

STATEMENT OF HERITAGE IMPACT

Ramsgate Village – Planning Proposal



193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road – Ramsgate Village NSW

22 AUGUST 2019

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ISSUED	REVIEW	ISSUED BY
13 December 2018	Draft for Review	Grazi Prada
20 December 2018	Final	Grazi Prada
15 August 2019	Amended to address revised documentation	Pam Jeffery
22 August 2019	Final	Pam Jeffery

STATEMENT OF HERITAGE IMPACT: RAMSGATE VILLAGE – PLANNING PROPOSAL

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1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement was commissioned by the Capital Hill Group, the Owner of the site. It has been prepared to investigate and assess the potential heritage impacts of a Planning Proposal to increase the allowable height and building envelope of future Ramsgate Village development located at 193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate NSW.

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 *Kogarah Local Environmental Plan 2012*, namely:

- 70 Ramsgate Road, Ramsgate (Residential flat building, “Roma”) – Item No: I145;
and
- 211-219 Rocky Point Road, Ramsgate (Shops) - Item No: I416.

Ramsgate is identified a key ‘Local Centre’ in the Eastern City District Plan, and as part of the Ramsgate Centre Master Plan in the Kogarah Development Control Plan 2103. The site is strategically located at the intersection of Ramsgate and Rocky Point Roads, and would reinforce existing commercial development in the immediate area and the established public transport network in Rocky Point Road and Ramsgate Road.

This Planning Proposal is for the building envelope and does not include building detail. Details of the indicative development scheme are showing in the *Planning Proposal: Ramsgate Village Urban Design Report*, prepared by Turner Architects and Ethos Urban, Planners, dated August 2019.

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.

This Heritage Impact Statement reviews the planning proposal in terms of the relevant heritage provisions of the *Kogarah LEP 2012* and the requirements of the *Kogarah Development Control Plan (DCP) 2013*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.3 SITE LOCATION

The subject site is an irregularly-shaped parcel of land containing sixteen allotments, with street frontages addressing 193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Tarago Road, Ramsgate NSW as shown in Figure 1 and Figure 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 sites located at 207-219 Rocky Point Road and 70 Ramsgate Road are included in the study area to assess the full potential of the block bounded by Targo Road to the north, Rocky Point Road to the east and Ramsgate Road to the south. 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 – Aerial map with the subject sites circled red. (Source: NSW LPI, SIX Maps, maps.six.nsw.gov.au)

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

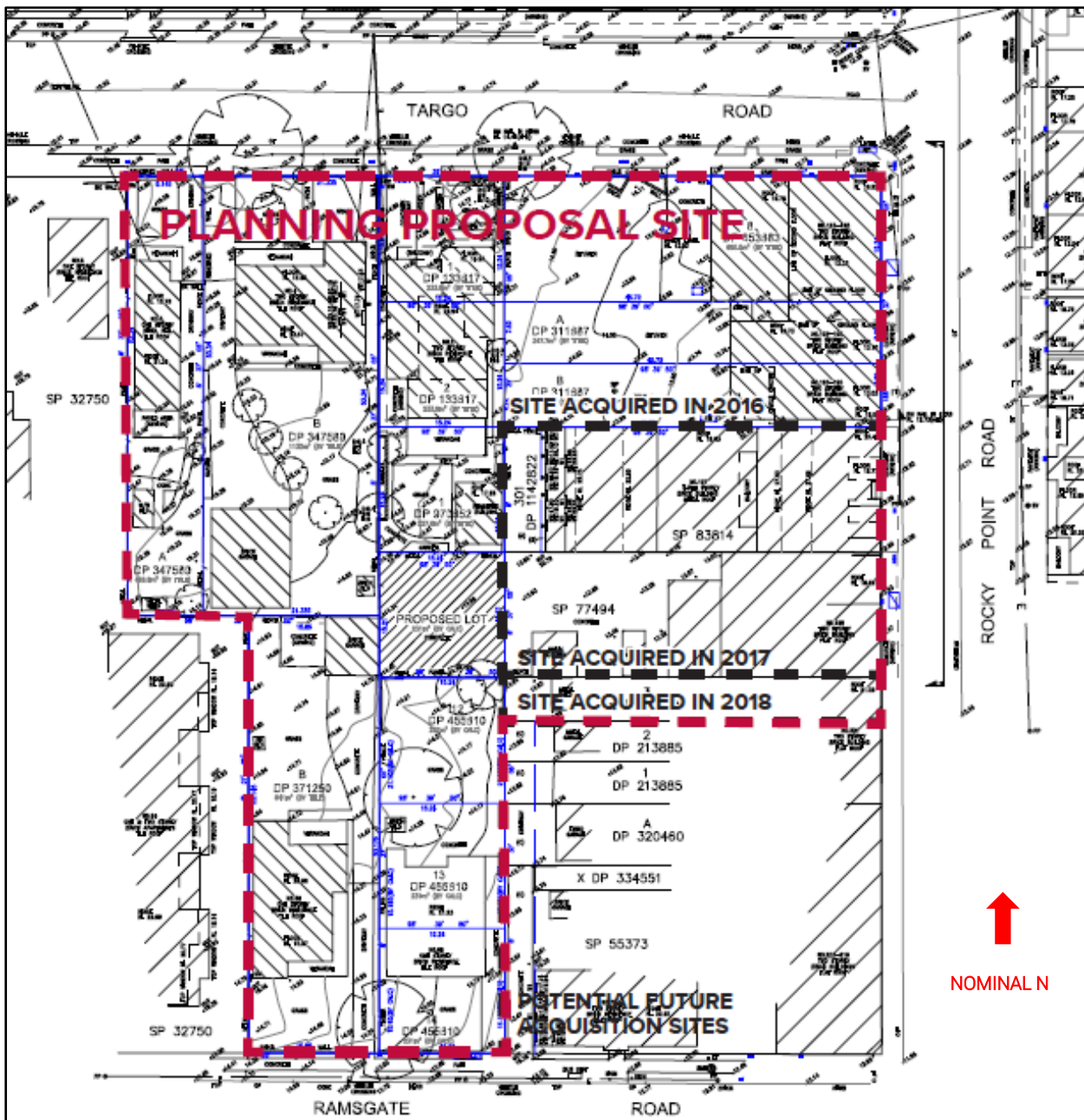


Figure 2 - Plan showing the subject site. (Source: Turner Studio, August 2019)

1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject lots are not listed as items of local heritage significance in Schedule 5 of the *Kogarah Local Environmental Plan (LEP) 2012*.

The two heritage buildings located on sites adjoining the subject site and are identified as heritage items (Item No. I145 and Item No. I416) on Schedule 5 attached to the *Kogarah Local Environmental Plan (LEP) 2012*., 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.

1.5 AUTHORSHIP

This report was prepared by Grazi Prada, Senior Heritage Architect of **NBRSARCHITECTURE**.

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, **NBRSARCHITECTURE**. Unless otherwise noted, all images are by the author.

2.0 HISTORICAL CONTEXT

2.1 GENERALLY

The following history was compiled from the history available for the two adjacent heritage listed items as found in the NSW State Heritage Inventory database, reference numbers 1870164 and 1870169.

2.2 OUTLINE DEVELOPMENT OF THE SITE

The sites are part of 39 acres originally granted to John McCall in 1854. McCall's son, also John, settled in Sans Souci in the 1880s at "Torwood", a fine home built by Thomas Wilson, and surviving at 12 Dalkeith Street. 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. 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 Road to Targo Road. Several 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. 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 Roma Flats were built that year by Pittorino Bros. together with Venice Flats at the corner of Rocky Point Road. The 1938 Valuation Books show three shops, two flats and two garages owned by Giuseppe Pittorino on the site, describing the property as 'Roma, Block Flats, garage shed'.

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



Figure 4 – 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 5 – 66-68 Ramsgate Road, Ramsgate (Source: Google Maps street view)



Figure 6 – 193-201 Rocky Point Road, Ramsgate (Source: Google Maps street view).



Figure 7 – 2-6 Targo Road, Ramsgate (Source: Google Maps street view).

3.3 VIEWS

Primary views of the heritage listed properties on the corner of Ramsgate and Rocky Point Roads are those of the main facades as seen from the two roads as one approaches the buildings. There are no distant views or vistas available from, or of, the subject site due to the flatness of the local topography.

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 *Kogarah Local Environmental Plan (LEP) 2012*, however they are located in close proximity to two heritage listed items. Details of these are included below.

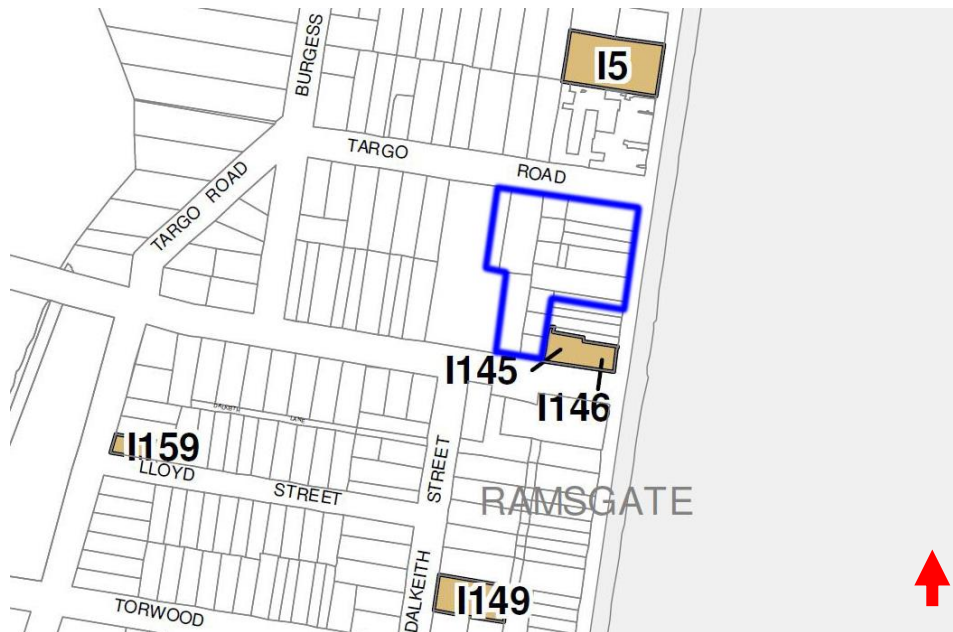


Figure 8 – Excerpt from the Kogarah LEP 2012 heritage map. Heritage items are shown brown. The subject site is circled blue. (Source: Kogarah LEP 2012, Heritage Map HER_007)

4.2 SIGNIFICANCE OF ITEMS IN THE VICINITY

The subject site is located in close proximity to two heritage items listed in Schedule 5 of the *Kogarah LEP 2012*.

Residential Flat Building, “Roma”

The following 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:

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.

Shops

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

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 9 – Heritage listed buildings adjacent to planning proposal. Residential Flat Building “Roma” to the left and Shops to the right (Source: Google Maps street view).

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 10.



Figure 10 – 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).

5.0 THE PROPOSAL

5.1 DESCRIPTION

This planning proposal seeks to amend the existing controls under the *Kogarah LEP 2012* relating to land use zoning, height of buildings and floor space ratio as they apply to the site. The proposal controls are represented by an indicative architectural scheme prepared by Turner, which includes the following:

- Demolition of all existing buildings;
- Construction of 4 basement levels;
- Construction of 3 buildings of 6, 8 and 10 storeys containing retail, childcare and residential uses.

The aim of the proposal is to provide allowance for the future development of the site. Future Development Applications will address detailed design, articulation and materiality of the development.



Figure 11 - Diagrams showing the proposed changes to zoning, floor space ratio and height of buildings contained in this planning proposal. (Source: Turner Studio, August 2019)



Figure 12 – Artist impression of the proposed development looking southeast from Targo Road. (Source: Turner Studio, August 2019)



Figure 13 – Artists impression of Ramsgate Village from the corner of Targo Road and Rocky Point Road. (Source: Turner Studio, August 2019)



Figure 14 – Artists impression of the Village Square looking north from the pedestrian link from Rocky Point Road. (Source: Turner Studio, August 2019)

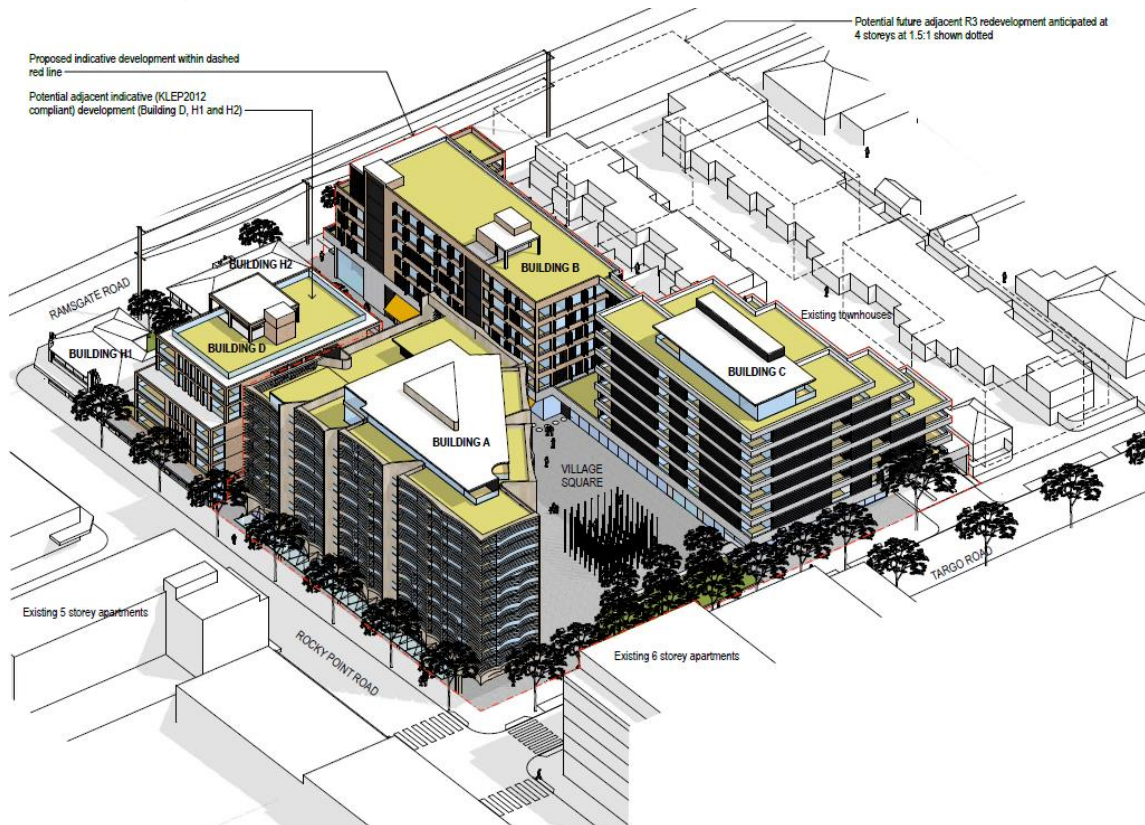


Figure 15 – Indicative scheme showing the increased height of the building envelope and massing viewed from the northeast. (Source: Turner Studio, August 2019)

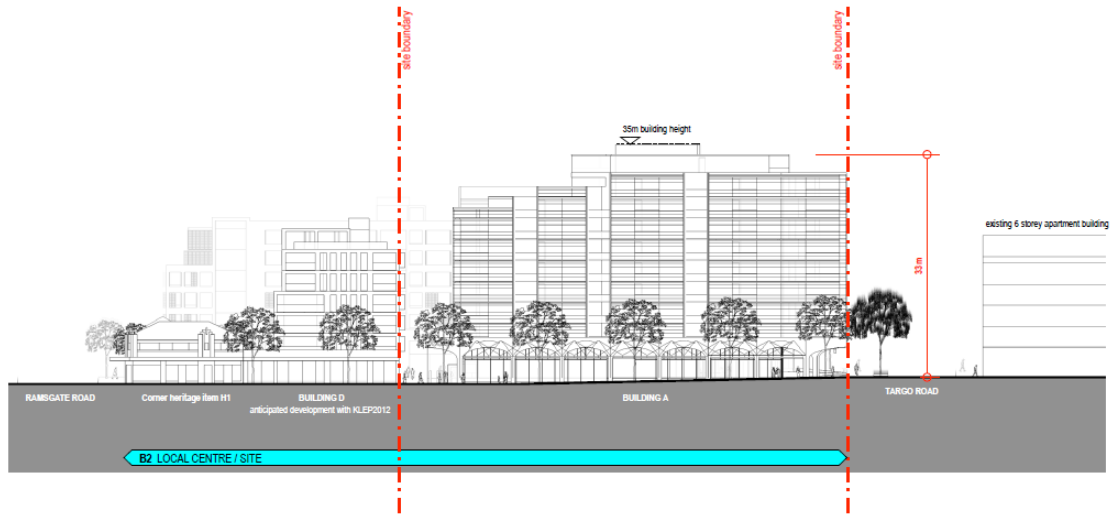


Figure 16 – Indicative Scheme – Rocky Point Road Elevation. (Source: Turner Studio, August 2019)

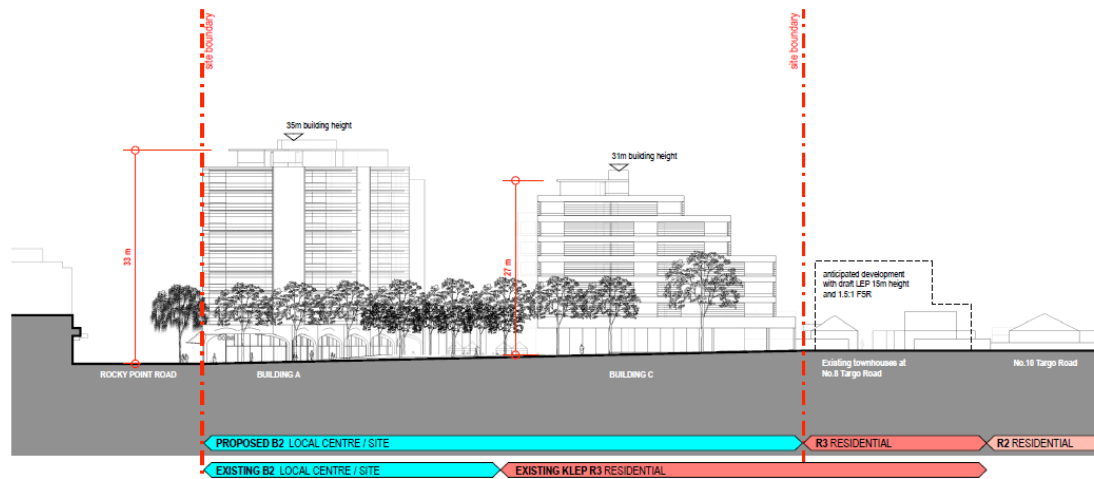


Figure 17 – Indicative Scheme – Targo Road Elevation. (Source: Turner Studio, August 2019)

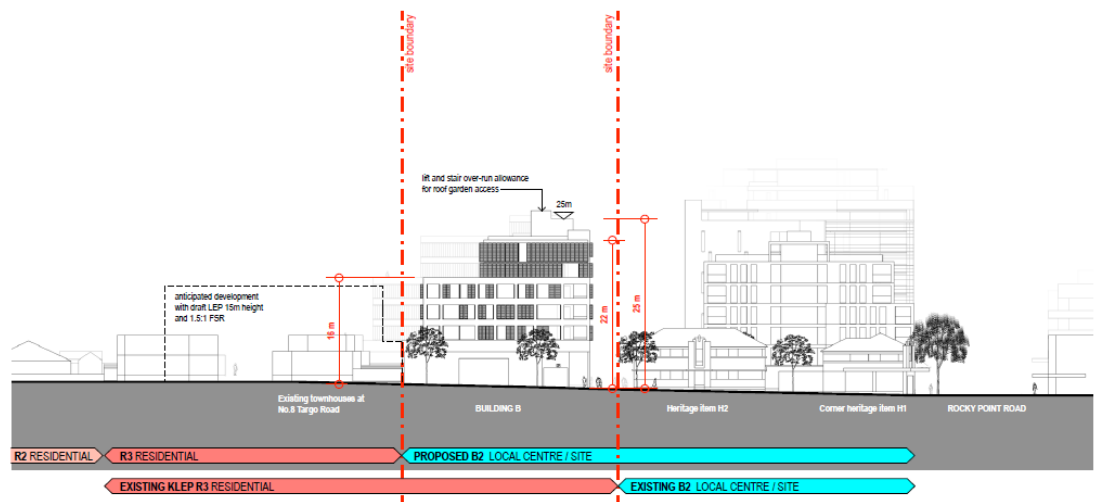


Figure 18 – Indicative Scheme – Ramsgate Road Elevation. (Source: Turner Studio, August 2019)

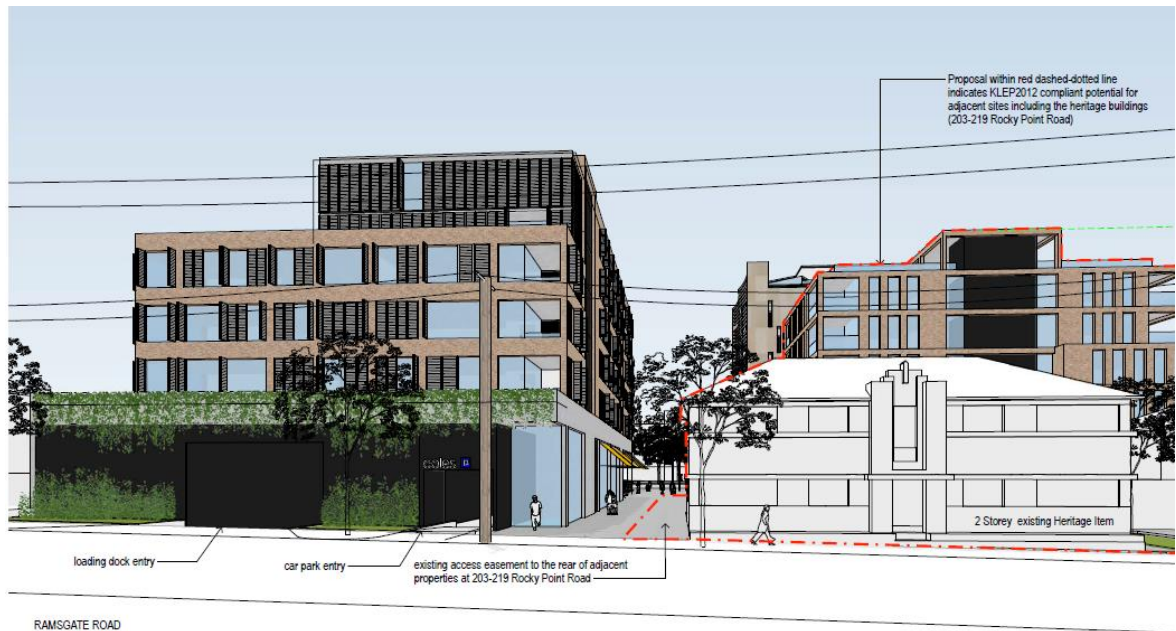


Figure 19 – Massing View – Street View from Ramsgate Road along through site link. (Source: Turner Studio, August 2019)



Figure 20 - View of the indicative building envelope, looking towards the northwest corner of the intersection of Ramsgate Road and Rocky Point Road. (Source: Turner Studio, August 2019)

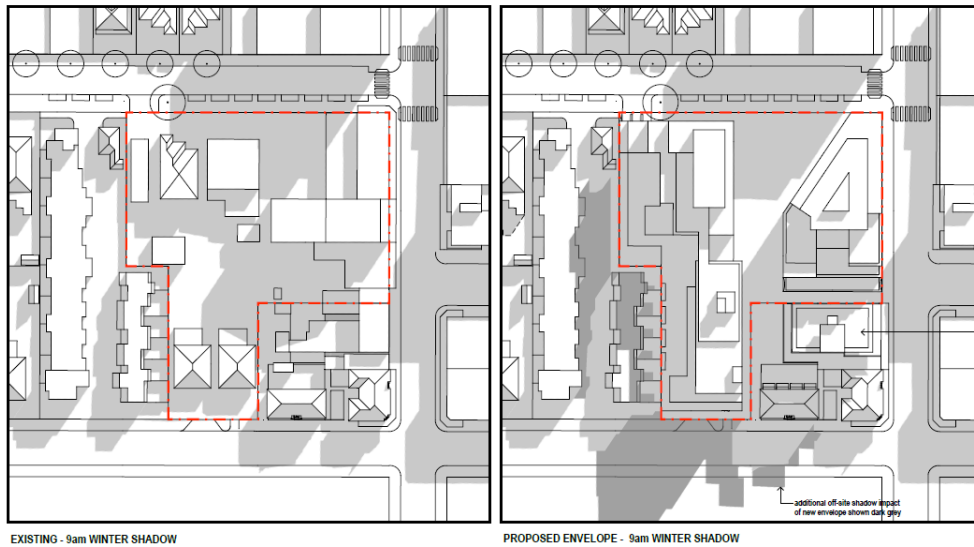


Figure 21 - Shadow diagrams: 9am. (Source: Turner Studio, August 2019)

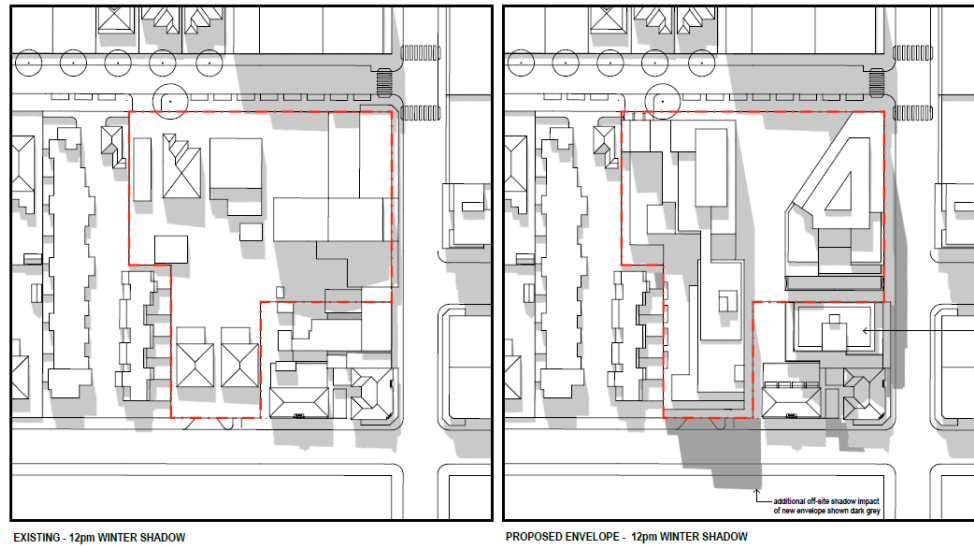


Figure 22 - Shadow diagrams: 12pm. (Source: Turner Studio, August 2019)

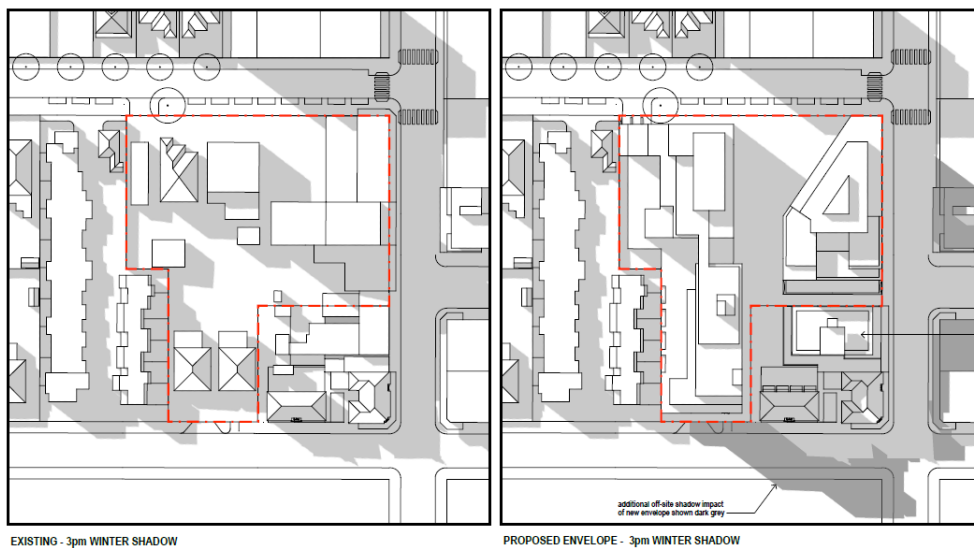


Figure 23 - Shadow diagrams: 3pm. (Source: Turner Studio, August 2019)

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 DOCUMENTATION EVALUATED

Details of the indicative development scheme are showing in the *Planning Proposal: Ramsgate Village Urban Design Report*, prepared by Turner Architects and Ethos Urban, Planners, dated August 2019.

This Planning Proposal is for the building envelope and does not include building detail.

6.2 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: the *Kogarah Local Environmental Plan (LEP) 2012*, the *Kogarah Development Control Plan (DCP) 2013* 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.

6.3 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS	HERITAGE IMPACT
Construction of 3 new mixed-use buildings over 4 basement levels.	<ul style="list-style-type: none"> Acceptable heritage impact <p>The proposal for high rise development along Rocky Point Road is consistent with ribbon development along the main road which currently operates as the local commercial road for the suburb.</p> <p>The proposed buildings are taller than the adjacent existing building and do overshadow the heritage buildings, however contemplated development to the site in line with the current planning controls would have a similar overshadowing impact.</p>
Public open space area on the ground floor.	<ul style="list-style-type: none"> Positive heritage impact <p>The planning proposal includes an increased height limit to the northeast section of the subject site, which would facilitate a larger open public area at ground floor level. The additional levels and the inclusion of below ground supermarket and car park facilities would assist in achieving an increased floor space ratio with minimum impact on the heritage items adjacent to the subject site.</p> <p>An increase in open area at ground level provides additional opportunities to increase pedestrian connections to surrounding streets, particularly the shared pathway between the subject site and 70 Ramsgate Road. A new pedestrian connection would allow the setting of the heritage item, 'Roma',</p>

	<p>to be enhanced, as well as providing a visual and pedestrian connection between Dalkeith Street and the proposed Ramsgate Centre open area.</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 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. There are no distant views or vistas.</p> <p>There would be no change to the primary views to either heritage item as a result of this planning proposal. The proposed buildings 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> <p>This Planning Proposal seeks to increase the height of development near the southwest corner of Rocky Point Road with Targo Road, thereby minimising the footprint of the development and increasing the area of open public space at ground level. The shared walkway linking Ramsgate Road with the proposed open area would be enhanced with landscaping and would provide new views to the west and north sides of 'Roma'.</p>



Figure 24 - Diagram showing pedestrian and visual links between the Village Square and surrounding streets. (Source: Turner Studio, August 2019)

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:

- a) The planning proposal would not affect views to the main facades of the two heritage items located adjacent to the development.
- b) The increased height would be located on the northeast section of the subject site to minimise adverse impacts on the heritage buildings and residential development adjoining the western boundary of the site. The planning proposal has been developed to provide a transition in height from the northeast corner of the site down to the two-storeyed heritage items located at 70 Ramsgate Road and 211-219 Rocky Point Road.

- c) The shared path located to the west of 70 Ramsgate Road would be maintained as a connection to the Village Square, and would provide an opportunity adapt the existing heritage items for speciality retail uses at ground level, subject to consent approval.
- d) The potential amalgamation of the two heritage items as part of the Ramsgate Village site would allow the setting of 'Roma' to be enhanced and the buildings integrated into the overall development rather than remaining as isolated sites. Future development would include the provision for landscaping that could be shared by the heritage items and improve the setting of Roma generally.

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:

- a) 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 northeast 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.
- b) 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 Kogarah LEP 2012.
- c) This Planning Proposal would increase the height of development at the northeast section of the site, thereby allowing development to transition down to the adjacent heritage items and residential development

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 northeast section of the subject site increased to 35metres in height. 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 and to increase the open area available to the public at ground level and improve views through the development to Ramsgate Road and Targo Road.

The indicative building envelope would increase the existing overshadowing of adjacent sites including the two heritage buildings. We note the heritage items are zoned for development up to 21 metres: sites adjacent to the heritage items are zoned for 15 metres (west of 70 Ramsgate Road) and 16 metres (east of Rocky Point Road), and allowable development in the immediate area is likely to result in overshadowing of the heritage items.

High rise development along Rocky Point Road is in keeping with the history of the area which currently operates as the local commercial road for the suburb. Planning documents should ensure that increasing density can result in good planning outcomes.

The planning documents currently allow up to 21m in the surrounding lots, which would visually dominate the adjacent heritage items as can be already seen by the residential apartment development adjacent to the Ramsgate Community Church at the next block (see Figure 10).

The proposal minimises this impact by stepping the massing of the buildings away from the heritage items to decrease the dominance effect on the heritage site. Detailed design of the buildings has not been completed, but sympathetic materials and colours could be used to further minimise the impact on the heritage items.

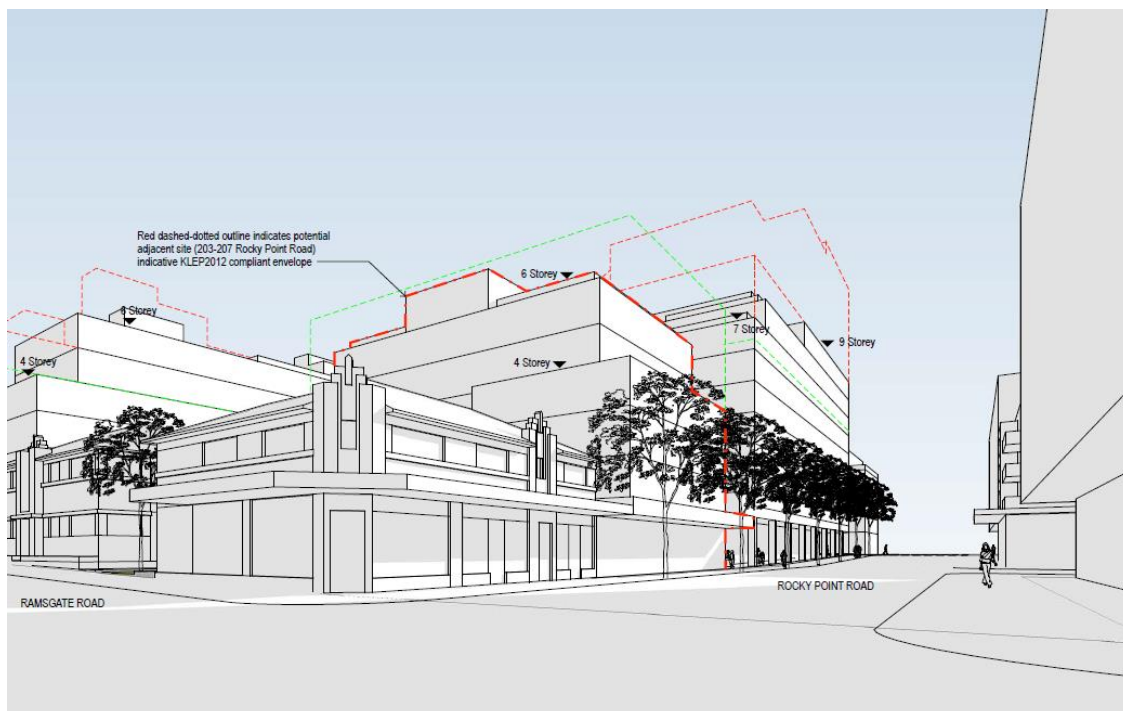


Figure 25 - Diagram showing the indicative envelope of the development increasing in height to the northern section of the subject site. Note the green dotted line indicates the current allowable development between the heritage 'Shops' at 211-219 Rocky Point Road and the proposed building envelope and the broken red line indicates the envelope previously proposed in January 2019. (Source: Turner Studio, August 2019)

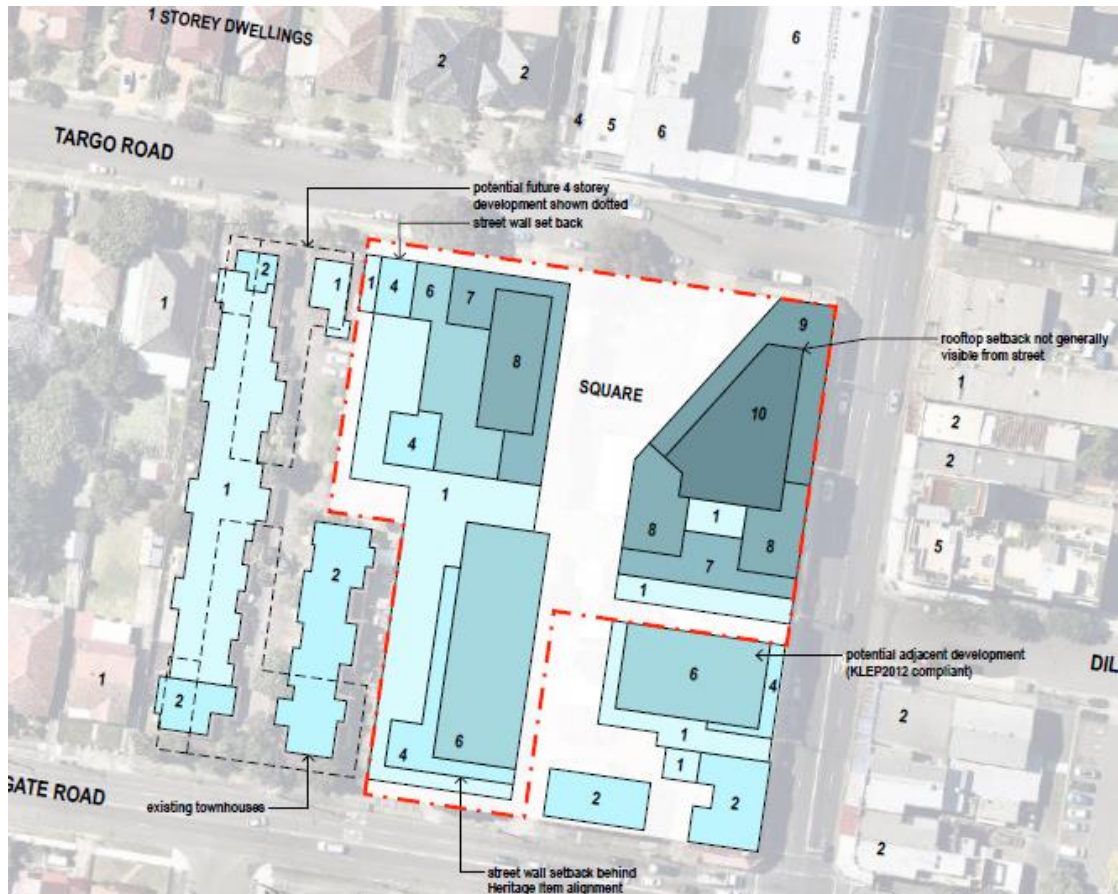


Figure 26 - Plan showing the footprint of the proposed development and the indicative number of floors for each building. (Source: Turner Studio, August 2019)

6.5 HERITAGE OBJECTIVES OF THE KOGARAH LEP 2012

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 block 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 the items.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the Kogarah LEP 2012, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Kogarah,
- (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 KOGARAH DCP 2013

The *Kogarah DCP 2013* supports the *Kogarah LEP 2012* 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 *Kogarah DCP 2013* that relate to heritage and are set out in the following DCP Sections:

B1 Heritage and Heritage Conservation Areas

1.1 General Controls

Objectives

- (a) *New development, including development on sites adjacent to heritage items must respect the architectural character of a heritage item and complement and enhance their significance and setting.*
- (b) *Landscape features are to be retained where they contribute to the heritage significance of the item.*

Comment

This planning proposal would not involve 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.

E3 Ramsgate Centre

3.4 Heritage

Objective

- (a) *Conserve the environmental heritage*

Design Principles

- (1) *Design new development adjacent to heritage items to make an appropriate transition in scale.*

Comment:

This planning proposal has taken into consideration Section E3 of the *Kogarah DCP*. The increased height proposed in the application would be limited to the northeast corner of the site to minimise its impact on heritage items in the vicinity. The scheme would step down to the south, to providing a transition in height from the Ramsgate Village development to the two-storey heritage items in Ramsgate Road. The proposed massing has been designed to step up away from the heritage items in order to reduce its dominance over the 2 storey residential buildings.

The increased height and below-ground development are intended to minimise the footprint of buildings and increase the open public area at ground level. The new pedestrian connection linking Ramsgate Road and the public space would increase views to the side and rear elevations of both 'Roma' and the heritage listed shops. The planning proposal also recognises potential advantages to incorporating the two heritage items as part of the Ramsgate Village scheme.

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 CONCLUSION

The proposal is consistent with the heritage objectives of the *Kogarah LEP 2012*, and has taken into consideration the heritage recommendations contained in the *Kogarah DCP 2013*. In our view, Georges River Council should have no hesitation in supporting the heritage aspects of this Planning Proposal for the following reasons:

- a) The additional height would not alter existing views to the principal elevations 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 193-201 Rocky Road, 66-68 Ramsgate Road and 2-6 Targo Road, would take into consideration the relevant Development Control Plan 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 buildings.
- f) All existing views to and from the heritage items in the vicinity will be retained and conserved.
- g) The scheme would maintain an active street frontage along Rocky Point Road, together with pedestrian access linking Rocky Point Road and Dillon Street with an open public area within the Ramsgate Village development.
- h) Further strategies could be developed to mitigate potential adverse heritage impacts arising from the additional floor level during detailed design documentation for development of the site.
- i) The building setbacks recommended in the Section E3 - Ramsgate Centre of the *Kogarah DCP 2013* would not be affected by the increase in height contained in this Planning Proposal.

7.2 RECOMMENDATIONS

In the event a major development is undertaken at 193-201 Rocky Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate, 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:

- i. The design of the Ramsgate Village development should consider opportunities for the adjacent heritage items to be incorporated into the overall Ramsgate Village development to minimise their isolation and affect their future development capacity.
- ii. New development should transition down to the heritage items located southeast of the subject site, and to the residential development adjoining the west boundary of the subject site.

- iii. New development should, where possible, include materials and colours that are sympathetic to the adjacent heritage items.

Having reviewed the proposed increase in height to the Ramsgate Village development and its 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. We therefore recommend the heritage aspects of this Planning Proposal application.

NBRSARCHITECTURE

A handwritten signature in black ink, reading "Grazi Prada". The signature is written in a cursive, flowing style.

Grazi Prada
Senior Heritage Architect