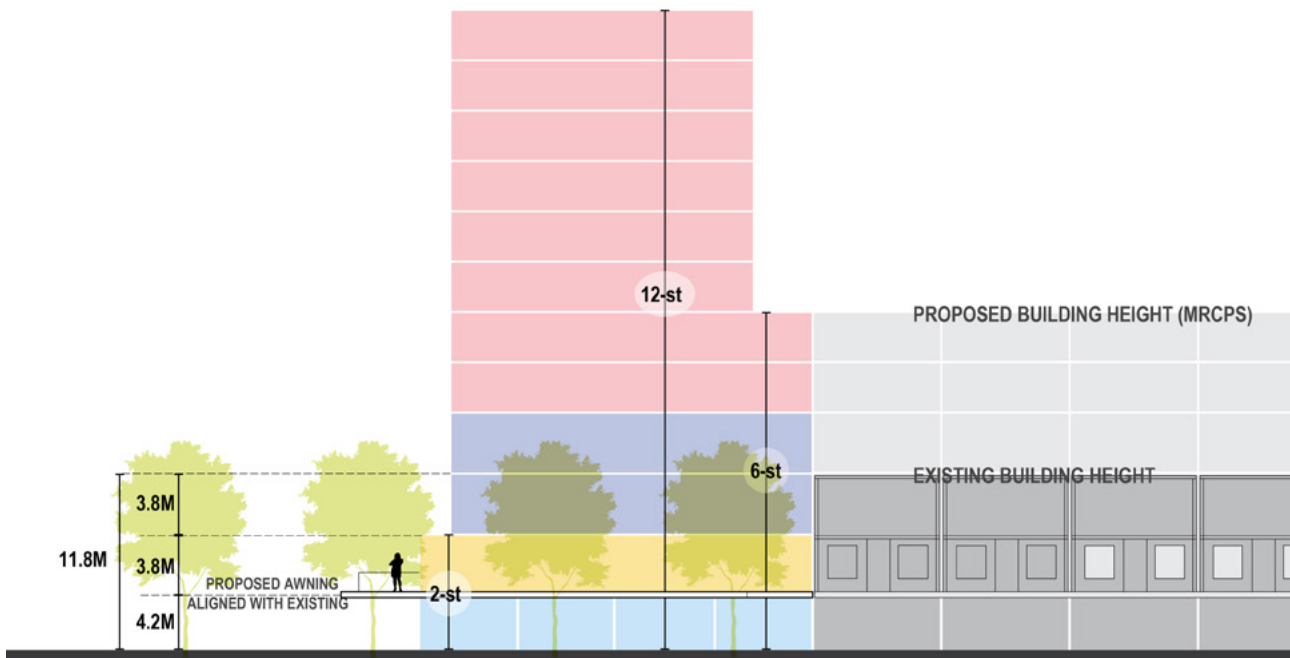


Figure 52. Proposed building envelope in comparison to existing and proposed building heights, identified in MRCPS.

The proposed building envelope takes into consideration the proposed heights for future development as outlined in the MRCPS: 12-storeys on the subject site above a 2-storey podium, reducing to 6-storeys on the southwest. Adjoining retail strip is shown in the MRCPS as being increased to 6-storeys in future.

To integrate with its immediate context, the design of the indicative envelope has taken care to align with the existing building heights of the adjoining retail.

The adjoining retail varies from 1- to 2- storeys, however with a consistent frontage that is equivalent to a 3-storey building. Floor-to-floor heights of the lower three storeys of the indicative envelopes have therefore been selected to align with the adjacent awning, window-head and parapet respectively.



Figure 53. Neighbouring building heights

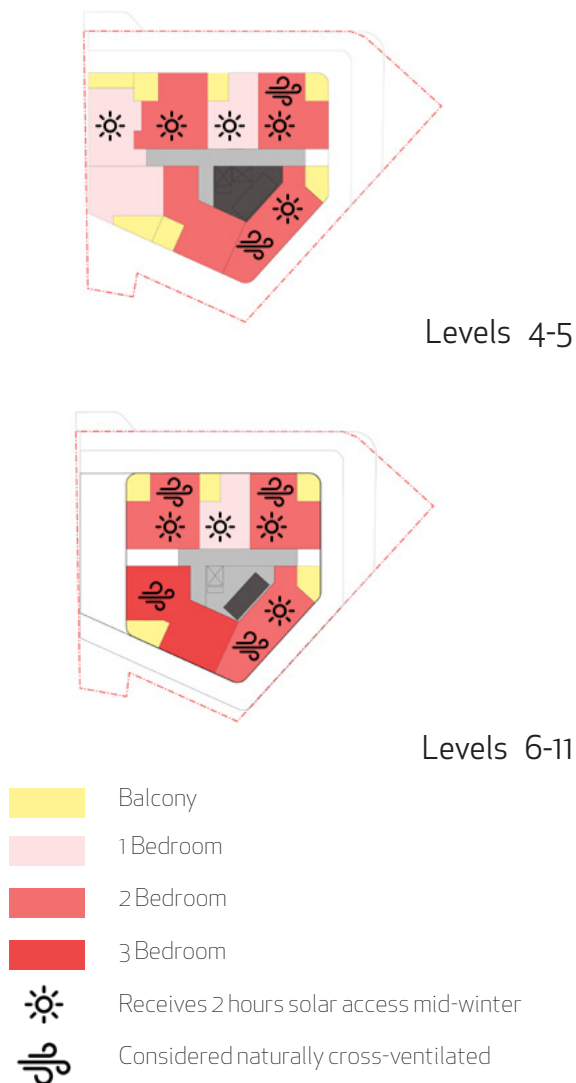


Figure 54. Neighbouring building heights

In its wider context, the proposed 12-storey tower will join numerous similar sized buildings visible in all directions; aligning with the varied built form of the lower north shore which is typified by a predominantly low-density character interspersed with point towers of 10-14 storeys positioned in a density corridor running both sides of Military Road.

The 12-storey tower proposed will be highly visible from the eastern approach from Military Road, helping differentiate the corner of Military Road with Rangers Road in order to identify the location of the new plaza, community centre and retail centre.

4.7 HIGH-LEVEL ADG COMPLIANCE



Indicative floor plans identify high-level compliance with the NSW Apartment Design Guide.

Based on the residential test fit shown here 77% of the apartments receive a minimum of 2 hours solar access during 9-3pm on June 21st and 64% are naturally cross-ventilated. This exceeds the ADG guidance of 70% solar and 60% cross-ventilation. ADG minimum building separation requirements from the residential floors are also met as indicated above and described below:

- The proposed plaza to the southeastern boundary as well as the bounding streets to the north and south are all >24m, meaning no ADG setbacks are required to these boundaries.






Figure 55. Proposed site plan

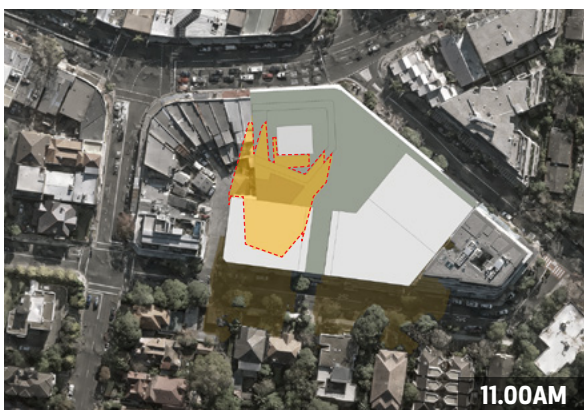
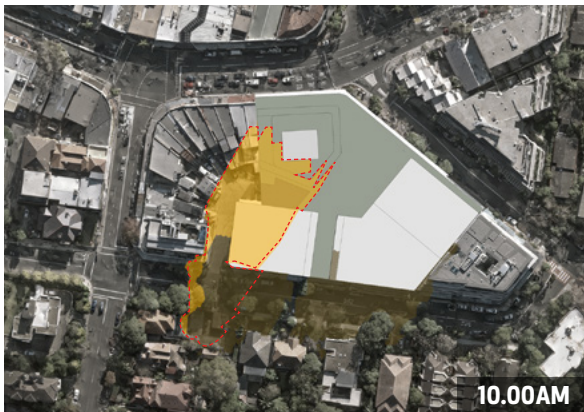
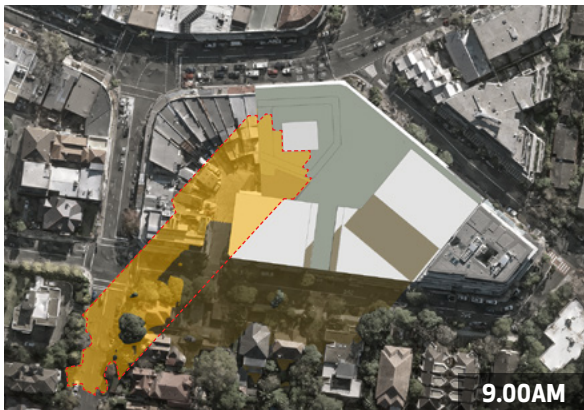
- Centreline of Public Streets
- Separation from Property Boundary or Street Centreline
- Separation from Building
- MRCPS Site 3
- Planning Proposal Site

- The adjacent sites along the western boundary (currently limited to 2-storeys) are envisaged to be a maximum of 6-storeys high in the MRCPS. Under the ADG this would require up to a 6m setback for the first four storeys, then up to 9m for the fifth and sixth storeys. No setback would be required above that height.
- The 5-storey commercial building to the south is equivalent height to a 6-storey residential building. The MRCPS does not envisage any change to this building. The ADG setbacks listed above would therefore apply here as well. In this case setbacks are measured to the centreline of the dividing street (Military Lane) rather than the property boundary.

4.8 SHADOW ANALYSIS

Shadow analysis from 9am-3pm on June 21 illustrates that the proposed 12-storey tower will create a marginal increase in overshadowing (<2 hours) of any properties on Yeo St or nearby properties, with the majority of shadow already caused by the other development of Site 3 envisaged in the MRCPS. The increase in overshadowing is only significant at 9am.

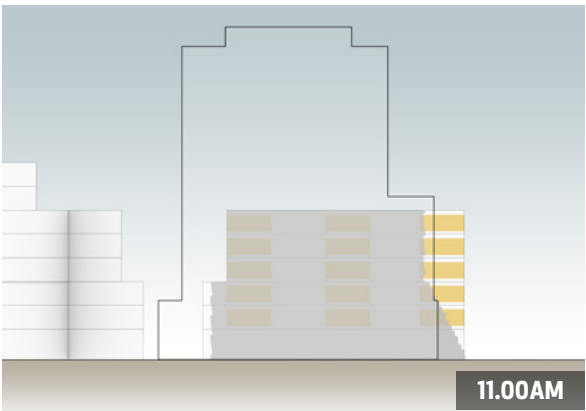
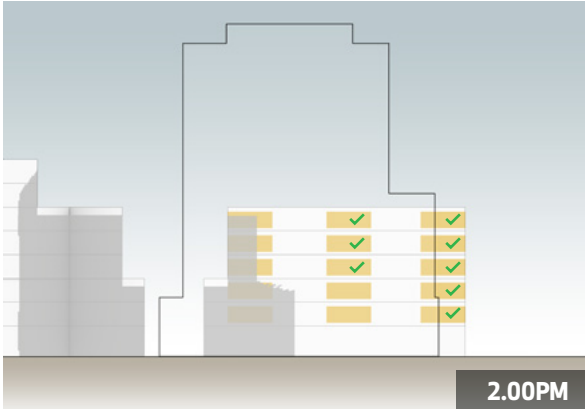
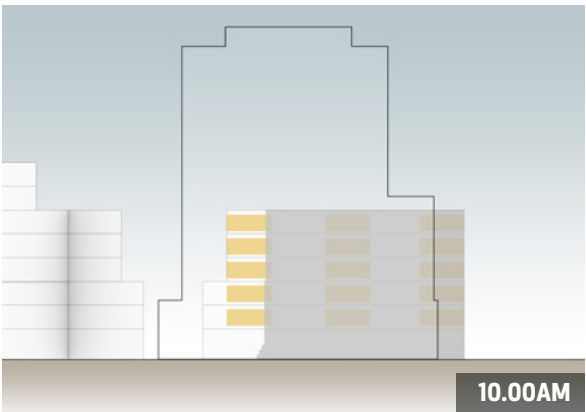
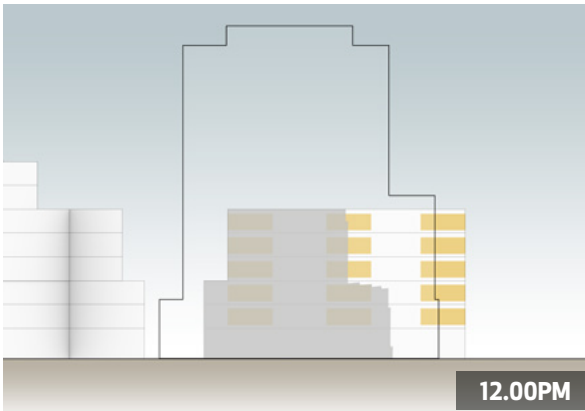
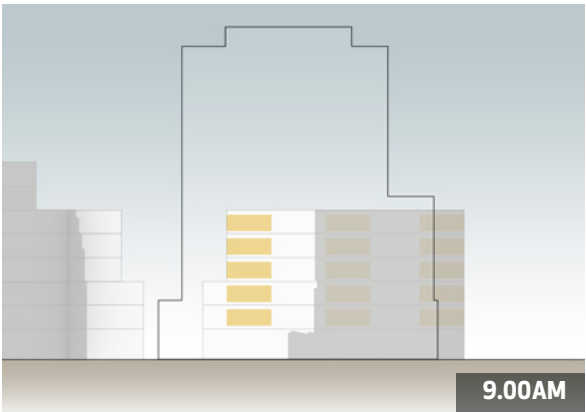
-  Shadow created by adjoining sites under the MRCPS
-  Additional shadow created by 12-storey tower
-  Total shadow extent of 12-storey tower (incl. areas that will be overshadowed by other buildings)



Solar Access Study of 50 Yeo Street

An elevational study has been undertaken to confirm the 5-storey commercial property at 50 Yeo Street could conceivably be redeveloped as a 6-storey shoptop residential building in future. Analysis of overshadowing caused by the indicative design in this Planning Proposal shows that most of the affected facade of 50 Yeo could still support north-facing living rooms that receive 2-hours sunlight per day.

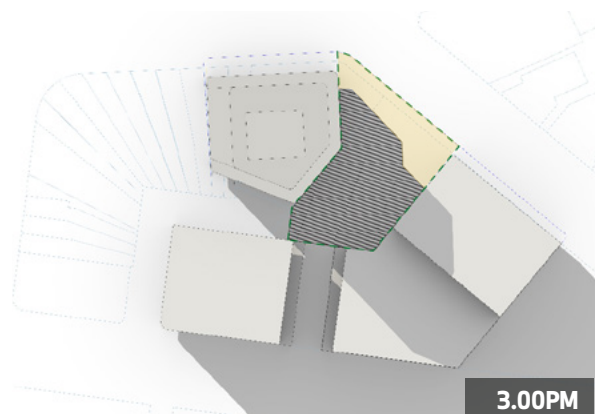
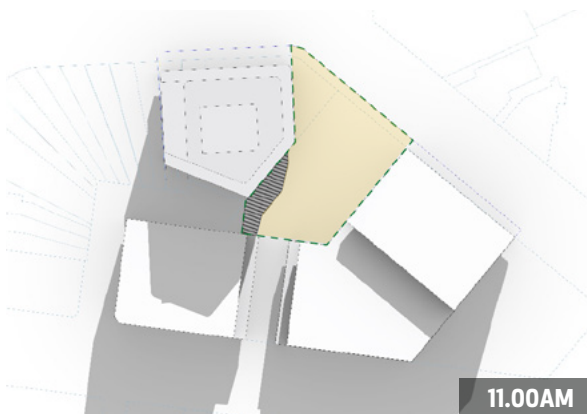
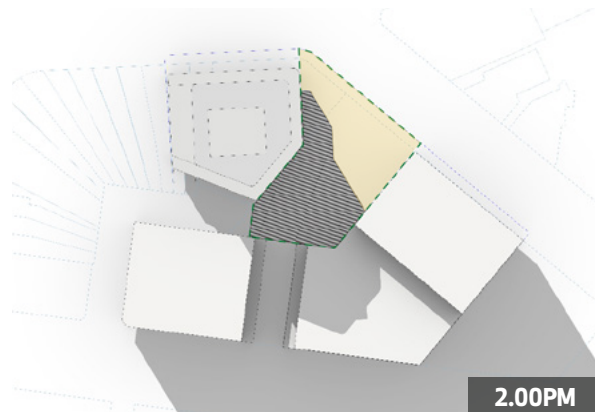
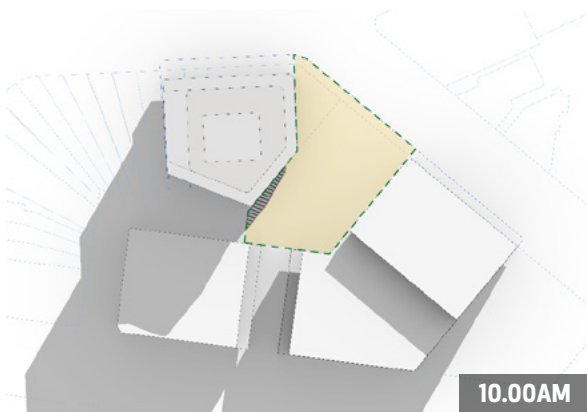
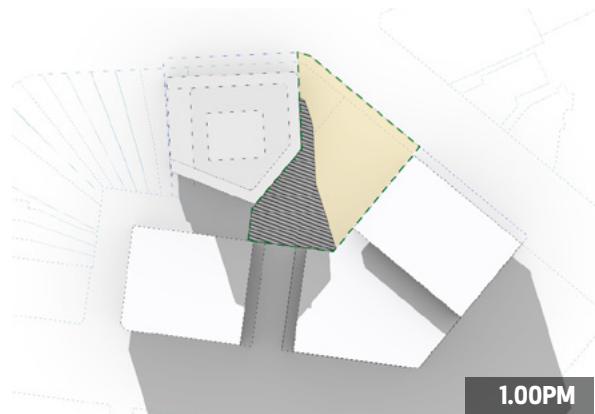
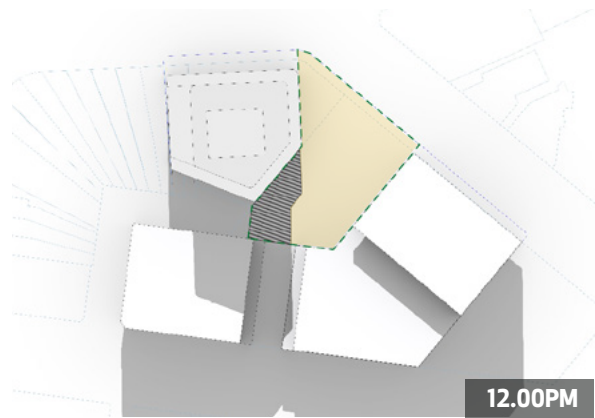
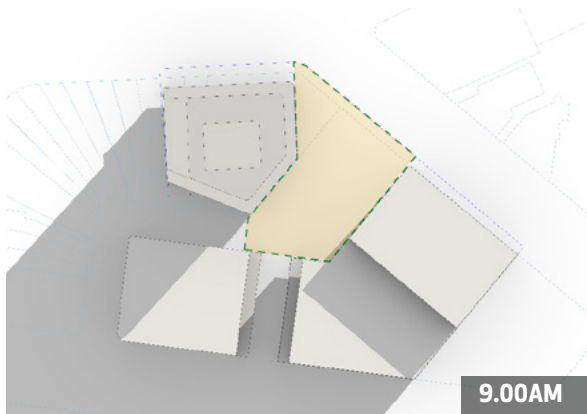
✓ Has received 2-hours sunlight by this hour



4.9 PLAZA SOLAR ACCESS

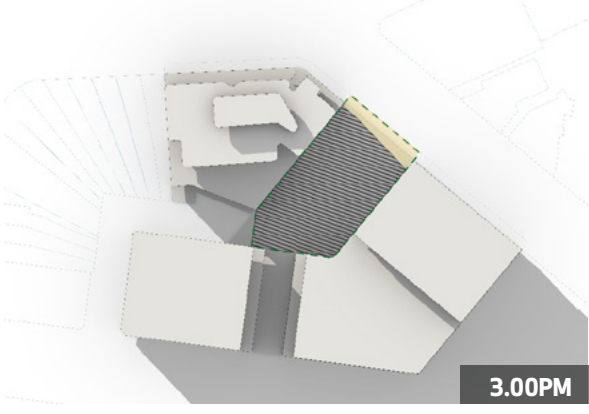
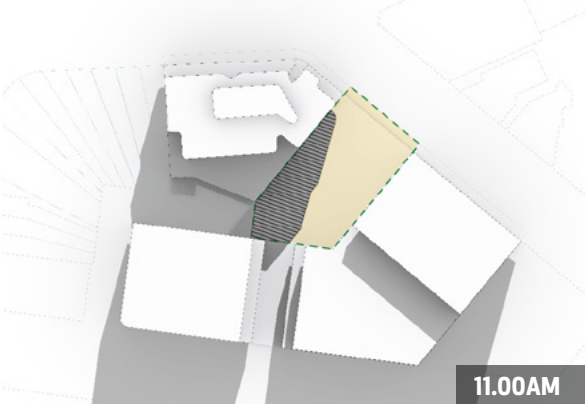
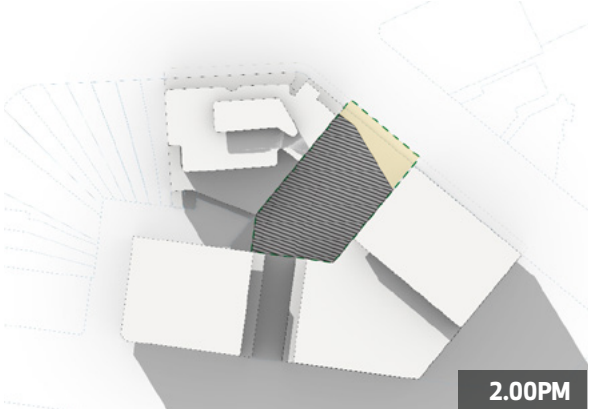
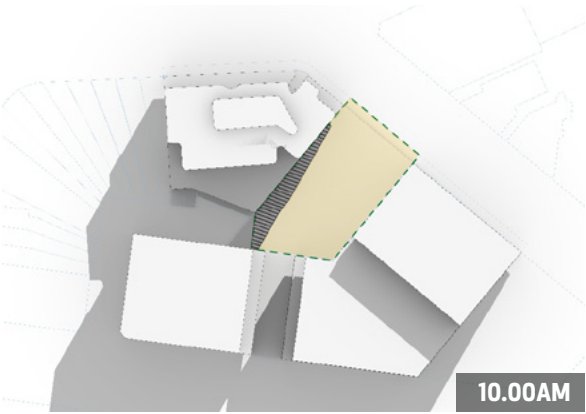
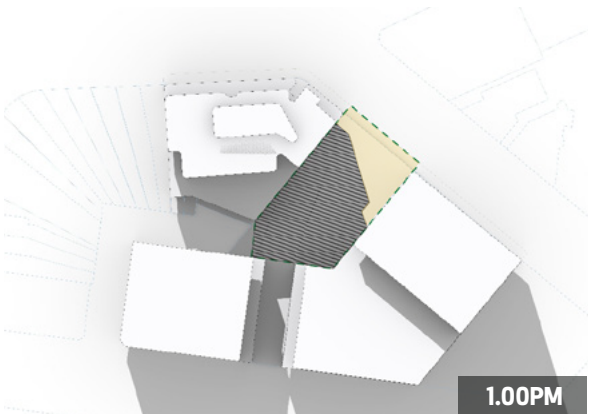
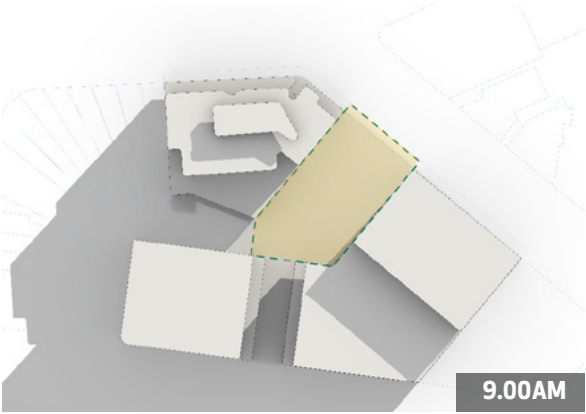
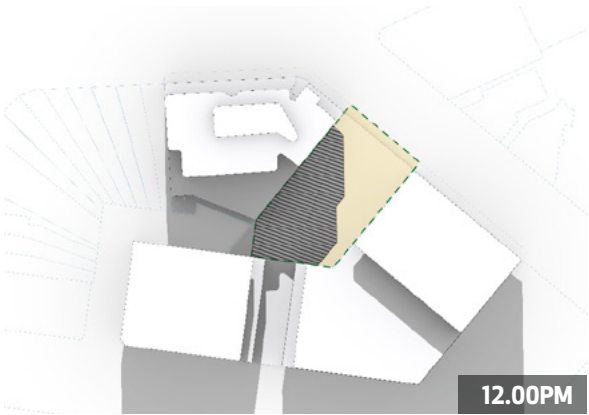
Solar Access Study of Plaza

Shadow Analysis of the Plaza shows a significant improvement to plaza amenity compared to the outcome available if the DA for 183-185 Military Road is delivered as approved. When compared to the expected outcome if the approved DA for the site is delivered (that is, if the MRCPS is delivered on the adjoining site only, and not also on 183-185), the solar access study shows that this Planning Proposal will result in a larger overall plaza area that receives a greater percentage of sunlight.

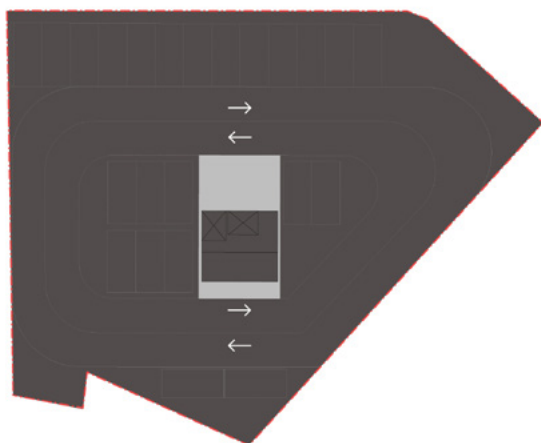


Comparison against potential outcome if Approved DA on 183-185 is delivered

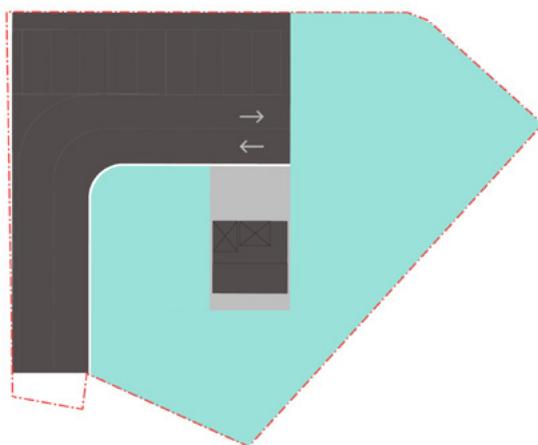
Solar Access	Time of Day, June 21	9am	10am	11am	12pm	1pm	2pm	3pm	Plaza Size
	Approved DA	100%	87%	66%	45%	28%	17%	11%	1000m²
	Current PP	100%	97%	91%	83%	65%	47%	30%	1200m²
	Difference	+0%	+10%	+25%	+38%	+37%	+30%	+19%	+200m²



4.10 INDICATIVE ENVELOPE FLOOR PLANS

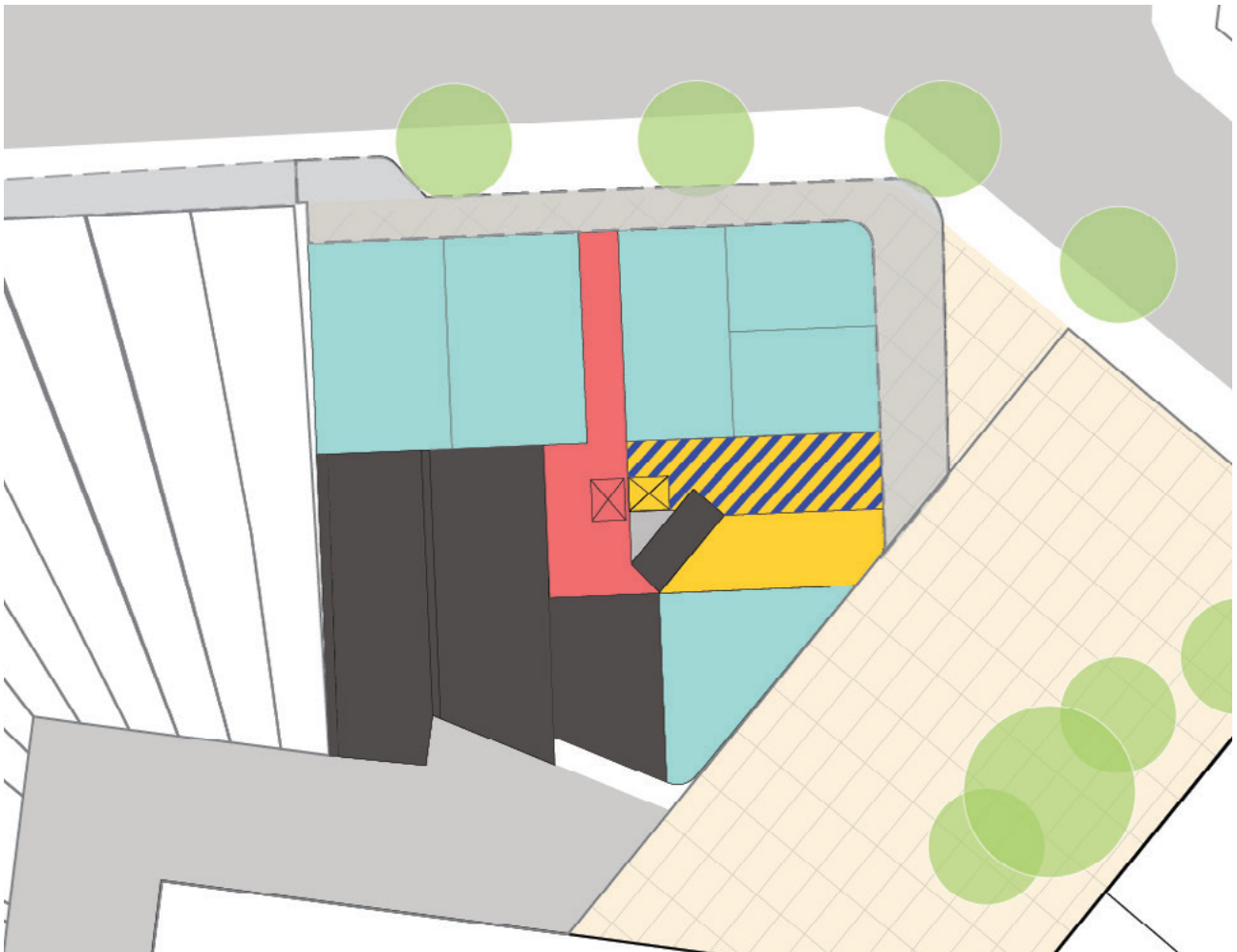


Basement Levels B2 to B4 (Parking)



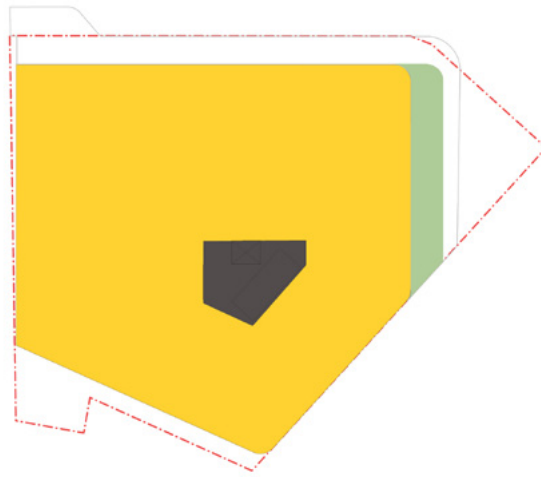
Basement Level B1 (Grocer)

- Parking, cores, stairs & services
- Circulation
- Community and Commercial Lobby
- Residential
- Retail
- Community

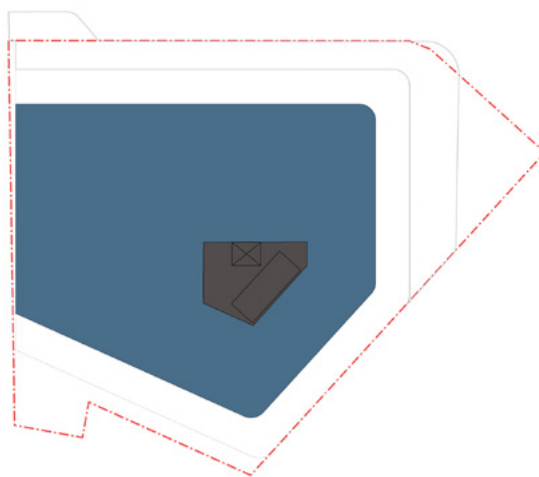


Ground Level (Street Level Retail & Lobbies)








- Parking, cores, stairs & services
- Circulation
- Community and Commercial Lobby
- Residential
- Retail
- Community

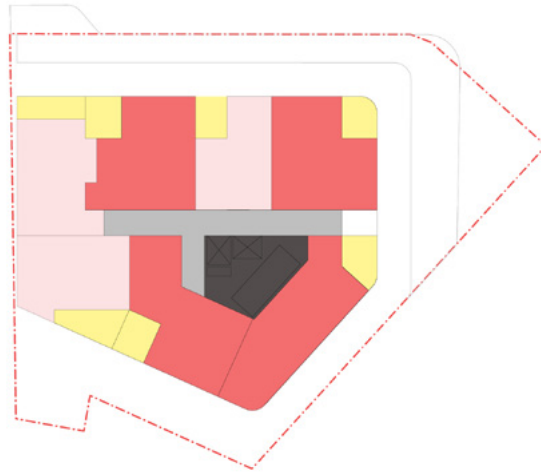


Level 1 (Community Centre)

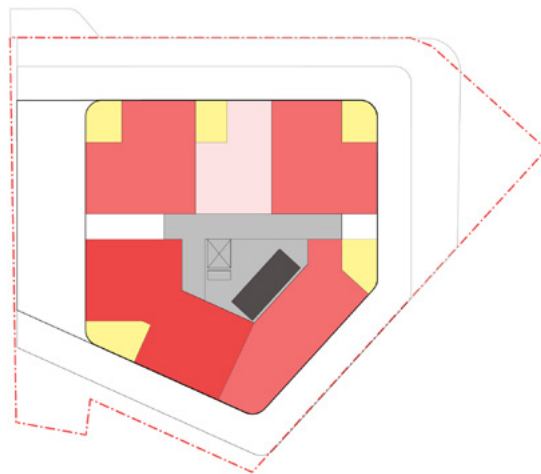


Levels 2-3 (Commercial/Office)







-  Parking, cores, stairs & services
-  Circulation
-  Community and Commercial Lobby
-  Residential
-  Retail
-  Community
-  Community Deck



Levels 4-5 (Residential)



Levels 6-11 (Residential)

-  Parking, cores, stairs & services
-  Circulation
-  Community and Commercial Lobby
-  Residential
-  Retail
-  Community

4.11 COMPARISON OF PROPOSAL AGAINST MRCPS

Military Road Corridor Study	Proposal		
	Meets	Exceeds	Comments
A 1,000m ² new public plaza		✓	Contribution of approx 200m ²
Provide a 14-space public commuter bicycle parking facility (pg.63)		✓	Provide up to 25-space public commuter bicycle parking facility
Podium <ul style="list-style-type: none"> 2 storey podium then 3m upper setback along Military Road 2 storey podium then upper setback adjacent to the public plaza 3 storey podium then 3m upper setback 		✓	Proposed podium aligns with the existing building heights of the adjoining retail Same podium design is followed on all open sides of the proposal
Setbacks (pg. 48) <ul style="list-style-type: none"> 2.5m whole of building setback along Military Road (widening footpath, allow for deep soil zone and increase tree canopy) 1.5m whole of building setback along Military lane Indicative new plaza setback to increase public domain 	✓ ✓ ✓		
Activate street edges along Military Road and the new plaza (pg. 51)	✓		
Deliver loading and basement access through Military Lane (pg. 63)	✓		
Maximum building heights at 12 storeys on Military Road (pg.45)	✓		
Community facility (pg. 16) <ul style="list-style-type: none"> Deliver a new 1,000m² (GFA) community centre in Neutral Bay town centre Ideally situated to include a balcony overlooking a public plaza Supports convenient access to visitors parking Secure entry and exit for key community services 	✓ ✓ ✓		
Significant increase in solar access to the surrounding public domain compared to existing controls (pg. 46)	✓		
Provide additional non-residential floor space with a minimum 2.0:1 FSR (pg.63)	✓		
Active frontages along Military Road and the new public plaza (pg.63)	✓		

5.0

PROPOSED CHANGES TO STATUTORY PLANNING FRAMEWORK

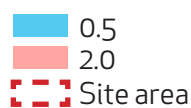
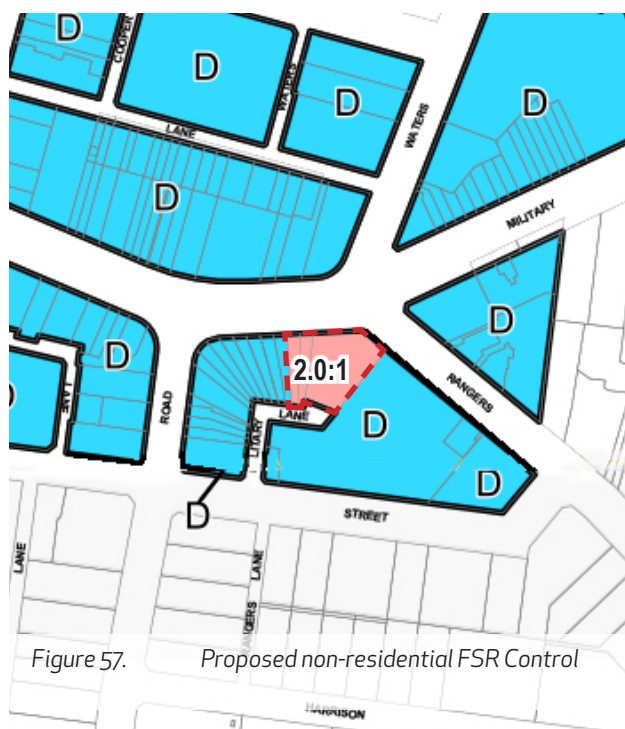
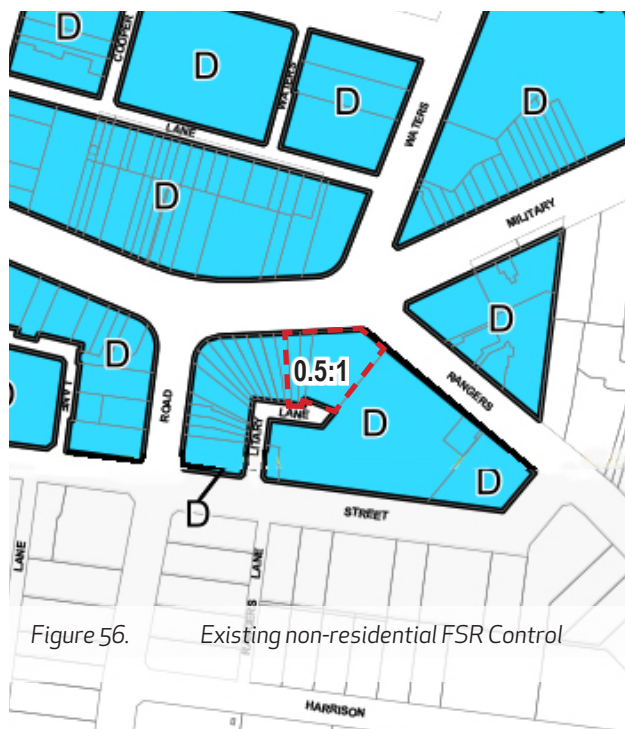
5.1 PROPOSED CHANGES TO STATUTORY PLANNING FRAMEWORK

To facilitate the design proposal as outlined in this Urban Design Report, two changes to the North Sydney Council Local Environmental Plan are proposed:

1. Non-Residential Floor Space Ratio

An increase in the required minimum Non-Residential Floor Space Ratio is proposed from 0.5 : 1 to **2.0 : 1**, which is in line with the proposal made in the North Sydney Council's Military Road Corridor Planning Study. This will ensure a significant percentage of community and commercial space is provided within the development.

The test-fit shows a 2.6:1 non-residential FSR, which would drop to 2.0:1 if the basement retail is not included.



2. Height of Building Control

A change to the Height of Building (HOB) control is proposed to support a 12-storey residential tower, a height that is in line with North Sydney Council's Military Road Corridor Planning Study.

It is proposed to increase allowable Height of Buildings from the existing 16m to 43m. The height allowance reflects the taller floor-to-floors required to support a non-residential podium, with assumed floor-to-floors of:

- 4.2m for Ground Floor Retail
- 3.8m for Level 1 Community Centre
- 3.8m for Levels 2 & 3 Office Uses
- 3.2m for Levels 4-11 Residential Uses
- 1.5m to account for minimum lift overrun and rooftop plan.

The resulting calculation provides the proposed HOB control:

$$4.2m + 3.8m + 3.8m \times 2 + 3.2m \times 8 + 1.5m = 42.7m$$

Rounded to a HOB control of **43m**.

