

PLANNING PROPOSAL
LANDSCAPE ARCHITECTURAL &
PUBLIC DOMAIN REPORT
15.10.21

RAMSGATE VILLAGE

193-199 Rocky Point Rd 2-6 Targo Rd &
66-68 Ramsgate Rd, Ramsgate NSW 2217

LAND
FORM
Studios



TIME &
PLACE



Introduction & Context

INTRODUCTION

INTRODUCTION

Project Overview

The project involves a planning proposal and concept design for the re-development of 193-199 Rocky Point Rd, 2-6 Targo Rd & 66-68 Ramsgate Rd, Ramsgate with the inclusion of Public Domain upgrades & a feature ground floor retail hub & publicly accessible open space

Project Objectives

- To establish a ‘local’ neighbourhood precinct with an activated ground plane & public domain for current and future residents
- To connect future residents of Ramsgate with it’s heritage and sense of place
- To facilitate precinct wide permeability and connectivity for pedestrians
- To establish a local centre and fine-grain retail hub becoming a destination for the Ramsgate community.
- To become a catalyst and for high quality landscape & public domain renewal in the area



The site from Rocky Point Rd - Inactive Public Domain and low pedestrian amenity



The site from Targo Rd - Opportunity to enhance streetscape and create a welcoming experience



Existing streetscape character in the precinct - Opportunities to create safer pedestrian amenity



The Site from Rocky Pt Rd - Opportunity to create corner activation and anchor the site & public domain

INTRODUCTION

LOCAL CONTEXT & WALK-ABILITY



INTRODUCTION

STRATEGIC CONTEXT & PLANNING OBJECTIVES

RELEVANT POLICIES, GUIDELINES & CONTROLS

BETTER PLACED & GREENER PLACES (GANSW)

Good design is fundamental in creating better places, considering the needs of people and the community. The NSW EP&A Act has been amended to include the new design object, reinforcing the importance of good design and amenity in the planning process.

- To promote good design and amenity of the built environment
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)

GANSW policies and guidance form the line of sight from the Environmental Planning & Assessment (EP&A) Act amendments to include the promotion of good design and amenity of the built environment.

Apartment Design Guide


Part 3: 3D Communal & Public Open Space

Part 4: 4O Landscape Design


Part 4: 4P Planting on structures

Georges River Council LEP 2021


OBJECTIVES FOR GOOD DESIGN (GANSW)




OBJECTIVE 1.
Better fit
contextual,
local and
of its place




OBJECTIVE 2.
Better performance
sustainable,
adaptable
and durable




OBJECTIVE 3.
Better for community
inclusive,
connected
and diverse




OBJECTIVE 4.
Better for people
safe,
comfortable
and liveable



OBJECTIVE 5.
Better working
functional,
efficient and
fit for purpose



OBJECTIVE 6.
Better value
creating and
adding value



OBJECTIVE 7.
Better look and feel
engaging,
inviting and
attractive

A well-designed built environment is:

Healthy for all members of our communities, promoting physical activity and walkable environments, social cohesion, and community safety and security to support people’s well-being.

Responsive to the needs and aspirations of local people, now and into the future, inviting innovative use and habitation, interaction, productivity and enjoyment.

Integrated, by drawing together the relationships between parts and elements, considering interfaces at multiple scales, and working to common goals and aspirations.

Equitable by presenting opportunities for all segments of our community so residents and visitors have access to and can move about freely between public domain, infrastructure, open space and buildings.

Resilient to the dynamic, challenging conditions of our time, to adapt and evolve while retaining essential qualities and values



Design Objectives & Vision

DESIGN OBJECTIVES & VISION

SITE DESIGN OBJECTIVES



A SAFE CONNECTED COMMUNITY

A welcoming neighbourhood that creates a sense of belonging and security whilst being connected to the wider local community of quality schools and local lifestyle amenity. The proposal expands on the sites existing assets and creates a new community destination. We aim to create resilient communities with shared spaces & encourage community support & engagement



SUSTAINABILITY & INNOVATION

We aim to create resilient spaces harnessing innovation and a commitment to a sustainable community for all. The proposal aims to increase Urban canopy & City greening improve Green infrastructure - with a minimum 15% additional site canopy coverage through implementation of trees & 'green' canopy structures to mitigate heat island effect. WSUD principles are also explored through blistered kerb WSUD planting



HARMONY WITH NATURE

Biophilic design principles influence the urban design to balance built form with natural landscape. Supported by generous open spaces vegetated corridors and selective tree-planting to enhance the beauty of the site. We aim to create a Green Heart to the development with an emphasis on tree Canopy , natural materials and sustainability.



A HEALTHY LIFESTYLE

A site designed for a healthy, positive lifestyle with public spaces, active linkages, sporting facilities and nearby access to township amenities and transport. We aim to enhance the existing site with connections to existing reserves and the wider context



ARTIST'S IMPRESSION OF INDICATIVE CONCEPT DESIGN

DESIGN OBJECTIVES & VISION

DESIGN PRINCIPLES

- **Connect & Activate** the wider Ramsgate area by facilitating precinct wide movement, permeability and visibility to public open spaces
- **Embed a Sense of Place** by incorporating interpretive elements paying homage to Ramsgate’s history and promote story sharing within the community
- **Create a new ‘local’** by establishing a community destination for existing and future residents to interact, connect and create new memories



ARTIST'S IMPRESSION OF INDICATIVE CONCEPT DESIGN

DESIGN OBJECTIVES & VISION

PUBLIC DOMAIN VISION

“
TO ESTABLISH A FINE-GRAIN & CONNECTED
OPEN-AIR PLAZA WHERE THE COMMUNITY OF
RAMSGATE CAN COME TOGETHER”

The Design

DESIGN OBJECTIVES & VISION

DESIGN STATEMENT

Public Domain & Streetscapes

Subject to ongoing discussions and design development with Georges River Council, a possible upgrade and make-good of the public domain and associated streetscapes along Targo Rd and Rocky Point Rd has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

Access, Egress & Connectivity

The through site link has been designed to facilitate future spine permeability & connectivity between Ramsgate Rd and Targo Rd as desired by Council in the DCP objectives for the site. All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required.

CPTED, Safety & Visibility

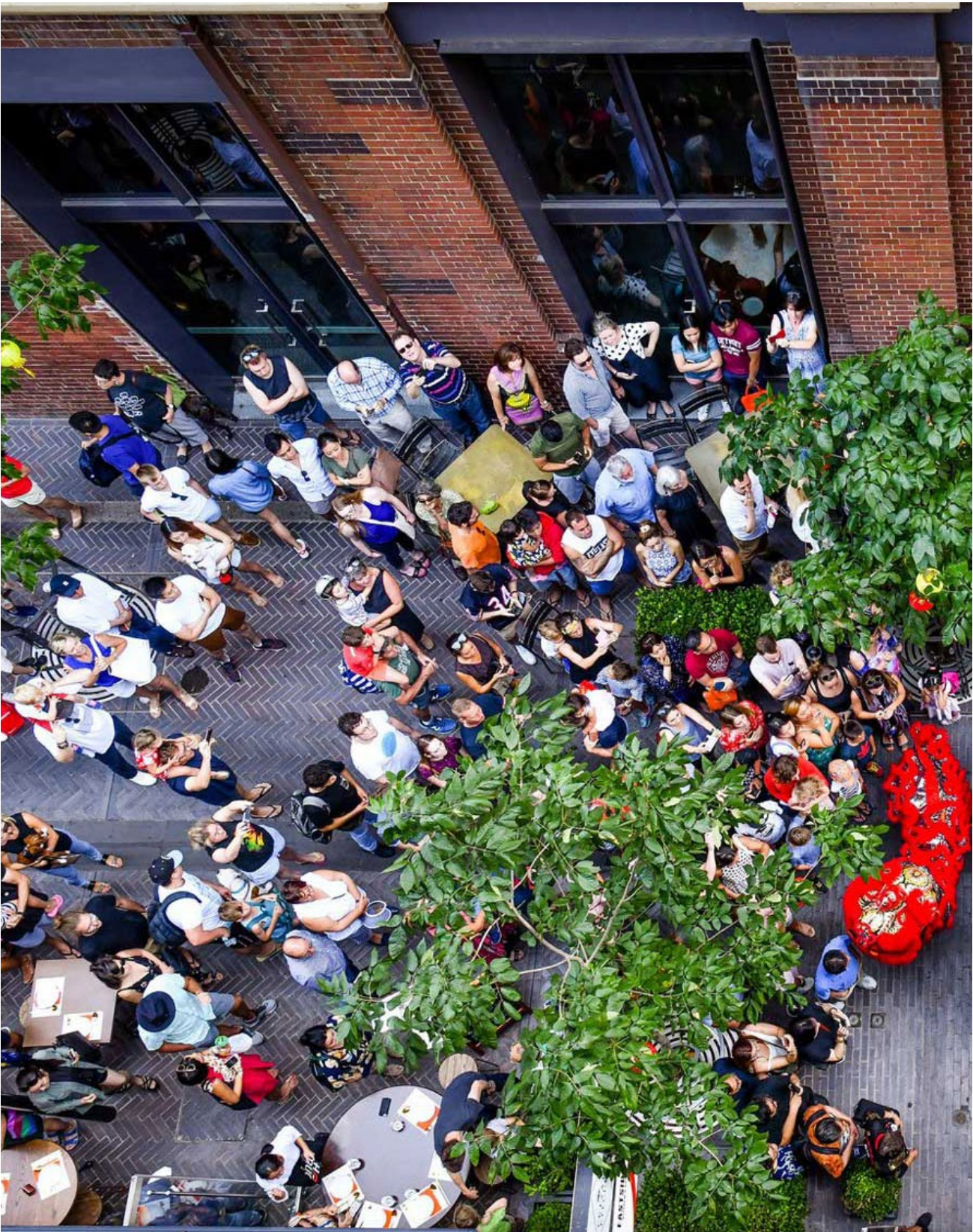
All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces and retail activation enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots. In addition, appropriate and attractive lighting will be implemented to enhance safety and visibility for the community and residents

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception, lobby and retail areas at maximum 1:20 grades reducing the amount of handrails and clutter in the public realm.

Deep Soil, Soil Depths on Podiums & Permanent Planting

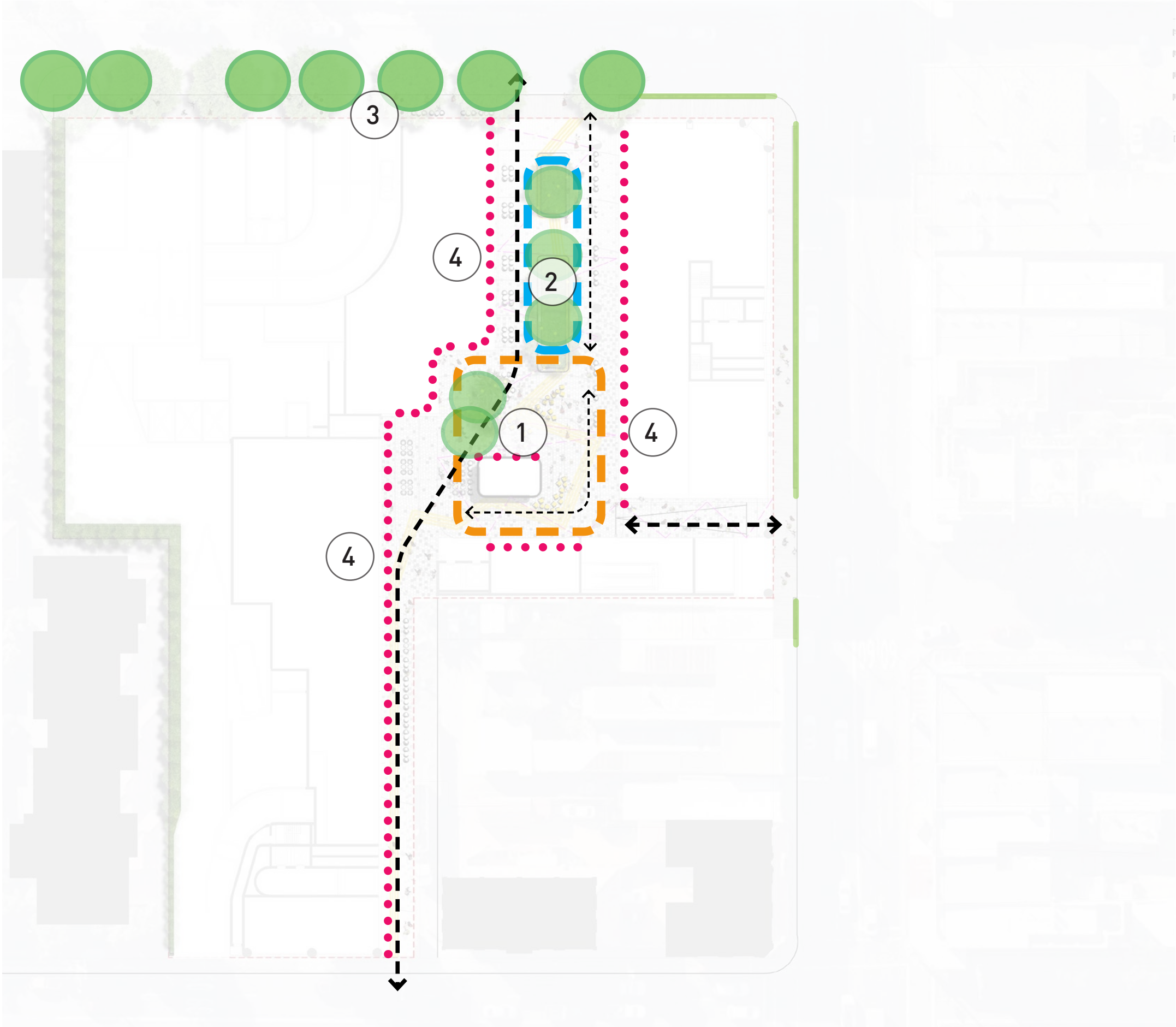
All planters have a minimum soil depth of 450-600mm for low planters with a 1.2m deep consolidated planter to the Western boundary allowing sufficient and healthy landscape buffer planting for privacy and screening. Additional mounding is provided for tree planting depth as per ADG Part 4P Planting on structures guidelines.



THE DESIGN STRATEGY

GROUND PLANE & PUBLIC DOMAIN

- 1 ESTABLISH A LOCAL PLAZA FACILITATING RETAIL SPILL-OUT & TEMPORARY EVENTS
- 2 CREATE AN ACTIVATED LANDSCAPE SPINE WITH THE ARCHITECTURAL COLONNADE, CATENARY LIGHTING, PLANTING AND SEATING SPACE
- 3 EMBELLISHMENTS TO TARGO RD & ROCKY POINT RD PUBLIC DOMAIN
- 4 RETAIL ACTIVATION TO CENTRAL PUBLIC SPACE



THE DESIGN

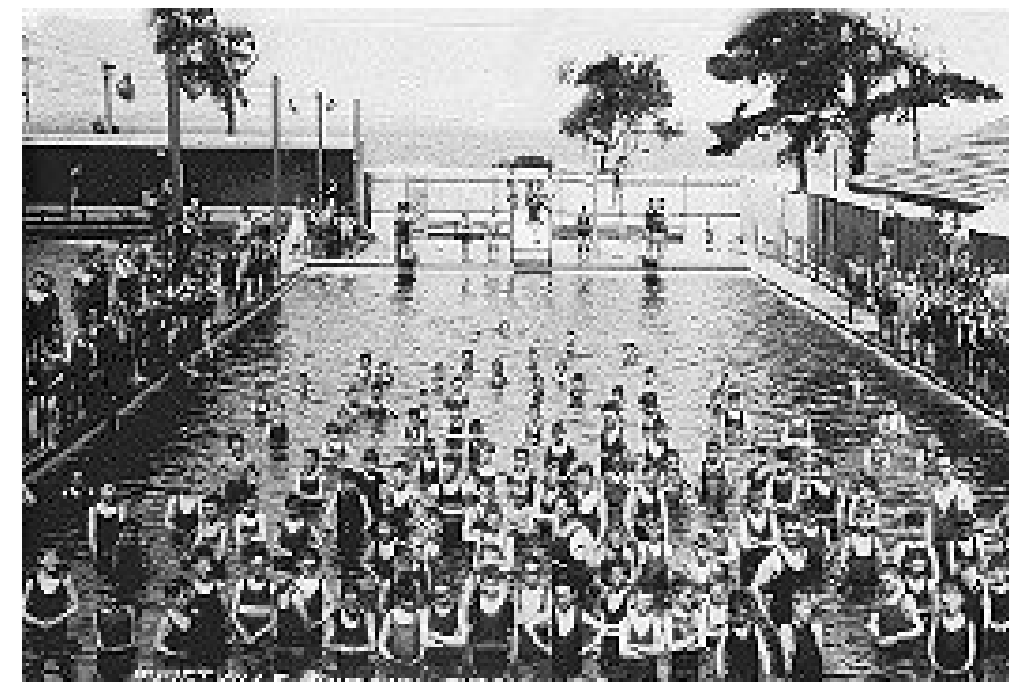
REMEMBERING RAMSGATE BATHS - AN ICONIC LOCAL SPOT

Pemberton's Baths at Ramsgate were a historical hub for swimming, diving and leisure when they opened in 1924.

The indoor aquatic centre, on the corner of The Grand Parade and Ramsgate Road, also attracted elite swimmers from all over Sydney. Not only was it a swimming centre, but it had a small zoo within its walls. Sadly for many residents, the baths were replaced in 1972 by a Coles supermarket, which still occupies the site.

Ramsgate baths, like many in Sydney at the time, were a symbol for socialising and community togetherness, a significant meeting place. Ramsgate Baths were a place in which the people of Ramsgate and Botany Bay created memories and shared stories instilling a strong sense of place and community.

Ramsgate Village attempts to pay homage to this former iconic local spot by creating a new place nearby for the Ramsgate community to come together, share stories and create memories



THE DESIGN

RAMSGATE VILLAGE
“A NEW LOCAL HUB ”

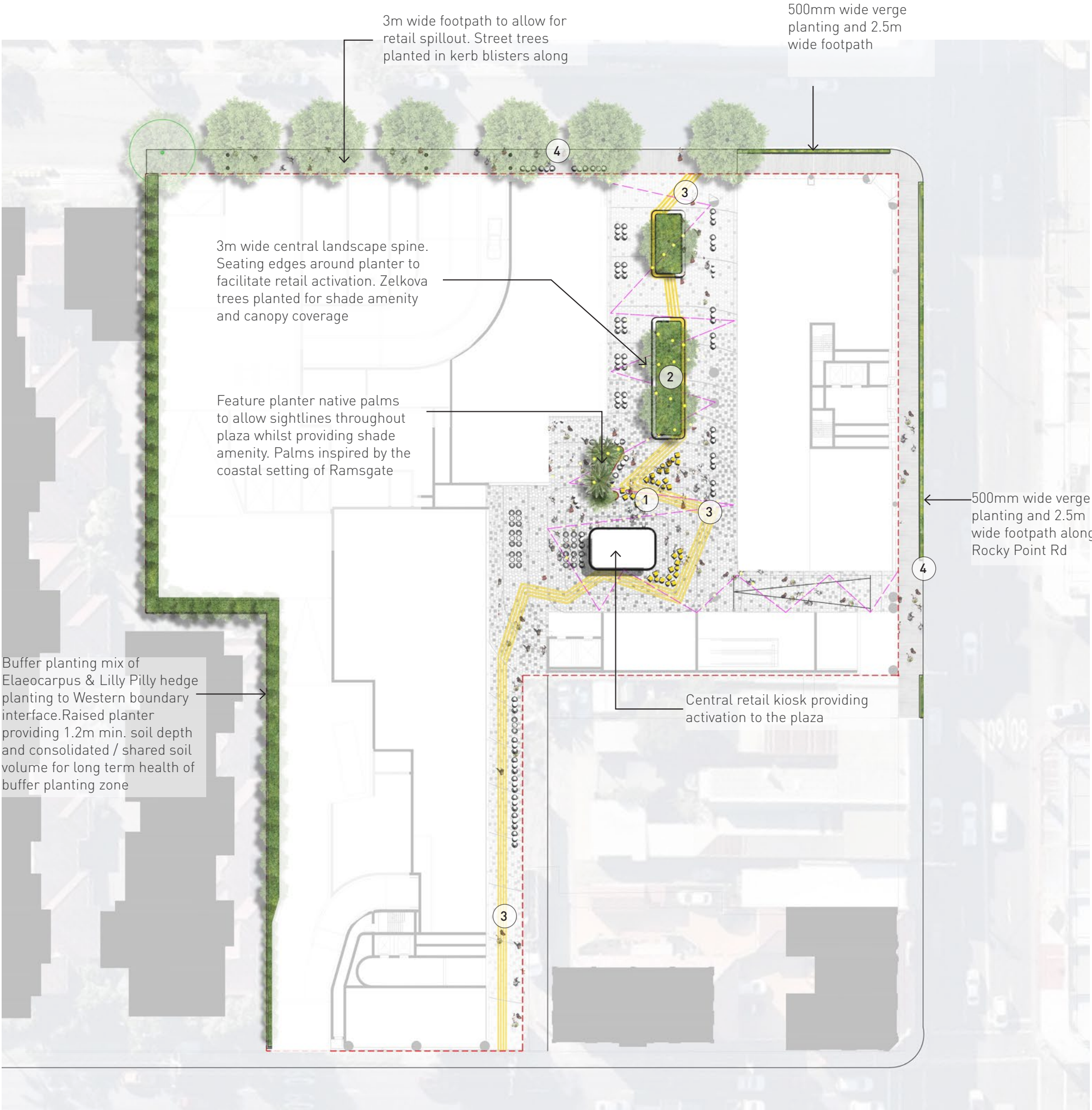
- 1

CREATING A CENTRAL GATHERING PLACE AROUND THE PROPOSED KIOSK FOR TEMPORARY AND COMMUNITY BASED EVENTS
- 2

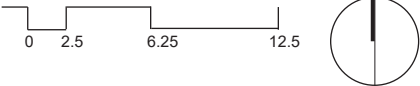
AN ACTIVE LANDSCAPE SPINE WITH CENTRAL PLANTERS, SEATING EDGES, LIGHTING AND SPACE FOR RETAIL ACTIVATION
- 3

FEATURE PAVING BAND LINKING THE NORTH-SOUTH CONNECTION AND PROVIDING A PLAYFUL POINT OF INTEREST AND WAYFINDING JOURNEY EXPERIENCE. CATENARY LIGHTING TO COMPLIMENT PLAYFUL EXPERIENCE
- 4

STREETSCAPE UPGRADES TO ROCKY POINT RD & TARGO RD WITH KERB BLISTERS AND STREET TREES PROVIDED TO TARGO RD



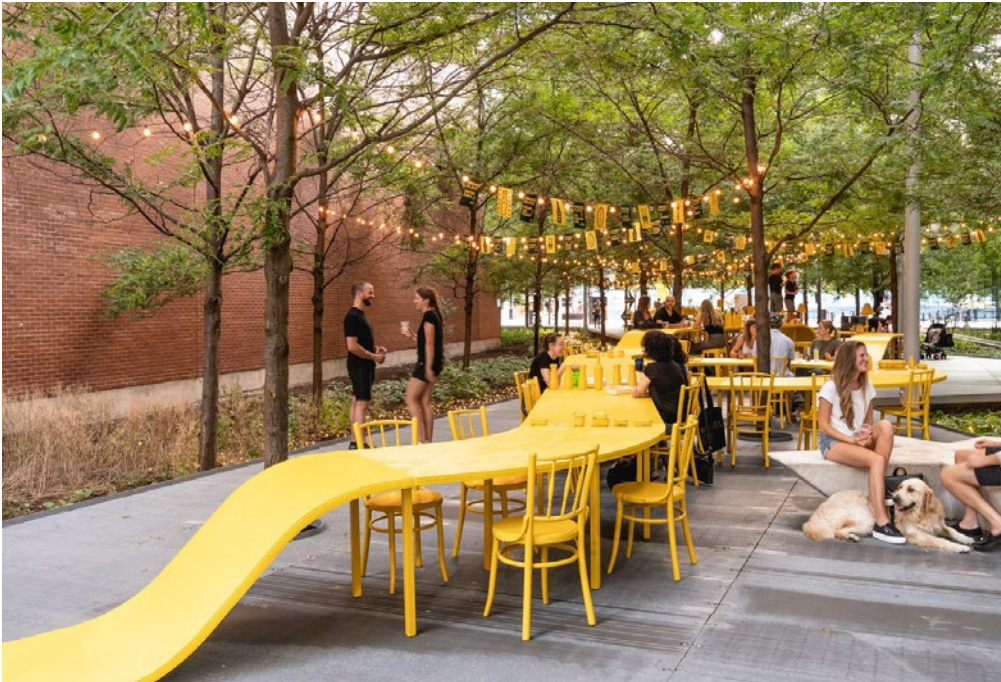
Scale 1:500 @ A3



Scale 1:500 @ A3

THE DESIGN

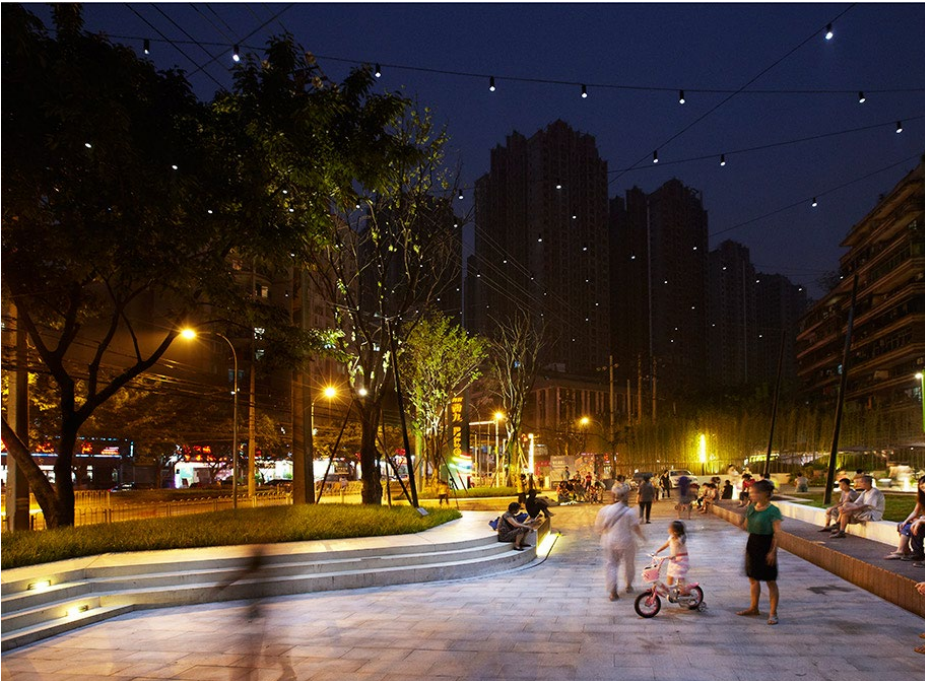
THE PLAYFUL RIBBON CHARACTER



RAMSGATE VILLAGE

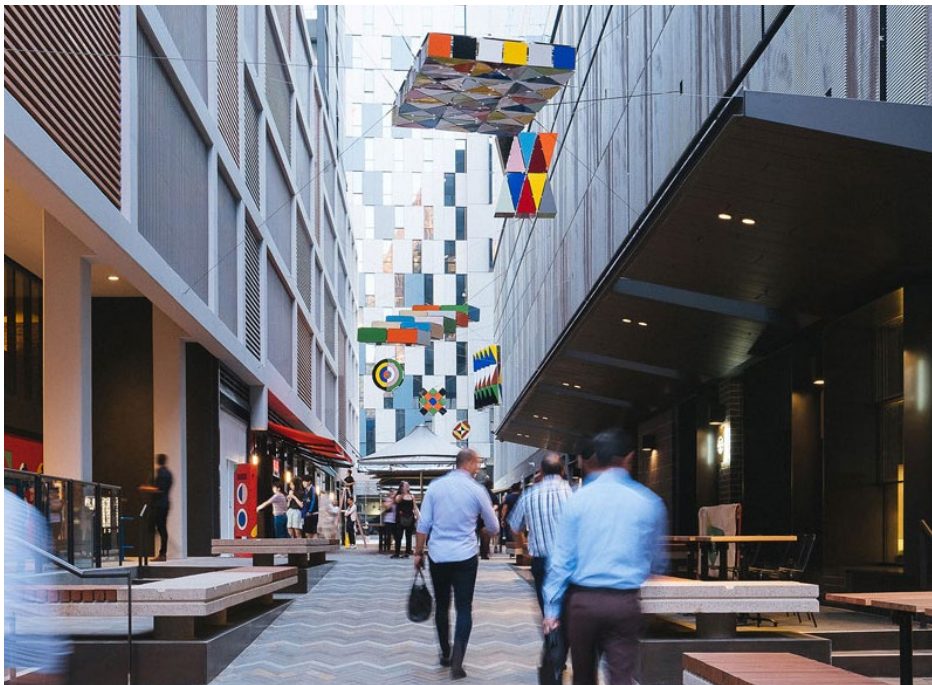
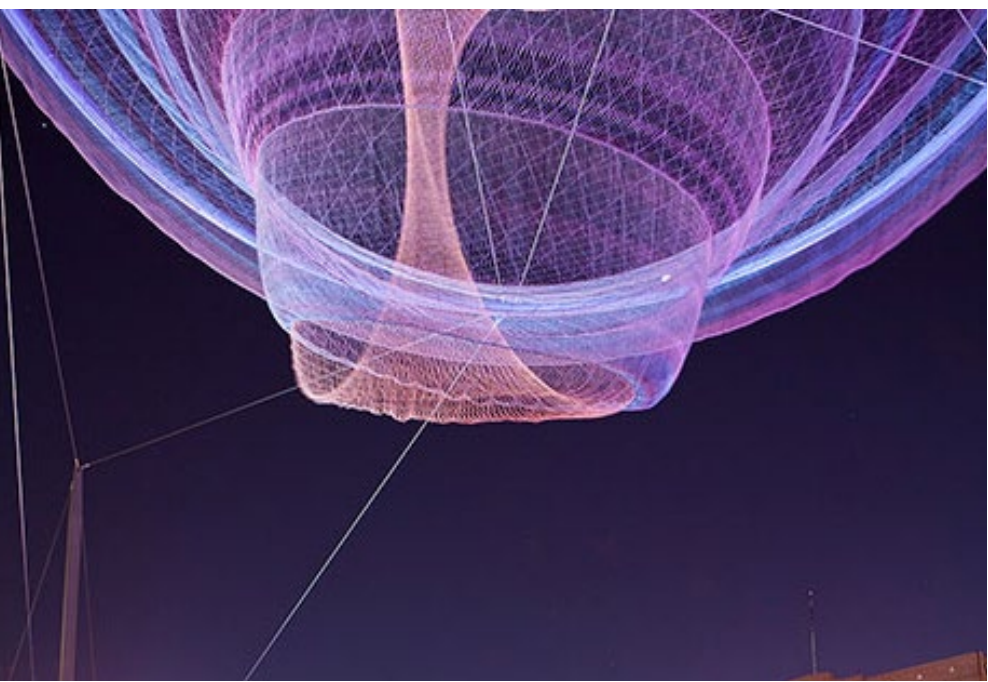
THE DESIGN

RAMSGATE VILLAGE PLAZA “A NEW LOCAL HUB” CHARACTER



THE DESIGN

CATENARY LIGHTING / PUBLIC ART
CHARACTER



RAMSGATE VILLAGE



THE DESIGN

TYPICAL SITE SECTION




THE DESIGN

RAMSGATE VILLAGE PLAZA



THE DESIGN

PUBLIC DOMAIN DESIGN PERFORMANCE

	<p>OBJECTIVE 1.</p> <p>Better fit contextual, local and of its place</p>	<p>Ramsgate Village offers a diverse range of program & activation enabling different cultures, age groups & community members to come together contributing to the quality of place in Ramsgate</p>		<p>OBJECTIVE 4.</p> <p>Better for people safe, comfortable and liveable</p>	<p>The open-air plaza is a protected public space away from there hustle and bustle of Rocky Point Rd providing a safe, inclusive and comfortable space for people to gather and congregate</p>		<p>OBJECTIVE 7.</p> <p>Better look and feel engaging, inviting and attractive</p>	<p>Ramsgate Village offers a high quality and bespoke public realm. It is unique to Ramsgate and will enhance the neighbourhood aesthetically & visually whilst also using fine grain materials often found at the everyday home</p>
	<p>OBJECTIVE 2.</p> <p>Better performance sustainable, adaptable and durable</p>	<p>Ramsgate Village offers an open to air publicly accessible plaza at the heart of the development. This active social space allows access to sun, air & natural light throughout the day</p>		<p>OBJECTIVE 5.</p> <p>Better working functional, efficient and fit for purpose</p>	<p>The plaza is a flexible open space which can host new and different community events, temporary activation whilst retaining its character and sense of place at all times</p>			
	<p>OBJECTIVE 3.</p> <p>Better for community inclusive, connected and diverse</p>	<p>The open-air plaza is universally accessible and open to 3 street frontages creating an inviting environment for the local community to gather and interact with each other</p>		<p>OBJECTIVE 6.</p> <p>Better value creating and adding value</p>	<p>Ramsgate Village is an active mixed-use precinct adding value to the suburb and drawing people into the main centre of Ramsgate in which local businesses will also benefits from the additional foot traffic.</p>			

THE DESIGN

CREATING A GREEN HUB

The site comprises of numerous green roof & landscaped areas with a min. 70% of planting native to the local area. In addition, the site aims to achieve approximately 15% additional tree canopy (to the existing site) coverage inclusive of planting throughout the communal open spaces.

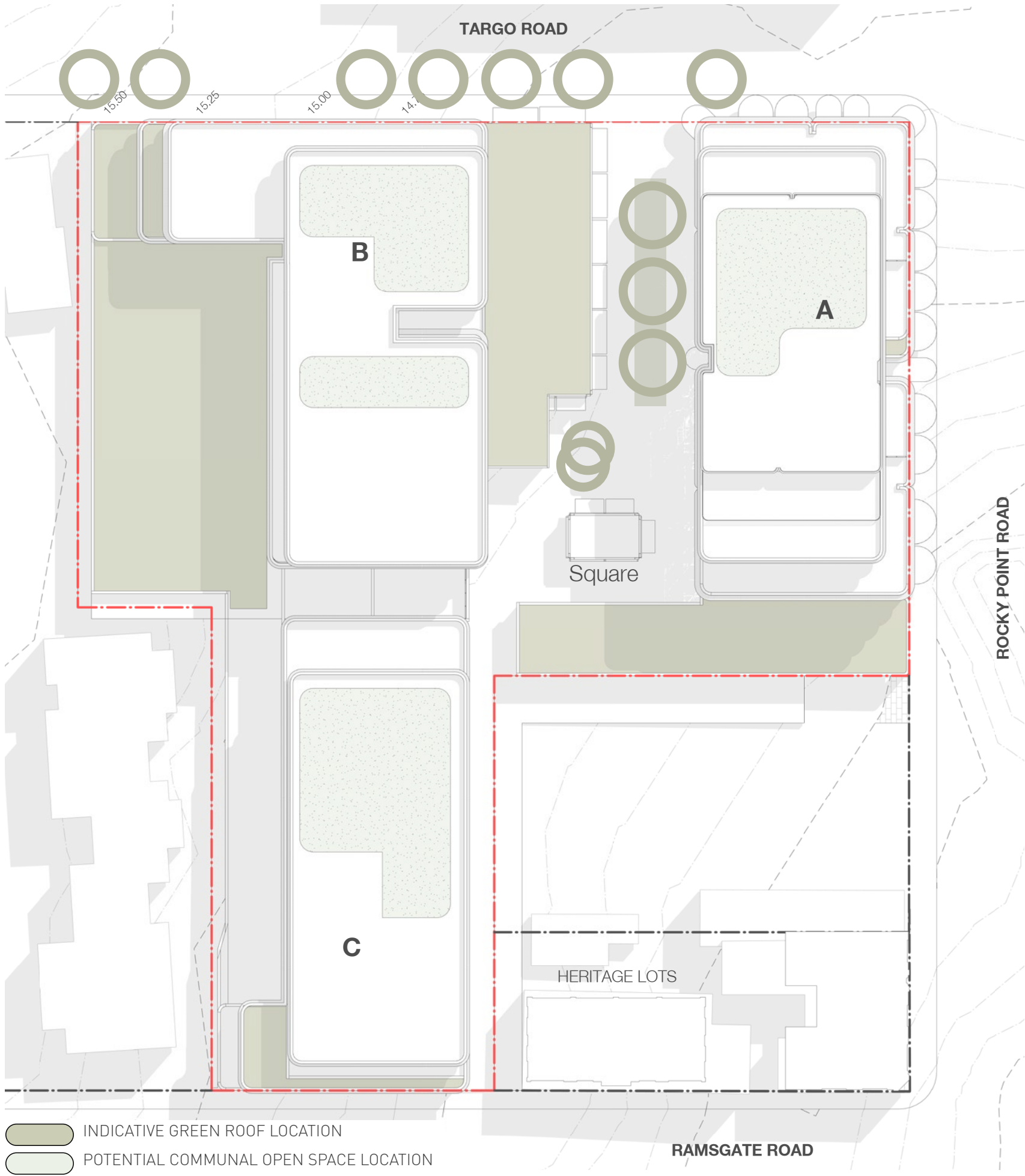
The green roofs are to be on a modulated green roof system to allow for easy

maintenance and replacement.

The planting species are native, hardy and tolerant to extreme conditions ensuring not only long term viability of these areas but a reduction in the requirement of irrigation. Although these areas aren't communally accessible, they will provide much needed bio and carbon offsets whilst also providing the perfect conditions to establish important



RAMSGATE VILLAGE



THE DESIGN

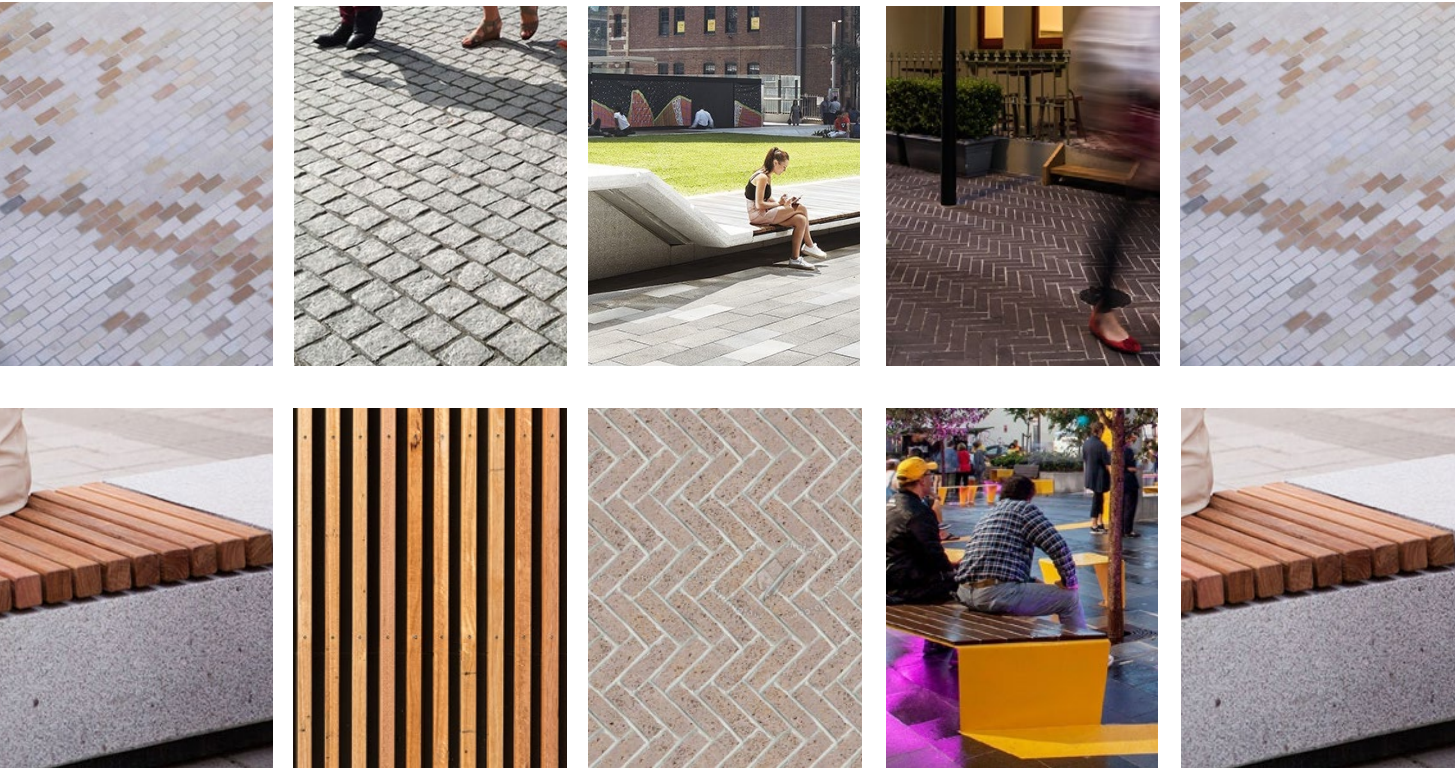
PLANTING & MATERIALS

The materiality compliments the architectural palette with the use of a range of feature stone & brick paving, high class concrete in-situ walls and planters, high quality hardwood timber and the subtle use of steel as planter pots to provide an urban and fine grain experience.

The planting ranges from the ground plane up to the rooftops and responds to the solar access available to these areas. The ground plane is predominantly low and lush in nature with good tolerance to shade as the public street reinforces Bayside Council’s high quality public domain style guides with the inclusion of WSUD rain-gardens along Targo Rd.

The rooftops make us of the full sun nature of these environments with a mix of tough natives and ornamental species which will thrive in the upper level landscapes which are heavily exposed to wind and sun.

MATERIALITY



PLANTING



Ground Plane
part sun / part shade

Streetscape
part sun / full sun

Rooftops
full sun

THE DESIGN

LANDSCAPE FRAMEWORK

APARTMENT DESIGN GUIDE - LANDSCAPE	DESIGN RESPONSE	RELEVANT DCP SITE SPECIFIC CONTROLS	DESIGN RESPONSE
<ul style="list-style-type: none">• Deep soil is to be provided within the setbacks areas as required in Figures 3, 4, 5 and 6 and consistent with Part 3E of the NSW State Government’s Apartment Design Guide. To be included as deep soil as required by Part 3E of the Apartment Design Guide, the deep soil area must have a minimum dimension of 3m on any axis. Planting in the deep soil areas is to include trees that achieve a minimum mature height of 6m.	<p>The key move of shifting the supermarket from the ground to the basement frees up the ground plane for the public. To achieve this the basement area must be maximised within the site, therefore limiting opportunities on site for deep soil planting. Although the proposal will not meet deep soil provisions, significant planting will be able to be achieved in the open-air plaza, rooftops, and boundary setbacks with soil depths allowing for meaningful vegetation.</p> <p>For e.g. 1.2m soil depth has been provided to the entire raised planter along the western boundary edge allowing significant planting to buffer from adjacent properties</p>	<ul style="list-style-type: none">• Provide a minimum 5m wide rear lane between Targo and Ramsgate Road	<p>The landscape and public domain design will incorporate a generous, well designed through-site link between Targo and Ramsgate Road, incorporating the publicly accessible open space within the site. The design provides a 4 m wide pedestrian link at the southern end of the site on Ramsgate Rd. This is considered to be a generous width for a pedestrian through site link noting that vehicular and service access to the site has been addressed as part of the traffic and parking strategy.</p> <p>Rear lane access to 201-209 Rocky Point Road is to be retained in their existing condition.</p>
<ul style="list-style-type: none">• Communal open space to a minimum area of 25% of the site area and with a minimum dimension of 5m is to be provided• At least 50% of the required communal open space area is to receive 2 hours of direct sunlight between 9am and 3pm on 21 June• The usable and trafficable area of any rooftop communal open space is to be set back a minimum of 2.5m from the edge of the roof of the floor immediately below with landscape planters provided to prevent close and direct views into adjoining properties• Where roof top communal open space is proposed on a site adjoining lower density zone, any communal open space is to be setback a minimum of 4m from the edge of the roof of the floor immediately below adjacent to a lower density residential zone (refer to Figure 7)	<p>This proposal envisages potential locations for communal open space to be provided on the rooftops of buildings A,B and C. Although the area provided in these spaces will fall short of the required 25% communal open space provision, it should be noted that the public plaza at ground will act as a significant open space for the residents and the wider community. Refer to SJB Urban Design report for calculations & figures</p>	<ul style="list-style-type: none">• A 1.5m drainage easement is to be provided at cost to the developer to drain water from the proposed laneway to Rocky Point Road.	<p>The design will be developed to incorporate adequate infrastructure to manage stormwater and drain water to Rocky Point Road.</p> <p>***FOR ADDITIONAL INFORMATION REFER TO PLANNING REPORT BY URBIS AND URBAN DESIGN REPORT BY SJB.</p>



RAMSGATE VILLAGE

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Appendix A

Drawing Set

