

STATEMENT OF HERITAGE IMPACT

Ramsgate Village – Planning Proposal



**193-199 Rocky Point Road, 66-68 Ramsgate Road and
2-6 Targo Road Ramsgate NSW 2217**

13 OCTOBER 2021

Front Page Image: Reference Design Render – SJB Urban

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RAMSGATE VILLAGE – PLANNING PROPOSAL

HERITAGE IMPACT STATEMENT

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1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany a Planning Proposal for the site at 193-199 Rocky Point Road, 66-68 Ramsgate Road & 2-6 Targo Road, Ramsgate.

Ramsgate is identified a key 'Local Centre' in the Eastern City District Plan. The site is strategically located at the intersection of Ramsgate and Rocky Point Roads. Development of this site would reinforce existing commercial development in the immediate area and the established public transport network in Rocky Point Road and Ramsgate Road.

The overarching purpose of this planning proposal is to facilitate the renewal of the Ramsgate Village site to a mixed used development made up of specialty retail, a full line supermarket, apartments and a publicly accessible open space for the community. The proposal delivers strategically important employment and residential floorspace in close proximity to existing transport networks.

To achieve the desired outcome, amendments to the *Georges River Local Environmental Plan 2021* (LEP) and the Georges River Development Control Plan (DCP) 2021 are proposed:

LEP Amendments:

- Zoning Controls;
- Height Controls; and
- Floor Space Ratio controls

DCP Amendments:

- Site specific building setbacks

The site currently comprises 16 lots containing low rise residential and commercial properties, and is located adjacent to two heritage items identified on Schedule 5 attached to *Georges River Local Environmental Plan 2021*, namely:

- 70 Ramsgate Road, Ramsgate (Residential flat building, "Roma") – Item No: I294;
- 211-219 Rocky Point Road, Ramsgate (Shops) - Item No: I295.

Accordingly, this Heritage Impact Statement reviews the planning proposal in terms of the relevant heritage provisions of the *Georges River LEP 2021* and the requirements of the Georges River Development Control Plan (DCP) 2021, and the Impact Assessment Criteria guidelines endorsed by the Heritage NSW.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

Terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter.

1.3 SITE LOCATION

The subject site is an irregularly-shaped parcel of land containing sixteen allotments, with street frontages addressing 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Tarago Road, Ramsgate as shown in Figures 1 and 2. The parcels of land comprising the site are identified in documents held by NSW Land Registry Services (LRS) as¹:

- Lots A and B, DP347589;
- Lots 1 and 2, DP133817;
- Lot 1 DP970852; Lot 8 DP653883;
- Lots A and B, DP311887;
- Lot 301 DP 1142822;
- Lot B DP371250;
- Lots 12, 13 and 14, DP455810;
- Lot 3 DP213885;
- SP83814; and
- SP77494.

The surrounding area is characterised by one and two-storey, freestanding residential development, with one and two storey commercial development located on either side of Rocky Point Road.

The subject site, and other areas adjacent to Rocky Point Road, have been identified by the Georges River Council (west of Rocky Point Road), and Bayside Council (east of Rocky Point Road) as part of the Ramsgate Centre Master Plan. As part of the implementation of the Ramsgate Centre Master Plan, sites in the area, including the subject site, have been re-zoned for increased heights and floor space ratios, and sites amalgamated to achieve the permitted floor space ratios.



Figure 1 – Plan map of the site, location of the site edged in red. (Source: Six maps)



Figure 2 – Aerial maps of the subject site, location edged in red. (Source: Six maps)

¹ All sixteen parcel of land comprising the subject site are located in the Parish of St George, County of Cumberland.

1.4 HERITAGE MANAGEMENT FRAMEWORK

None of the subject lots are listed as items of local heritage significance in Schedule 5 of the *Georges River LEP 2021*.

The two listed heritage buildings are located on sites adjoining the subject site and are identified as heritage items (Item No. 1294 and Item No. 1295) on Schedule 5 of the *Georges River LEP 2021*, and are protected under the *Environmental Planning and Assessment Act 1979 (NSW)*.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, and do not warrant assessment as part of this report.

The site lies to the west of the boundary of the area covered by the *Georges River LEP 2021*. A single heritage item included on Schedule 5 of this LEP (Item No. 15) is in the general vicinity of the site, however, is sufficiently removed to not warrant further assessment.

1.5 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Director, of **NBRS**ARCHITECTURE.

1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include natural, Aboriginal and/or archaeological assessment.

This report only addresses the relevant planning provisions that relate to heritage.

1.7 COPYRIGHT

Copyright of this report remains with the author, **NBRS**ARCHITECTURE.

Unless otherwise noted, all images are by the author.

The Cooks River dam, which was built as a new water supply for the colony in 1839-42, also allowed traffic to pass south beyond the river along the Cooks River Road (Princes Highway). It was located at what is now the bridge along the Princes Highway at Tempe and caused persistent flooding and pollution before it was demolished in 1896-99.⁵ For much of the early 19th century the road extending from the Cooks River Road to Rocky Point, known as Rocky Point Road, was an uncleared bush track. The road was surveyed by the government surveyors, William Wedge Darke and John Valentine Gorman, in 1842 (Figure 6).⁶ In a letter dated 21 April 1842, Gorman describes the 'two farms' in the area, including one opposite the subject sites at 193-201 Rocky Point Road:

...one of 120 acres granted to Thomas Laurence....The other of 60 acres granted to Peter Moore [opposite the subject sites] and situate near Rocky Point of the boundary lines of which I could not find no trace whatever on the ground. The farmer of these farms has evidently been at some former period in occupation as there still remains some fencing at a hut as shewn in the plan but the latter has never yet been occupied. The land throughout is of a very poor description consisting to the Westward and Northward of forest land of a sandy soil interspersed with rock and scrub...and in the vicinity of Botany Bay to the Eastward it consists of stunted scrubby land of a loose sandy soil...⁷



Figure 4: Tempe House, Cook's River, c1839-40, showing the Cooks River dam (Source: State Library of NSW, SSV*/Sp Coll/Elyard/2)

⁵ Vanessa Witton, 'Damming the Cooks River', The Dictionary of Sydney, 2013, https://dictionaryofsydney.org/entry/damming_the_cooks_river.

⁶ Darby, 'Rocky Point Road', 10; 'How Did Rocky Point Road Come About?', *Georges River Libraries Local Studies* (blog), 30 June 2020, <https://georgesriverlocalstudies.home.blog/2020/06/30/how-did-rocky-point-road-come-about/>.

⁷ Darby, 'Rocky Point Road', 11.



Figure 5: 'Tracing from Messrs. Darkes and Gormans surveys shewing the road from the dam at Cooks River to Rocky Point', 1850 (Source: State Library of NSW, Z/Cb 85/25)

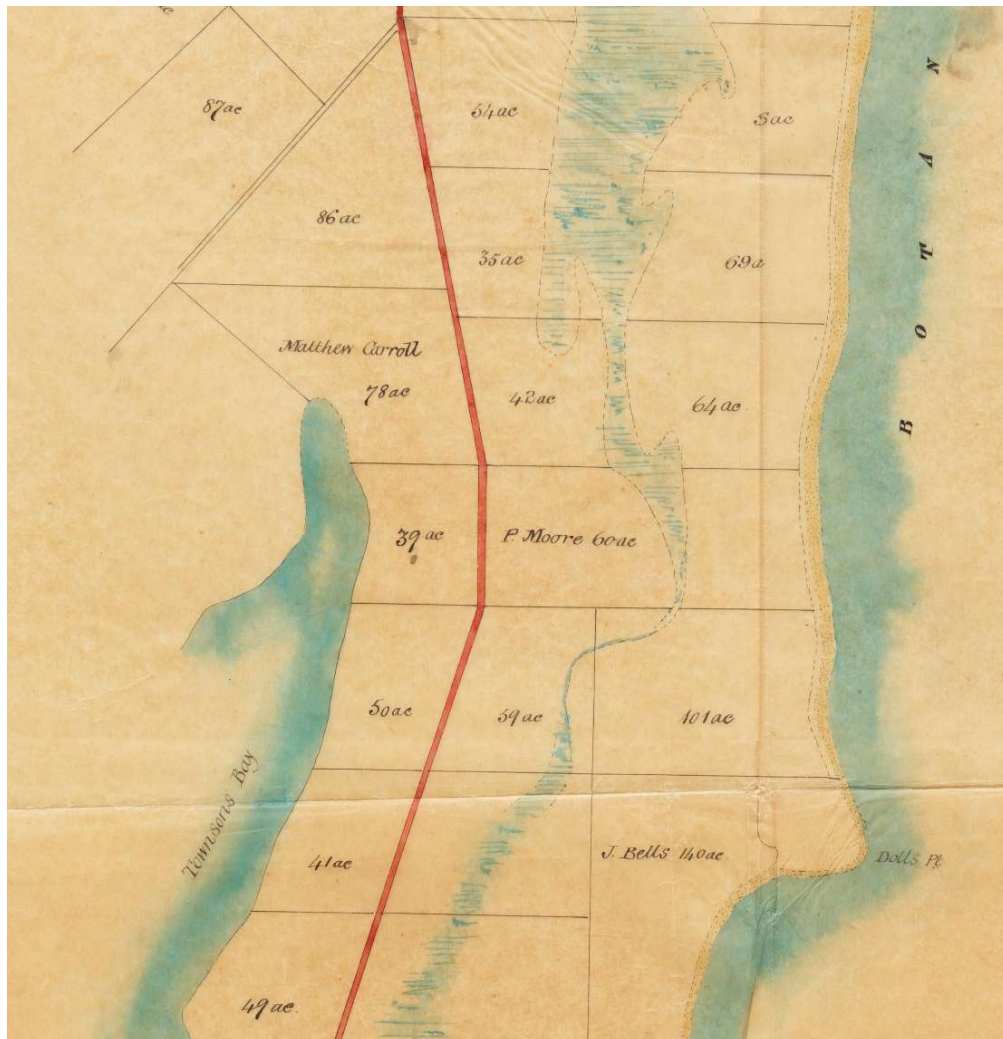


Figure 6: Detail from 'Tracing from Messrs. Darkes and Gormans surveys shewing the road from the dam at Cooks River to Rocky Point', 1850 (Source: State Library of NSW, Z/Cb 85/25)

The road was described by one weary traveller in 1849:

*Our dreary road to the water's edge, lay through ruts nearly axle deep, and over stumps proportionably high, surrounded on all sides by tall gum and stringy bark trees, tortured into every variety of shape, and looking like vast sylvan skeletons or gigantic spectres of a primeval world prepared to bar the passage of all intruders upon their solitary realms.*⁸

The gradual sale and development of the lands either side of Rocky Point Road commenced in 1854, although it would take another eight years before any substantial improvements to the road were made.⁹ The next major event to transform the Rocky Point Road and surrounds, including the suburb of Ramsgate, was the introduction of the Kogarah to Sans Souci tramway service in September 1887.¹⁰ *The Sydney Morning Herald* reported:

⁸ 'The Ring', *Bell's Life in Sydney and Sporting Reviewer*, 21 April 1849, 2, <http://nla.gov.au/nla.news-article59768790>.

⁹ Darby, 'Rocky Point Road', 23–25.

¹⁰ Darby, 50.

The line starts from the platform at Kogarah Station....After leaving the platform the line passes up Grey-street and through the rapidly-rising township of Kogarah, until the Rocky Point-rad is reached, along which the line continues for some distance. The neighbourhood is fast emerging from a state of primaeval bush into a thickly settled district, and every here and there, as the tram passes along, neat cottages and gardens, with, in many cases, flourishing orchards, are to be seen. The first stopping-place is Ramsgate-road, a distance of 1 mile 40 chains from Kogarah....¹¹

2.2 THE TARGO ESTATE

The subject sites were originally part of a 39-acre land grant to the jeweller and watchmaker of Redfern, John McCall (1820-1907), dated 23 February 1854 and comprising portion 31 in the parish of St George.¹² His grant extended from Rocky Point Road west to the shoreline of Kogarah Bay. Torwood house was constructed on the property, fronting Dalkeith Street. In a 1939 interview with the daughter of John McCall, B McCall, she said her grandfather, also named John McCall, originally constructed a cottage on the property close to the shoreline, which was surrounded by a garden and orchard.¹³



Figure 7: Detail from Plan of Parish of St. George, County of Cumberland, Gibbs, Shallard & Co, 1884, featuring McCall's 39-acre grant in portion 31 (Source: State Library of NSW, Z/M3 811.185/1884/1)

¹¹ 'The Kogarah-Sans Souci Tramway', *Sydney Morning Herald*, 12 September 1887, 4, <http://nla.gov.au/nla.news-article13661812>.

¹² NSW Land Registry Services, Certificate of Title, 1911, Vol 2185, Fol 180.

¹³ 'Echoes of the Past', *Propeller*, 9 February 1939, 8, <http://nla.gov.au/nla.news-article235594597>.

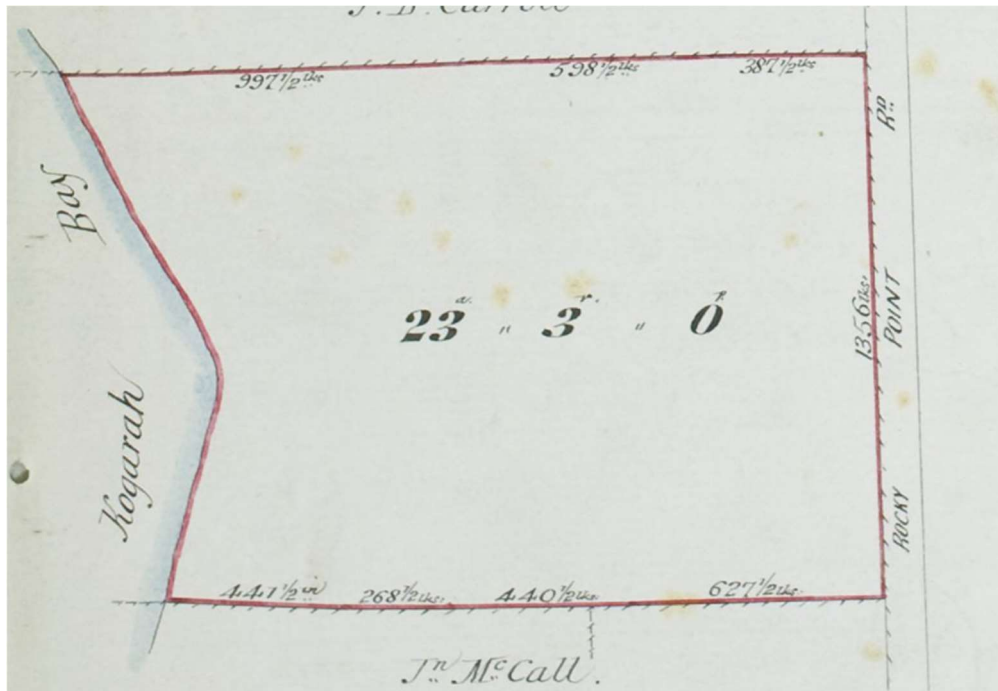


Figure 8: Block plan of the 23-acre allotment including the subject site, Certificate of Title, 10 May 1887 (Source: NSW Land Registry Services, Certificate of Title, Vol 834, Fol 47)

The majority of the McCall estate was then conveyed to Joseph Hector Caruthers for £3,109, eight shillings and nine pence in January 1885.¹⁴ Caruthers then sold the property, by that point 23 acres and three roods, to the Australian Mutual Investment and Building Company Ltd in August 1885 for £3,587, 15 shillings and nine pence.¹⁵ The property was then converted to *Real Property Act* title in 1887.¹⁶

The property was subdivided into 66 allotments as the 'Targo Estate' and first offered for sale in September 1894. As further subdivisions occurred in the mid-20th century which altered the original lot boundaries, it is estimated the subject sites were contained in lots 8, 9, 10 and part of 11 (193-201 Rocky Point Road), part of 32 and 33 and 34 (2-6 Targo Road) and 15 and 16 (66-68 Ramsgate Road), of the Targo Estate. The lots were transferred from the Australian Mutual Investment and Building Company Ltd to: James Hood in September 1894 (lots 8 to 13), Harry Rolfe Palmer in February 1895 (15 and 16), William Rossbach in August 1895 (33 and 34), and Mary Ann Rogers in September 1896 (32).¹⁷

¹⁴ NSW Land Registry Services, General Register of Deeds, Book 319, No 246.

¹⁵ NSW Land Registry Services, Certificate of Title, 1887, Vol 834, Fol 47.

¹⁶ NSW Land Registry Services, Primary Application Search Books, 1887, Primary Application Number 6697.

¹⁷ NSW Land Registry Services, Certificate of Title, 1887, Vol 834, Fol 47.

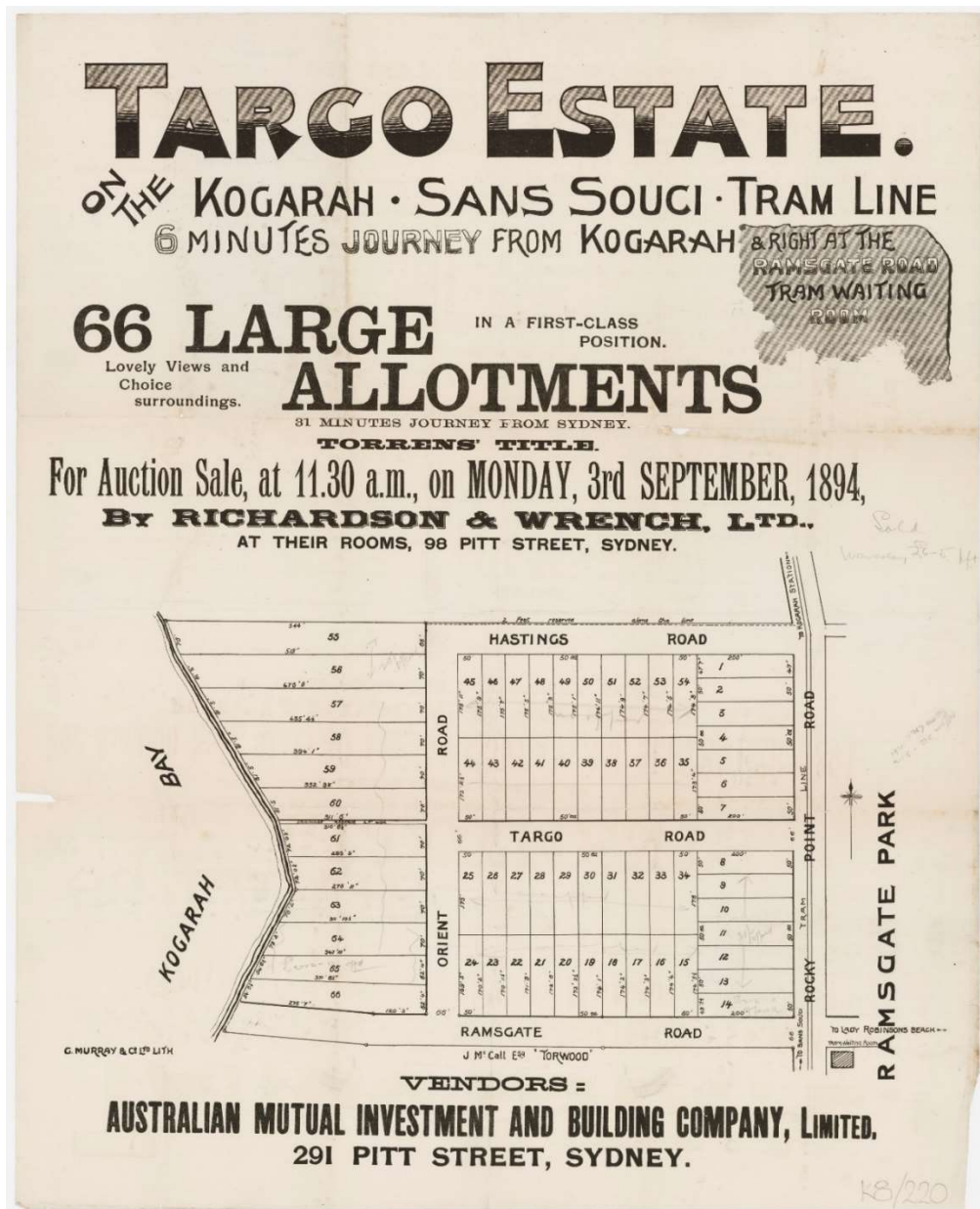


Figure 9: Subdivision plan of the Targo Estate, 1894. The subject lots were contained in lots: 8, 9, 10, part of 11, 34, 33 and part of 32, 15 and 16 (Source: State Library of NSW, Z/SP/K8/220)

2.3 VIEWS OF ROCKY POINT ROAD

The subject lots have changed considerably from when it was first developed into commercial and residential dwellings after the sale of the Targo Estate. The Pittorino Brothers building at 201-205 Rocky Point Road was constructed in 1925. A photograph dated around 1936 shows the subject lots contained a petrol pump and station close to the corner of Rocky Point and Targo roads. Painted advertisements on the side of the Pittorino Brothers buildings promote 'Taubmans Paints and Varnishes' and 'J T Archibald's ironmongery and building supplies'.



Figure 10: View of early buildings on subject lots fronting Rocky Point Road, J C Cruden, c1936, including a petrol station and pumps at today's 193 Rocky Point Road and the Pittorino Brothers building beyond at 201-205 Rocky Point Road (Source: Georges River Libraries Local Studies Collection, LHP233)



Figure 11: Detail of J C Cruden's c1936 photograph of the buildings on the subject site at 193-199 Rocky Point Road (Source: Georges River Libraries Local Studies Collection, LHP233)



Figure 12: Intersection of Rocky Point and Ramsgate roads, c1948 (Source: Georges River Libraries Local Studies Collection, Ref no. LHP1203)



Figure 13: Rocky Point Road and Dillon Street Intersection, Ramsgate, photograph by Joan Hatton, late 1970s to 1980s, showing part of the Pittorino Brothers' building (then a chemist) on 201-205 Rocky Point Road (far right) (Source: Georges River Libraries Local Studies Collection, Ref no. JHP781)



Figure 14: Rocky Point Road, Ramsgate, photograph by Joan Hatton, late 1970s to 1980s, showing the buildings on the subject sites including a chemist in the Pittorino Brothers' building (left at 201-205 Rocky Point Road) and structures beyond at 193-199 Rocky Point Road (Source: Georges River Libraries Local Studies Collection, Ref no. JHP782)

2.4 AERIALS OF THE SUBJECT SITES 1943-2005

The following aerial photographs reveal how the subject lots have developed from the 1940s to the 2000s. Between 1965 and 1978, the buildings originally at 193-195 Rocky Point Road, including the petrol station, were demolished to make way for the building present today. The building at 199 Rocky Point Road appears to have been constructed between 1986 and 1994.



Figure 15: Aerial photograph featuring the subject sites, 1943 (Source: NSW Spatial Services, SIX Maps)



Figure 16: Aerial photograph featuring the subject sites, 1 May 1951 (Source: NSW Spatial Services, Historical Imagery Viewer, frame 64)



Figure 17: Aerial photograph featuring the subject sites, 25 June 1961 (Source: NSW Spatial Services, Historical Imagery Viewer, frame 5015)



Figure 18: Aerial photograph featuring the subject sites, 29 August 1965 (Source: NSW Spatial Services, Historical Imagery Viewer, frame 5059)



Figure 19: Aerial photograph featuring the subject sites, 25 October 1978 (Source: NSW Spatial Services, Historical Imagery Viewer, frame 80)



Figure 20: Aerial photograph featuring the subject sites, 2 August 1986 (Source: NSW Spatial Services, Historical Imagery Viewer, frame 159)



Figure 21: Aerial photograph featuring the subject sites, 4 October 1994 (Source: NSW Spatial Services, Historical Imagery Viewer, frame 88)



Figure 22: Aerial photograph featuring the subject sites, 27 September 1998 (Source: NSW Spatial Services, Historical Imagery Viewer, frame 32)

3.0 SITE DESCRIPTION AND CONTEXT

3.1 SITE CONTEXT

The area between Ramsgate, Rocky Point and Targo Roads, is characterised by a mostly flat topography and a mix of one to 4 storey commercial and residential development from a variety of periods.



Figure 23 – View down Rocky Point Road. The heritage listed buildings are indicated by the red arrows. (Source: Google Maps street view).



Figure 24 – View down Ramsgate Road. The heritage listed buildings are indicated by the red arrows. (Source: Google Maps street view).

3.2 DESCRIPTION OF THE EXTERIORS

The subject site comprises 16 lots facing 3 roads. The lots facing Ramsgate Road contain two single level houses dating from the 1950s or 1960s. The lots facing Rocky Point Road contain a mix of residential and commercial development between 2 and 4 storeys, dating mostly from the late 20th century. The lots facing Targo Road contain 3 single and double storey houses also dating from the late 20th century.

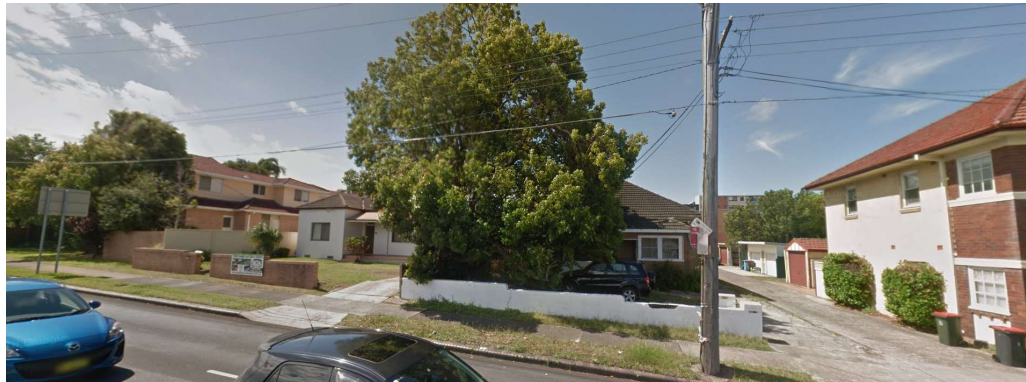


Figure 25 – 66-68 Ramsgate Road, Ramsgate. The eastern elevation of 'Roma' is visible on the right hand side of the image.
(Source: Google Maps street view)



Figure 26 – 193-199 Rocky Point Road, Ramsgate (Source: Google Maps street view).



Figure 27 – 2-6 Targo Road, Ramsgate (Source: Google Maps street view).

3.3 VIEWS

The general surrounding topography of the site is relatively level, and as such distant views to or from the subject site are minimal.

Potential high rise development will provide opportunities for views to Botany Bay to the east, and the Georges River to west.

Streetscape views of the site from the south include the heritage listed 'Shops'; the item addresses the corner of Ramsgate and Rocky Point Roads.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject lots are not listed as items of local heritage significance in Schedule 5 of the *Georges River LEP 2021*, however they are located in close proximity to two heritage listed items. Details of these are included below.

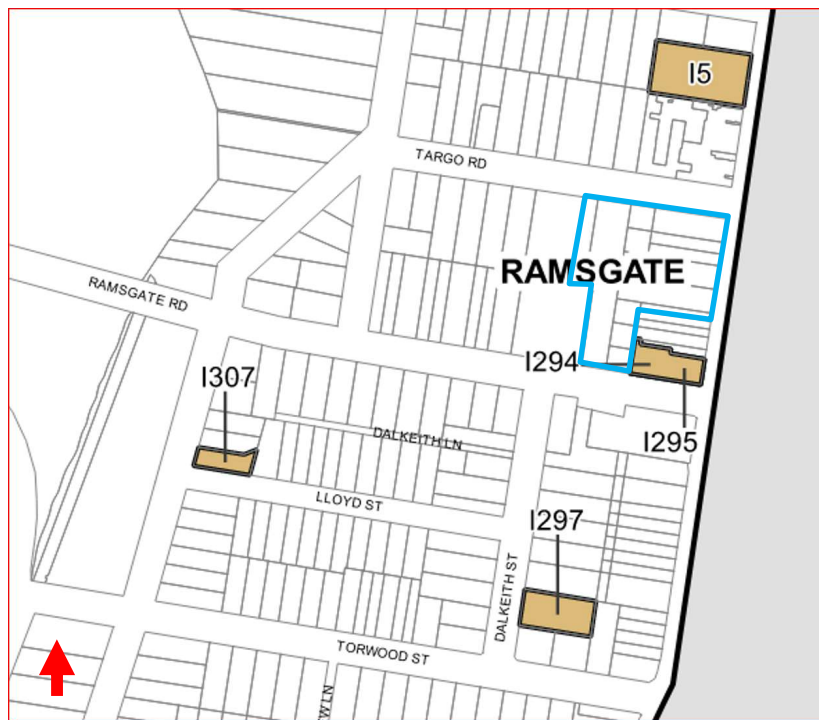


Figure 28 – Excerpt from the Georges River LEP 2021 heritage map. Heritage items are shown brown. The subject site is outlined in blue. (Source: Georges River LEP 2021, HER 011)

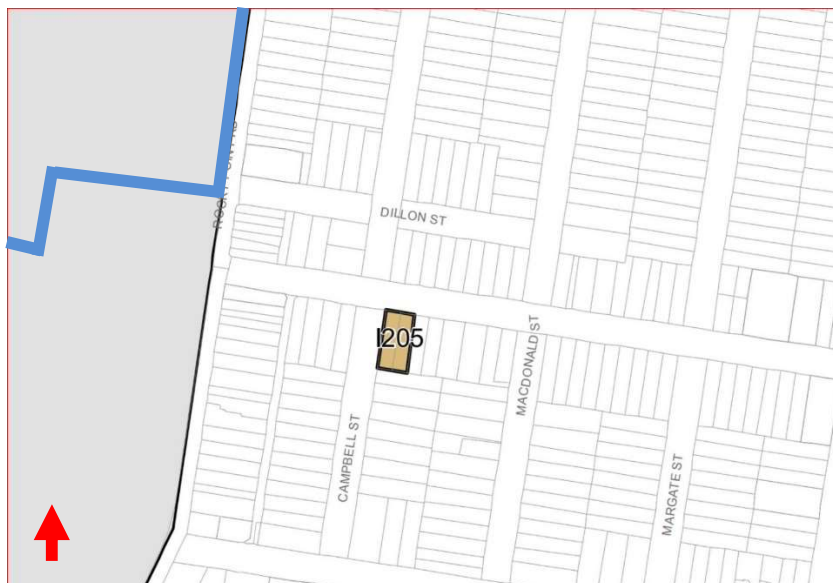


Figure 29 – Excerpt from the Rockdale LEP 2011 heritage map. Heritage item is shown brown. The location of the subject site fronting Rocky Point Road, under the Georges River LEP 2021, is shown in blue. Item 1205 (Sans Souci Literary Institute) is sufficiently removed from the subject site to not warrant further assessment. (Source: Rockdale LEP 2011, Heritage Map HER_005)

4.2 SIGNIFICANCE OF ITEMS IN THE VICINITY

The subject site is located in close proximity to two adjacent heritage items listed in Schedule 5 of the *Georges River LEP 2021*.

4.2.1 SHOPS

The following historical notes and Statement of Significance for the Shops, at 211-219 Rocky Point Road, Ramsgate, are sourced from the NSW State Heritage Inventory database, reference number 1870164:

Historical Notes:

Part of 39 acres originally granted to John McCall in 1854. McCall's son, also John, settled in Sans Souci in the 1880's at "Torwood", a fine home built by Thomas Wilson, and surviving at 12 Dalkeith St. The Targo Estate subdivision occurred in 1894. The area surrounding "Torwood" was subdivided around 1946 when the house was sold to Alderman Claydon, after whom Claydon Reserve was named ("Sans Souci Peninsula"). The head of Kogarah Bay was originally an "evil smelling mudflat" and plans to create a park were mooted by Council as early as 1880's. In 1906, Ramsgate Road was extended across the head of Kogarah Bay ("The Sans Souci Peninsula" Kogarah Historical Society; "River, Road and Rail" J Fletcher and D Kingston, 1985). The shopping area at Ramsgate began to develop after 1887 because it was a major stop for the steam tram, halfway to Sandringham. It was given stimulus when the causeway across Kogarah Bay was constructed in 1906 and Ramsgate Road was extended to Botany Bay in 1907.

In 1911, there was no development listed in the block Ramsgate to Targo Road, a number of houses appeared from 1912, and in 1913, the first shop is listed, Mrs P Turner, fruiterer. The current structure at 201-205 claims to have been built in 1929 by Pittorino Brothers.

The Pittorino Brothers fruiterers were trading on the site from 1917, taking over from Mrs P Turner, who was the first retailer listed in this block from 1913. In 1914, Stevens Real Estate Agent was established here also. By 1930, the block incorporated the Ramsgate Post Office, a grocer, meat market, draper, estate agent, mixed business, chemist, hardware surgery and garage. At this time the corner was occupied by a public telephone, the existing group (211-219) was constructed after 1933. The shops were built as a result of continuing growth of the community in the early twentieth century associated with increasing suburbanisation of the area. In 1936, J Pittorino applied for permission to build new shops, residence and flats on Rocky Point Road. The 1938 Valuation Books show three shops, two flats and two garages owned by Giuseppe Pittorino on the site. This block was known as Venice Flats. The Roma Flats also owned by Pittorino Bros., are to the west (Kogarah Council Archives, Building Cards).

Statement of Significance:

211-219 Rocky Point Road is significant at a Local level for its aesthetic and streetscape contribution, and historic value. Occupying a prominent corner location, these 1930's two storey brick and tile shops/residential flat building are an excellent representative example of the Inter-War Art Deco style. Although the shopfronts have been altered over the years, the exterior above street awning level is substantially intact. These shops/residential flat building, together with 70 Ramsgate Road around the corner, are a local landmark and make a valuable contribution to the streetscape. The place has historic associations with the locally well-known Pittorino Brothers, who developed the site, and were instrumental in establishing the Ramsgate shopping precinct.



Figure 30 – Corner view of the heritage listed buildings adjacent to the subject site. The Shops is the corner building, with the flat building to the left along Ramsgate Road. (Source: Google Maps street view).



Figure 31 - Facade of the Shops facing Rocky Point Road. (Source: Google Maps street view 2014)

Streetscape Context

The following images describe the scale and character relationships between the 'Shops' and the three other corner buildings at the intersection of Ramsgate and Rocky Point Roads. As a building designed to address the corner, the 'Shops' has a higher level of visibility than those properties which simply 'face forward'.

This intersection has retained, albeit with some modifications, buildings from various phases of the development of the area which each address the intersection of these two early roads. Three of the four buildings are two storey in height, with the fourth appearing to be a single story residence that has been adapted for a commercial use.

Views of the 'Shops' are primarily from the southern and eastern approach to the intersection.



Figure 32 - North western corner North western corner, including the 'Shops heritage item.



Figure 33 - North eastern corner of the intersection, including early shop top housing.



Figure 34 - A single storey corner property on the south eastern corner.



Figure 35 - A two storey commercial corner building on the south western corner, opposite the heritage buildings.



Figure 36 - The area also includes more recent development which responds to the changes in desired future character – this development lies nearby on the north western corner of Targo and Ramsgate Roads

4.2.2 RESIDENTIAL FLAT BUILDING, "ROMA"

The following historical notes and Statement of Significance for the Residential Flat Building, "Roma", at 70 Ramsgate Road, Ramsgate, is sourced from the NSW State Heritage Inventory database, reference number 1870169:

Historical Notes:

Part of 39 acres originally granted to John McCall in 1854. McCall's son, also John, settled in Sans Souci in the 1880's at "Torwood", a fine home built by Thomas Wilson, and surviving at 12 Dalkeith St. The Targo Estate subdivision occurred in 1894. The area surrounding "Torwood" was subdivided around 1946 when the house was sold to Alderman Claydon, after whom Claydon Reserve was named ("Sans Souci Peninsula"). The head of Kogarah Bay was originally an "evil smelling mudflat" and plans to create a park were mooted by Council as early as 1880's. In 1906, Ramsgate Road was extended across the head of Kogarah Bay. The bayside of Ramsgate Road was a causeway. In 1935 a proposal to dredge and drain Kogarah Bay was approved using funds made available through the Unemployment Relief scheme. Land was acquired and work was underway in 1937. In 1970 the bay side of Ramsgate Road was reclaimed and Claydon Reserve constructed ("The Sans Souci Peninsula" Kogarah Historical Society; "River, Road and Rail" J Fletcher and D Kingston, 1985). The shopping area at Ramsgate began to develop after 1887 because it was a major stop for the steam tram, halfway to Sandringham. It was given stimulus when the causeway across Kogarah Bay was constructed in 1906 and Ramsgate Road was extended to Botany Bay in 1907. Roma Flats were built c.1936 by Pittorino Bros. together with Venice Flats at the corner of Rocky Point Road. Pittorino brothers were fruiterers who had traded on Rocky Point Road since 1917. The 1938 Valuation Books describe the property as 'Roma, Block Flats, garage shed'.

Statement of Significance:

70 Ramsgate Road is significant at a Local level for its aesthetic and streetscape contribution and historic value. Prominently located in Ramsgate Road, the place is a relatively rare representative example of a two-storey Inter-War Art Deco style residential flat building within the Kogarah LGA. The place is stylistically similar to adjacent shops located around the corner at 211-219 Rocky Point Road and as a group they have considerable and comparatively rare aesthetic and streetscape significance in the LGA. Integrity is somewhat compromised by alterations and additions including in-filled balconies, replacement of leadlight windows and new front door. Together with contemporary buildings in the locality, 70 Ramsgate Road, Sans Souci provides evidence of the evolution of residential development within the Targo Estate in the Inter-War Period. The place has historic associations with the locally well-known Pittorino Brothers, who developed the site, and were instrumental in establishing the Ramsgate shopping precinct.

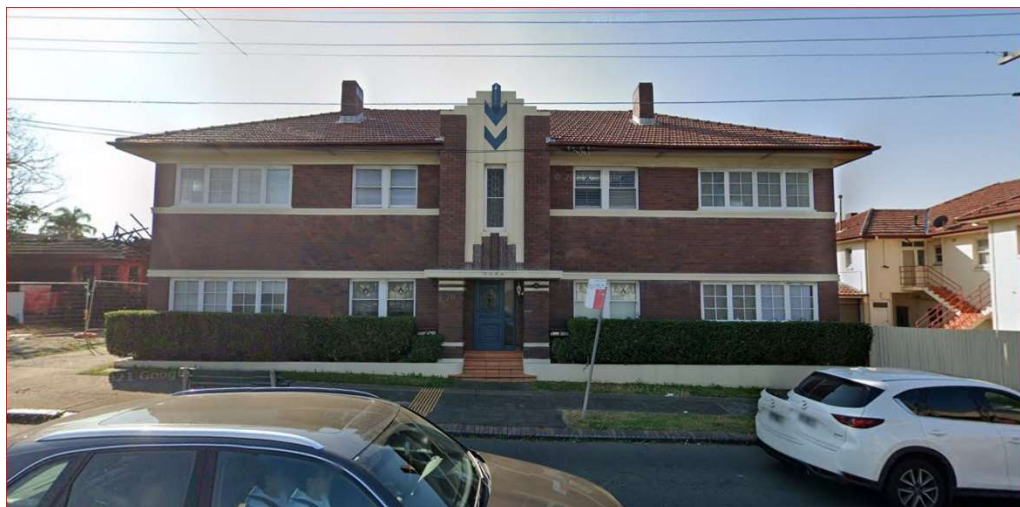


Figure 37 - Facade of the heritage listed residential flat building known as 'Roma'. (Source: Google Maps street view)

Streetscape Context

'Roma', is stylistically and historically linked to the adjacent heritage item, the 'Shops' to the east. Whilst the buildings are physically separated, see image below, they read together in the streetscape in terms of scale, detailing and materiality.

However to the west of 'Roma' the streetscape immediately becomes modest single storey houses set back from the street, see Figure , usually with a garden. There are no visual or physical relationships between 'Roma' and the built character of the streetscape to the west.



Figure 38 – Image showing the relationship between 'Roma' and the 'Shops' to the east. The building to the far right is the two-storey building on the north eastern corner of the intersection. (Source: Google Maps street view)

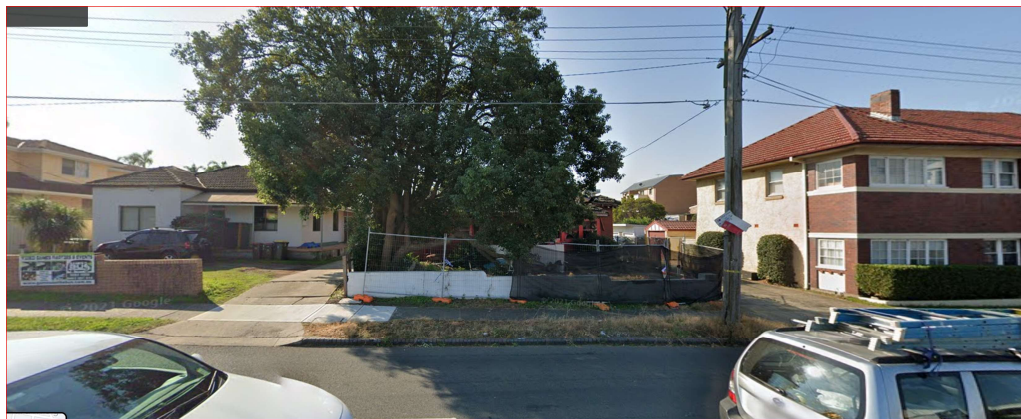


Figure 39 - Existing context for the western side of 'Roma'. Note: this is also the Ramsgate Road frontage of the subject development site. (Source: Google maps street view)

4.2.3 OTHER HERITAGE ITEMS IN THE VICINITY

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, and do not warrant assessment as part of this report, including the Former Ramsgate Methodist Church shown in Figure .



Figure 40 – Former Ramsgate Methodist Church – Ramsgate Community Church (heritage item no. 15) – heritage item physically separated from proposed site by the recent 6 storey apartment building. (Source: Google Maps street view).

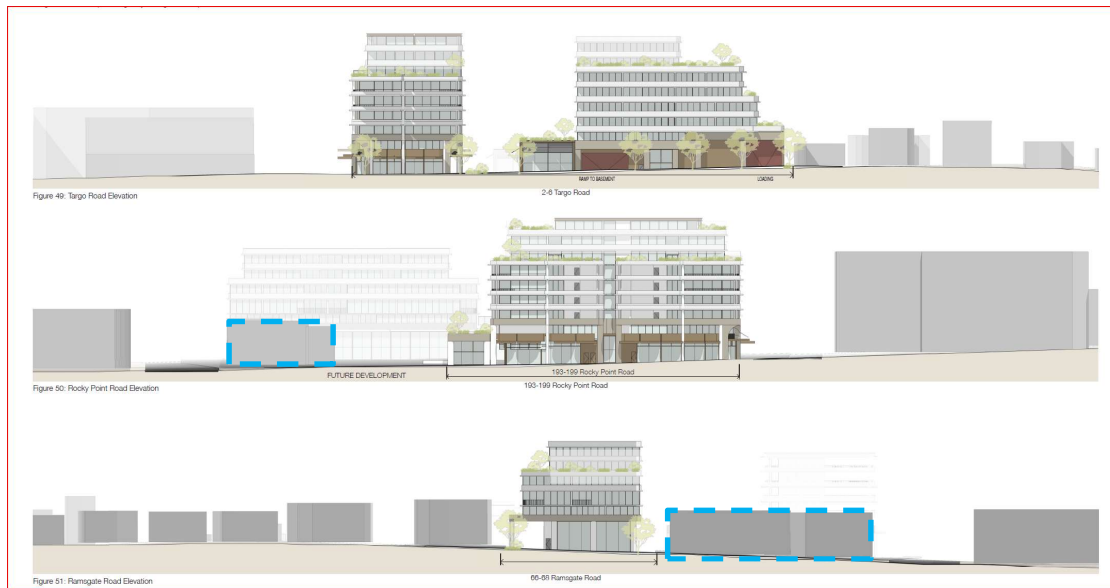


Figure 42 - Elevations of the Reference Scheme that demonstrate the relationship of the proposed envelope and the Heritage items. Note the transitioning of the forms away from the items along Rocky Point Road, and the reduced height fronting Ramsgate Road. These forms are reflected in the building setbacks proposed for the site specific DCP amendment. Note the separation between 'Roma' and the development, achieved by locating the pedestrian entry to the through link off Ramsgate Road here. (Source: SJB)

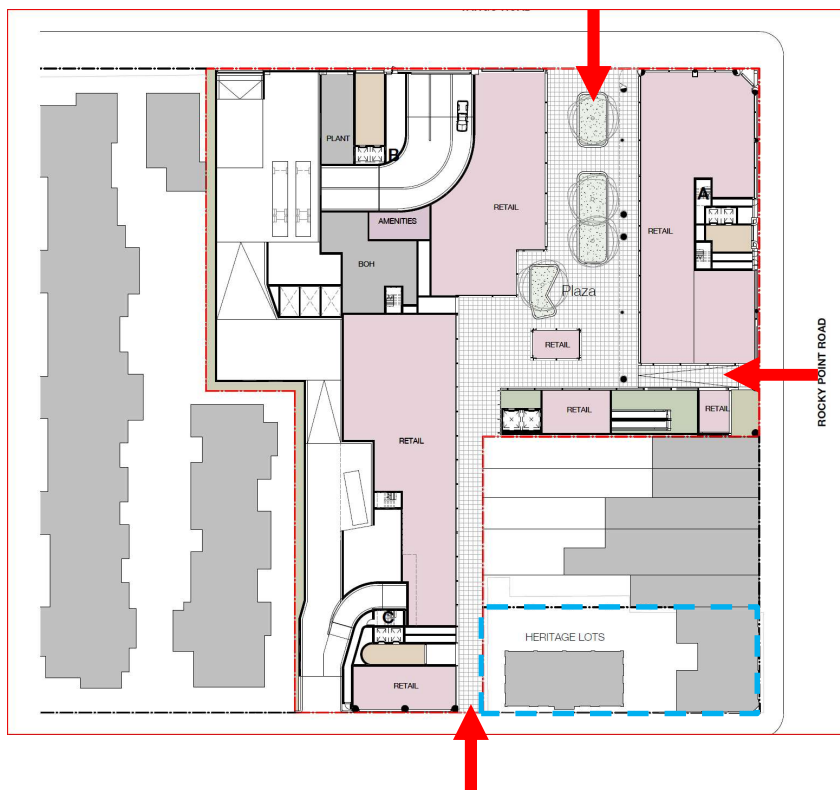


Figure 43 - Ground Plane plan, showing the relationship of the site entries (Marked by the red arrows) to the two heritage items. (Source: SJB)

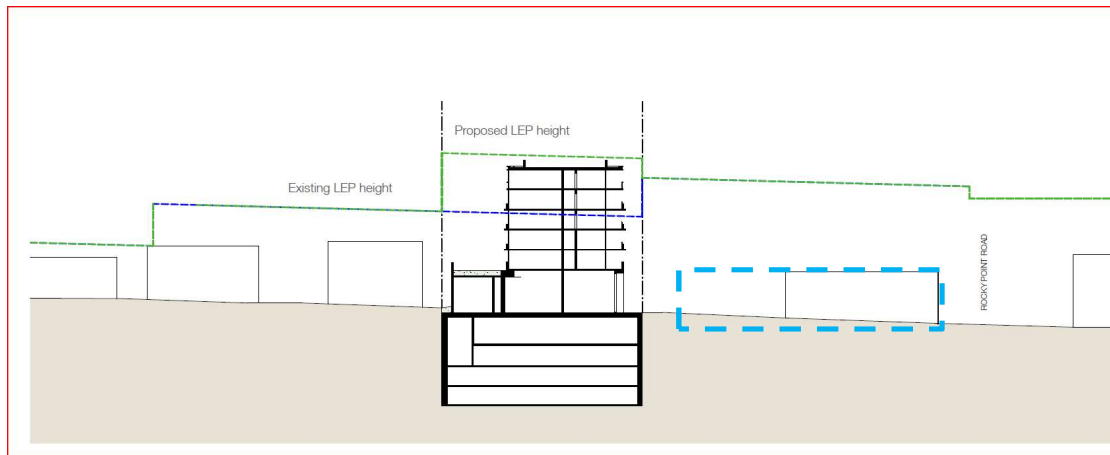
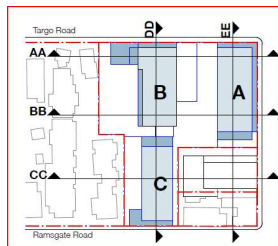


Figure 44 - Site section CC describing the impact of the increased building height envelope that would result from the proposed amendments compared to the permissible building heights that currently apply to the site. The blue dashed line shows the relationship to the heritage item. The relationship to the heritage items is already contemplated in the existing height zoning, the additional height will not significantly alter the appreciation of the significance of the place. (Source: SJB)



Location of section cuts:



Figure 45 - View looking north along Rocky Point Road with the massing of the proposed envelope stepping back away from the Heritage item. The proposed envelope does not overwhelm the item, and the 'Shops' retain their streetscape presence on the intersection. (Source: SJB).



Figure 46 - Render of the Reference Scheme looking south along Rocky Point Road. (Source: SJB)

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: the *Georges River LEP 2021*, the *Georges River Development Control Plan (DCP) 2021* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

6.2 DOCUMENTATION EVALUATED

Details of the site investigations, identification of issues and Reference Scheme are contained in the *Ramsgate Village Urban Design Report*, prepared by SJB, which accompanies this submission.

This Planning Proposal is for the building envelope only and does not include building detail. A specific architectural response would be the subject of a future Development Application, including further heritage impact assessment at that time.

6.3 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSAL:	HERITAGE IMPACT:
Amendment of Existing LEP and DCP planning controls:	<ul style="list-style-type: none"> Acceptable heritage impact
LEP - Use	High rise development along Rocky Point Road is consistent with the existing planning controls and the desired future character of the area, as expressed in the Ramsgate Master Plan.
- Height	
- FSR	
DCP - site specific setbacks	The proposed amendments will result in increased height on the site, however the site-specific building setbacks proposed ensures that the amenity for the users of the site and the surrounding community is retained.
<ul style="list-style-type: none"> which would result in the construction of 3 new mixed-use towers. 	<p>The proposed building forms are higher than the adjacent heritage items, however the current planning controls permit new development that is also higher than the items. This planning proposal limits the development immediately adjacent the heritage items to one more floor above that approved in the immediate vicinity of the items.</p> <p>The impact of the proposal is likely to result in some overshadowing of the heritage buildings, however development to the site designed in line with the current planning controls would have a similar overshadowing impact. These impacts could be mitigated through the detailed design process at Development Application stage.</p>

<p>Construction of basement spaces, including a supermarket.</p>	<ul style="list-style-type: none"> • Neutral heritage impact <p>The provision of basement parking and facilities has no impact on the significance of the heritage items.</p>
<p>Provision of public open space on the ground level, with pedestrian access available from all street frontages.</p> <p>The Ramsgate Road pedestrian access point is adjacent the boundary of 'Roma' at 70 Ramsgate Road</p>	<ul style="list-style-type: none"> • Positive heritage impact <p>An increase in open area at ground level provides opportunities to increase pedestrian connections to surrounding streets, particularly the pathway along the boundary of the subject site shared with 70 Ramsgate Road.</p> <p>A new pedestrian connection off Ramsgate Road would allow the setting of the heritage item, 'Roma', to be enhanced through sympathetic hard landscaping and material selection. Also, the 'space' created by the walkway setback between the boundary and the new development would support the retention of all current views of the apartment building.</p> <p>The location of the setback off the shared boundary with 'Roma' also reflects the current setback between the 'Shops' and 'Roma' along Ramsgate Road. The location of the envelope continues the pattern of relationships between the existing and built forms to the intersection.</p> <p>Increased pedestrian activity between the Ramsgate Road public transport system and the new open area is likely to result in an increase in the number of people viewing and/or visiting 'Roma' and the shops, 211-219 Rocky Point Road, and increase opportunities for a change of use and the long-term viability of the heritage items, subject to consent approval.</p>
<p>Retention of primary views to the heritage buildings.</p>	<ul style="list-style-type: none"> • Acceptable heritage impact <p>The two heritage items are located to the southeast of the subject site, with their principal elevations designed to address Ramsgate Road and Rocky Point Road. Primary views of the heritage buildings are those of the main facades as seen from the public domain, including the corner presentation of the 'Shops'. There are no distant views or vistas.</p> <p>There would be no change to the primary views or appreciation of either heritage item as a result of this planning proposal. Future proposed buildings set within the envelope will not block these views, and while the visual context will be altered, the appreciation of the character and relationships between the heritage items will be retained.</p>

6.4 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the planning proposal respect or enhance the heritage significance of the item for the following reasons:

- Future development arising from the planning proposal would not affect views to the main facades of the two heritage items located adjacent to the development.
- The 'Shops' would retain its landmark corner presentation to the intersection of Rocky Point and Ramsgate Roads.
- The increased height would be located on the northern portion of the subject site, away from the heritage items, and so would minimise adverse impacts on the heritage buildings adjacent the southern portion of the site.
- The planning proposal includes a series of site specific building setbacks which, in concert with specific height controls, provides a building envelope which transitions in height down from the north of the site in the direction of the two-storeyed heritage items located at 70 Ramsgate Road and 211-219 Rocky Point Road.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The site of the heritage items, and those immediately to its north addressing Rocky Point Road, are zoned for development up to twenty-one metres in height as part of the Ramsgate Centre Master Plan. This Planning Proposal would increase the height of the northern section of the site, allowing development to be concentrated away from the heritage items and residential development adjoining the western boundary of the subject site. The planning proposal would enable a more articulated skyline in views to the Ramsgate Village site, identifying the location of the site in progressive views along Rocky Point Road and Ramsgate Road.
- The visual dominance of the additional height would be diminished over time as the surrounding low-rise development is progressively redeveloped commensurate with the scale and density allowable under the *Georges River LEP 2021*.
- This Planning Proposal would increase the height of development at the northern portion of the site, thereby allowing development to transition down to the adjacent heritage items and residential development. This pattern would also inform future development located on the site fronting Rocky Point Road between the heritage item and the development site.

6.4.1 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development of the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to heritage item?*

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment:

This planning proposal would result in a varied height limit across the site, with the northern portion of the subject site increased. This would enable development to be concentrated at the corner of Rocky Point Road and Targo Street, and to step down future development to the heritage items located near the corner of Ramsgate Road. The proposal would also support an increase in the open area available to the public at ground level and improve pedestrian movement through the development to Ramsgate Road and Targo Road.

With regard to the Ramsgate Road elevation, consideration of the scale of the 'Roma' heritage item is addressed by setting back the 'medium rise' portion along the western boundary and adopting a 4 storey street wall which then steps back to 6 storeys away from the street. There is a 9m setback from the western boundary to the 6-storey portion of the building.

The curtilage of each of the heritage items is a Lot Boundary curtilage. In each case the building is constructed out to the front boundary. On Rocky Point Road the northern end of the 'Shops' butts hard up against the adjacent retail building. Along Ramsgate Road the two buildings are divided by a driveway, with the intention of providing a landscape buffer along the western boundary. For these reasons the curtilage of the items will remain the same. The locating of the pedestrian entry along the shared boundary to the western elevation of 'Roma' allows views of the western elevation of the building to remain, so that the building can be appreciated for its primary façade, and secondary elevations.

Assessment of archaeological significance is outside the scope of this report, however the aerial images sourced for the history here would suggest that the level of change over the surface of the sites would render the likelihood of uncovering unexpected relics low.

6.5 HERITAGE OBJECTIVES OF THE GEORGES RIVER LEP 2021

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The works would not involve the removal of identified heritage items or heritage fabric,
- Retains views to and from the existing heritage items from Rocky Point and Ramsgate Roads.
- The proposal will increase the number of visitors to the area and therefore increase the likelihood of the continued use of the items with its historical use.
- The massing of the proposal has been stepped up away from the heritage items to reduce its impact on views of the items.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Georges River LEP 2021*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the Georges River government area,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

6.6 HERITAGE GUIDELINES OF THE GEORGES RIVER LEP 2021

The *Georges River DCP 2021* supports the *Georges River LEP 2021* by providing additional objectives and development standards for properties adjacent to heritage items and properties within specific commercial centres.

The proposed development is generally consistent with the objectives of the *Georges River DCP 2021* that relate to heritage and are set out in the following DCP Sections:

Part 3 – General Planning Considerations

3.7 Heritage

3.7.6 Development in the vicinity of a Heritage Item or Heritage Conservation Area

Objectives

- (a) Ensure development in the vicinity of a heritage item or heritage conservation area is designed and sited to protect the heritage significance of the item or heritage conservation area..*

Controls

- 1. Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item or heritage conservation area in the design and siting of new work.*
- 2. Maintain significant public domain views to and from the heritage item or heritage conservation area.*
- 3. Ensure compatibility with the orientation and alignment of the heritage item.*
- 4. Provide an adequate area around the heritage item to allow for its interpretation.*
- 5. Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.*
- 6. Protect and allow interpretation of archaeological features as appropriate.*

Comment

This planning proposal would not result in the removal or alteration of heritage items or landscape features in its immediate area. New development would be set back from the two heritage-listed buildings, would not obscure or alter their presentation to the street or impact views of the buildings from Ramsgate Road or Rocky Point Road.

Appendices

2. Heritage Items and heritage Conservation Areas

2.2 Heritage Items – Site Specific Requirements

2.2.2 Nos. 211-217 Rocky Point Road, Ramsgate

Objective

- (a) *Minimise the impact of development on the adjoining heritage building*

Controls

1. *Development adjacent to the heritage listed buildings at Nos. 211-217 Rocky Point Road, Ramsgate is to step down to a maximum of two (2) levels to reduce the impact on the heritage listed building.*

Comment:

The site that is the subject of this application does not abut the heritage items as they present to Rocky Point Road. A future development site lies adjacent and is not the subject of this planning proposal, as such this control will be adhered to as part of any future development application for this adjacent site.

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 RECOMMENDATIONS

In the event a major development is undertaken at 193-199 Rocky Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate based on this Planning Proposal, we recommend the following strategies are considered to mitigate potential adverse heritage impacts to 'Roma' at 70 Ramsgate Road and/or the 'Shops' situated at 211-219 Rocky Point Road, Ramsgate:

- R1:** The detailed architectural response for a future development should include materials and colours that are sympathetic to the adjacent heritage items.
- R2:** That a detailed vibration monitoring protocol for the heritage buildings be included in any Construction Management Plan for the site. It is to be prepared and implemented by a suitably qualified structural engineer.

7.2 CONCLUSION

The proposal is consistent with the heritage objectives of the *Georges River LEP 2021*, and has taken into consideration the heritage recommendations contained in the *Georges River DCP 2021*. for the following reasons:

- a) The additional height would not alter existing views to the principal elevations or corner presentation of the heritage items located at 70 Ramsgate Road or 211-219 Rocky Point Road, Ramsgate.
- b) The planning proposal would not affect the identified heritage significance of the heritage items located at 70 Ramsgate Road or 211-219 Rocky Point Road, Ramsgate.
- c) Future development to the Ramsgate Village site, including 193-199 Rocky Road, 66-68 Ramsgate Road and 2-6 Targo Road, would take into consideration the relevant Development Control Plan clauses to minimise potential adverse impacts on heritage items in the vicinity including the residential flat building 'Roma' and the shops at 211-219 Rocky Point Road.

- d) The proposed additional height would be visible in views within the suburb of Ramsgate and Beverley Park, however the development would be generally in keeping the Ramsgate Centre Master Plan and contribute to a strong and integrated commercial centre, focussed on Rocky Point Road and a major public transport route.
- e) The massing of the buildings has been carefully considered and is designed to step up away from the heritage items to diminish the dominance of the buildings over the corner heritage building in particular.
- f) All existing views to and from the heritage items in the vicinity will be retained and conserved.

Having reviewed the proposed amendments to the LEP and the DCP, in light of the Reference Scheme for the Ramsgate Village development and assessment of any potential heritage impacts on 'Roma', 70 Ramsgate Road and the 'Shops' located at 211-219 Rocky Point Road, we conclude the Planning Proposal to be acceptable in heritage terms.

In our view, Georges River Council should have no hesitation in supporting the heritage aspects of this Planning Proposal.

NBRSARCHITECTURE



Samantha Polkinghorne
Director