

REVISED MOSMAN PROPOSAL



Artist impression: Shopfront for proposed Mosman Metro store

Military Road today

Following research and consultation with community members in Mosman over recent months, Woolworths has revised its plans to a small-format Metro store.

The proposed store, at 731–741 Military Road Mosman, will retain the high street village atmosphere, and respect and restore local heritage.

If approved, the Metro store will use the existing two-storey buildings, retaining and complementing the high street, with the heritage shopfronts restored.

The Metro store will provide around 500 sqm of ground floor retail, with the upper level used for storage and team office space.



Proposed store for **MOSMAN**

RESPECTING THE VILLAGE FEEL



LOCAL RETAIL

Our plans seek to complement the local Mosman retail environment.

New Metro stores in Sydney, including Rozelle and Rose Bay, also located on retail high streets, have resulted in people spending more time in the surrounding area, indicating greater local cross-shopping.

Woolworths Metro is providing a strong anchor for the Rozelle retail strip, with people spending more time in the precinct since the store opened earlier this year. More than a third of customers to Rozelle Metro also spend time visiting other buildings in the surrounding area.

RESTORING HERITAGE

We are working with an experienced team, including a heritage specialist, to ensure the shopfronts are carefully designed to integrate with the feel of the Mosman Village and the specific planning controls for the site.

The six buildings, while not listed as local or state heritage items, are located within the Military Road Heritage Conservation Area. The streetscape in this area has a high percentage of 1–2 storey retail buildings dating from the 1900s to the 1930s when the Mosman Road township was formed.

Our proposal represents an adaptive re-use and fit-out of the existing buildings, with an expansion to the back of the site.

Proposed works include retaining and restoring:

- A two-storey rendered brick Federation Anglo-Dutch style building
- A two-storey Federation façade building
- A two-storey brick Federation Free Style building
- A two-storey brick Inter-war style façade.

Heritage impacts are minimised through the retention and restoration of original shopfronts and the development being set back behind the façades.



Image of Military Road, circa 1921

STORE OVERVIEW

PROPOSED FLOOR PLAN OF MOSMAN METRO STORE



Key facts:

- **Size:** Around **500 sqm of ground floor retail**, the upper level used for storage and team office space. This is significantly smaller in comparison to a typical full-line Woolworths supermarket, which is between 3,400 sqm to 3,800 sqm.
- **Operating hours:** **Proposed from 6am to 11pm Monday to Saturday and 6am to 10pm Sundays** – with team access one hour either side of those times.
- **Parking:** Approximately **22 car spaces** for customers who need to drive, including disabled parking. Cycling bays also provided. Comparable Metro stores show around 80% of people walk to do their shop.
- **Baskets:** The Metro store caters for customers who increasingly prefer more frequent shops, for **fewer items which can be carried home**, reducing the need for trolleys.

MANAGING ACCESS, TRANSPORT AND CAR PARKING

Car parking

Metro stores are designed to service a walk-up catchment, to encourage shopping closer to home, with most people walking or cycling to shop. Comparable Metro stores in Rozelle and Erskineville show around 80% of people walk to do their shop.

A small number of parking spaces, approximately 22, will be made available for customers who do need to drive. Cycling bays will also be provided. These will be located at the rear of the store, with vehicle access from Gouldsbury Street.

Deliveries

Store deliveries will be made by two mid-sized trucks – approximately 8.8m – per day to the rear lane. All deliveries will be managed within the site, as will waste and recycling collection. Additional direct vendor deliveries would be made by van, as required.

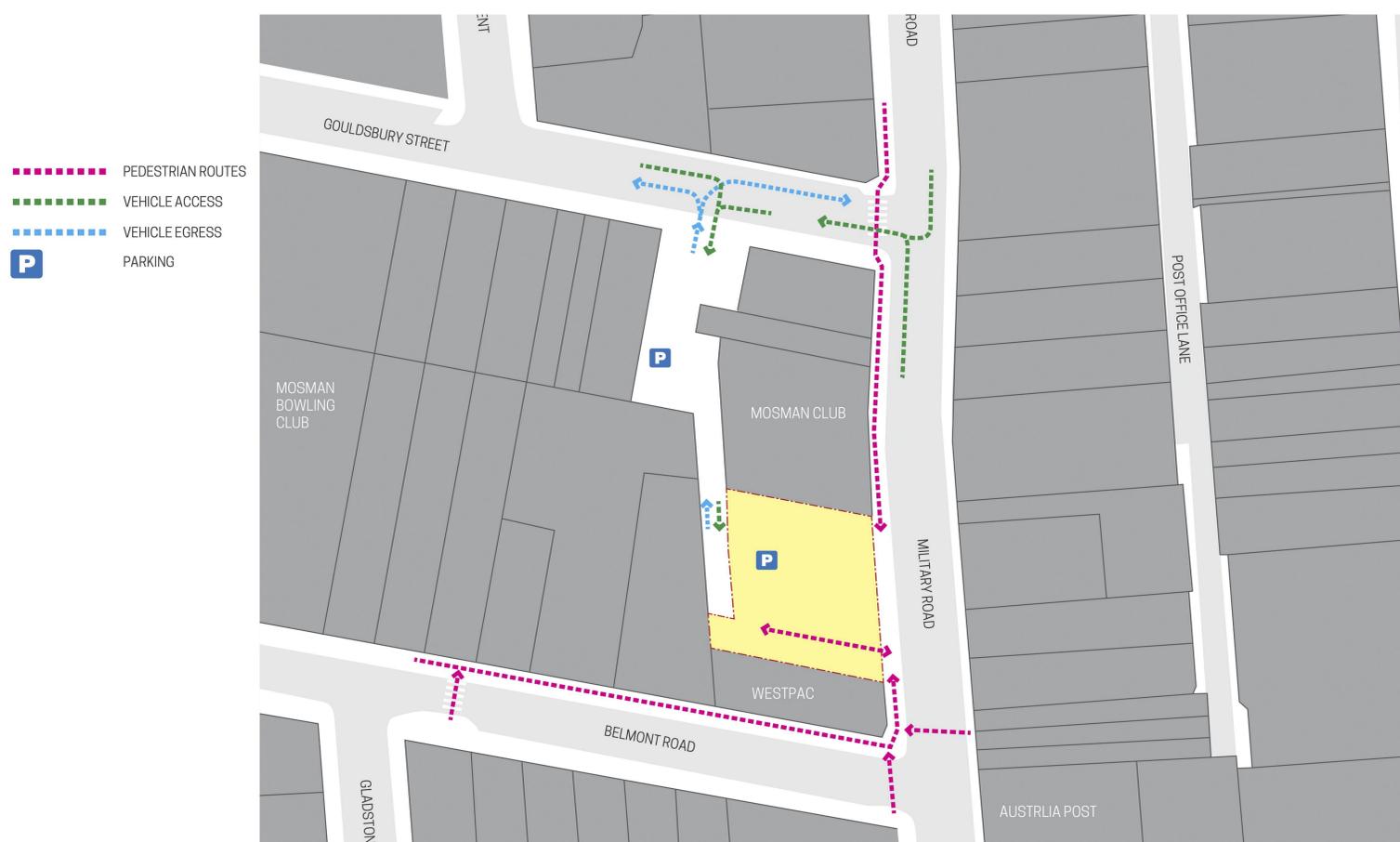
Traffic management

Our expert traffic consultant has completed a detailed report to be lodged with our DA. This has found the surrounding road network can satisfactorily accommodate the proposal, with all intersections operating at their existing level of service. In peak times, Military Road and Gouldsbury Street would experience only 10 to 25 extra vehicle movements as a maximum – with no impact on the existing level of service.

Construction

If approved, we anticipate the Metro store would result in a construction timeframe of less than 12 months.

A construction management plan will be developed to mitigate impacts on neighbours. During construction, particular care will be taken to restrict and minimise dust, acoustic and traffic impacts.



OUR METRO STORES

With a focus on quality fresh and health food options at affordable prices, Woolworths Metro stores are tailored for local customers looking for a quick and easy walk-up shopping experience.

Each store is designed to meet the city and urban customer need for walk-up convenience. With more customers shopping for fewer items more frequently, Metro is a convenient way to pick up a few groceries, grab something tasty and nutritious to eat now or make later, or just get that one item that might have been forgotten.

Metro is always innovating and evolving to provide a great range of products and services at the right price to meet the needs of the community that it serves.

At its heart, Metro is about making it quick, simple and inspiring to eat well every day of the week.



Metro Store: Rozelle, Sydney



Metro Store: Kirribilli, Sydney



Metro Store: Literature Lane, Melbourne



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Artists impression



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