



RAMSGATE VILLAGE

URBAN DESIGN REPORT

20th August 2019
PLANNING PROPOSAL

TURNER
ETHOS
URBAN

CAPITAL HILL GROUP / GRESHAM

CONTENTS

- Introduction 01
- Context 02
- Design history 03
- Urban framework 04
- Impact analysis 05
- Indicative floor plans 06
- Apartment Design Guide 07
- Summary of statistics 08
- Public benefits 09

INTRODUCTION 01



INTRODUCTION

Turner have been engaged by Capital Hill Group to explore the potential redevelopment of their amalgamated sites at Ramsgate. The site is comprised of 193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road. Indicative proposals for adjoining corner sites at 203-219 Rocky Point Road have been included in this Planning Proposal to assess the full development potential of the block. These corner sites are subject to further discussions regarding amalgamation.

Ramsgate has been identified in the Eastern City District Plan as being a key ‘Local Centre’. The site’s strategic location in Ramsgate, at the intersection of Ramsgate and Rocky Point Roads would significantly help contribute to the regeneration of the local centre.

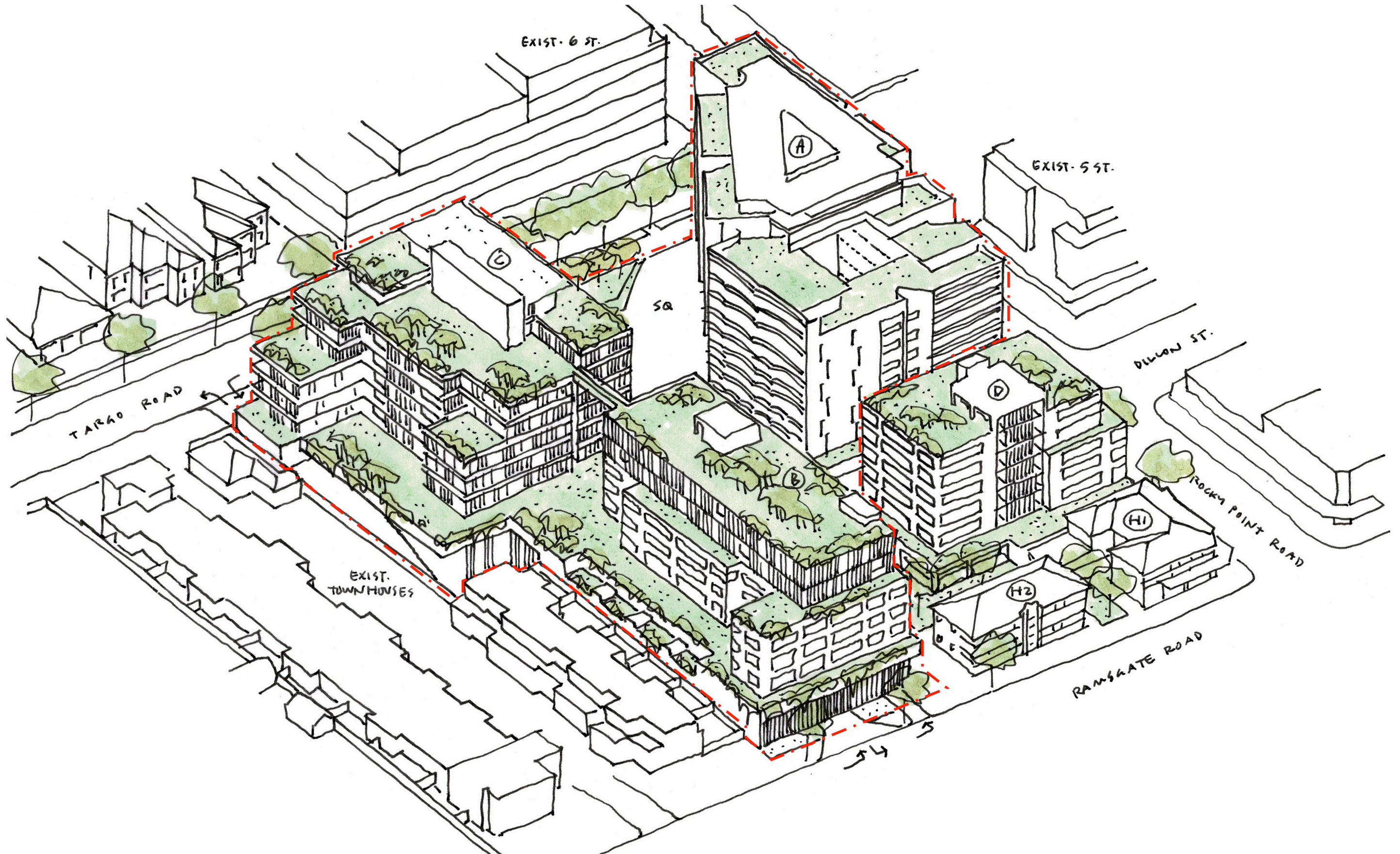
The key objectives of this study is to reinforce a clear strategic urban design strategy for the site that supports a new local centre. This will include improved public domain, active retail/commercial, community facilities/events and new apartments to support an evolving demographic.

DESIGN PRINCIPLES:

- Create a new clearly defined focal point for Ramsgate town centre
- Deliver a supermarket to service community needs, supported by specialty retail
- Activate Rocky Point Road with high quality retail space
- Provide a civic place that is of a sufficient size and quality to host day markets and which will act as the focal point of a revitalised Ramsgate Town Centre
- Deliver housing to suit evolving demands
- Improve the quality of the public domain within the town centre
- Deliver a design outcome that catalyses the centres regeneration, but which also recognises and responds to the current and future context of the centre

CONTEXT 01

WHAT OPPORTUNITIES DOES THE SITE BRING?



A CATALYST FOR REGENERATING RAMSGATE



BRINGING ACTIVITY AND VIBRANCY TO RAMSGATE

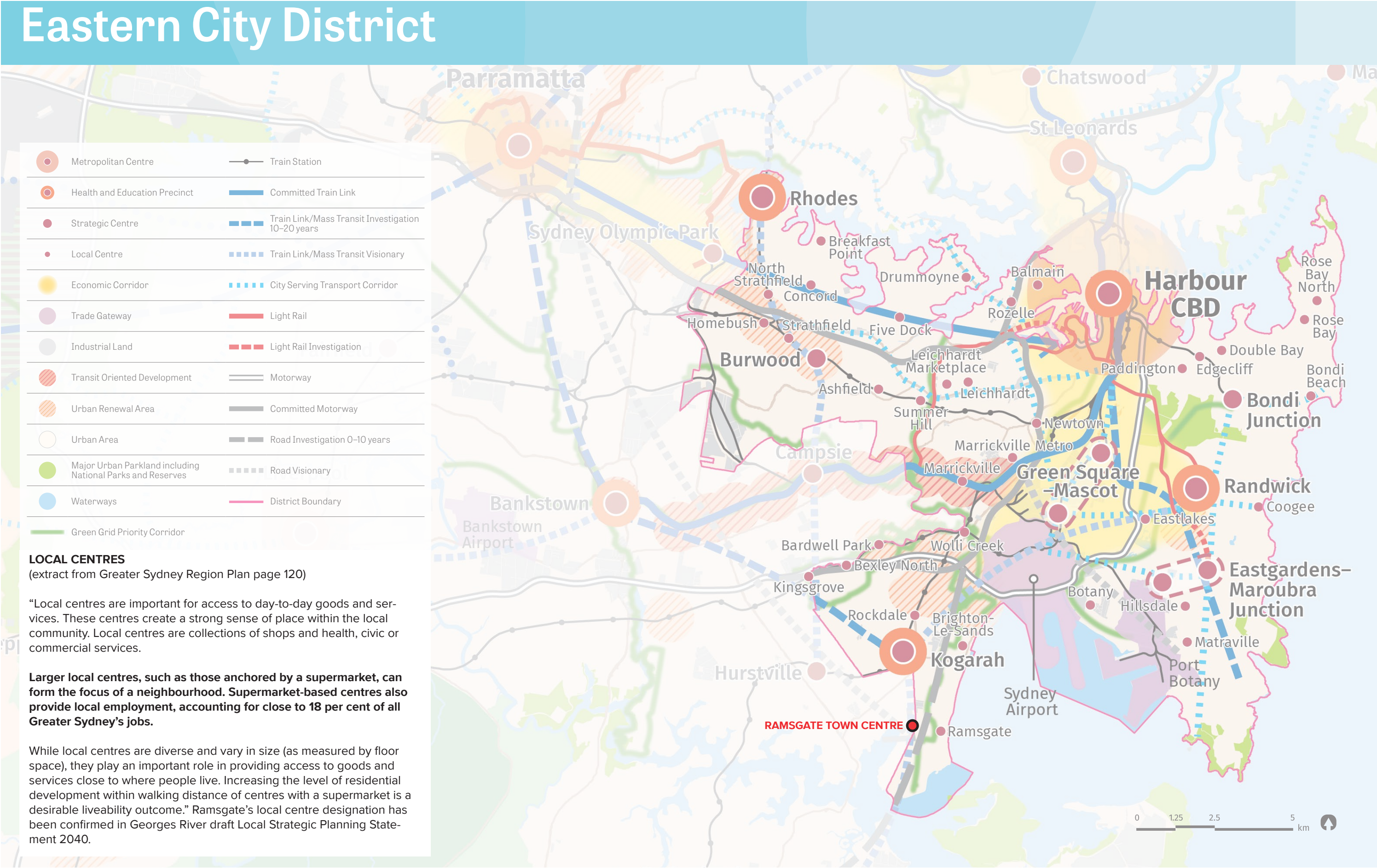


IMPROVING RAMSGATE’S ABILITY TO SERVE COMMUNITY NEEDS



BRINGING THE RAMSGATE COMMUNITY TOGETHER





RAMSGATE'S ROLE IN THE EASTERN DISTRICT AND GREATER SYDNEY



- Heath and Education Precinct
- Strategic Centres
- Local Centres
- WestConnex (New M5 Motorway) *
- Future Mass Transit/Train Link *
- Road Visionary (Central City Strategic Road Corridor) *
- Future F6 Extension *
- State Road
- Regional Road
- Railway Lines
- Major Parks

EXTRACT FROM GEORGES RIVER DRAFT LOCAL STRATEGIC PLANNING STATEMENT 2040 (LSPS 2040)



RAMSGATE IN CONTEXT - LOCAL CENTRES
RETAIL CATCHMENTS

- SUBJECT SITE
- EXISTING SUPERMARKET CATCHMENT
- PROPOSED DEVELOPMENT CATCHMENT

EXISTING SUPERMARKETS

- C COLES *small
- W WOOLWORTHS
- A ALDI
- S IGA/SUPERBARN (small)





RAMSGATE IN CONTEXT - LOCAL CENTRES
APPROVED TALL BUILDING STOREY HEIGHTS

13 EXISTING / APPROVED STOREY HEIGHT

10 PROPOSED MAXIMUM STOREY HEIGHT

STRATEGIC CENTRE

LOCAL CENTRE

SUB-LOCAL CENTRE

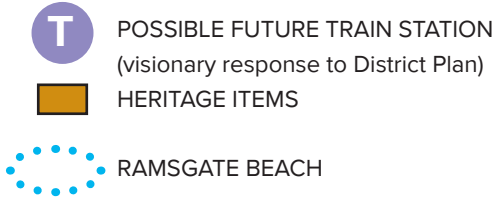
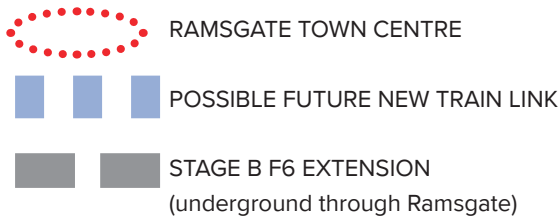
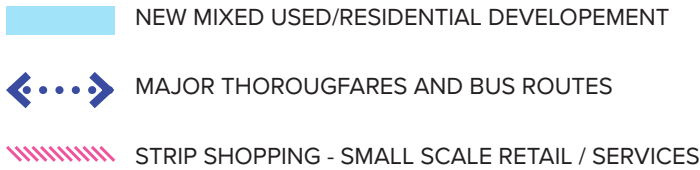
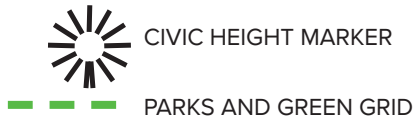
HEALTH AND EDUCATION PRECINCT



- NEEDS:
- ANCHOR SUPERMARKET TENANT
 - PUBLIC OPEN SPACE
 - CIVIC SPACE AND COMMUNITY FOCAL POINT
 - IMPROVED PUBLIC DOMAIN AND STREET TREES
 - MORE PARKING TO SERVICE SHOPS
 - IMPROVED FOOTPATHS / PUBLIC DOMAIN / STREETScape
 - IMPROVED TRAFFIC MANAGEMENT (TRAFFIC LIGHTS)



RAMSGATE TOWN CENTRE IN FOCUS

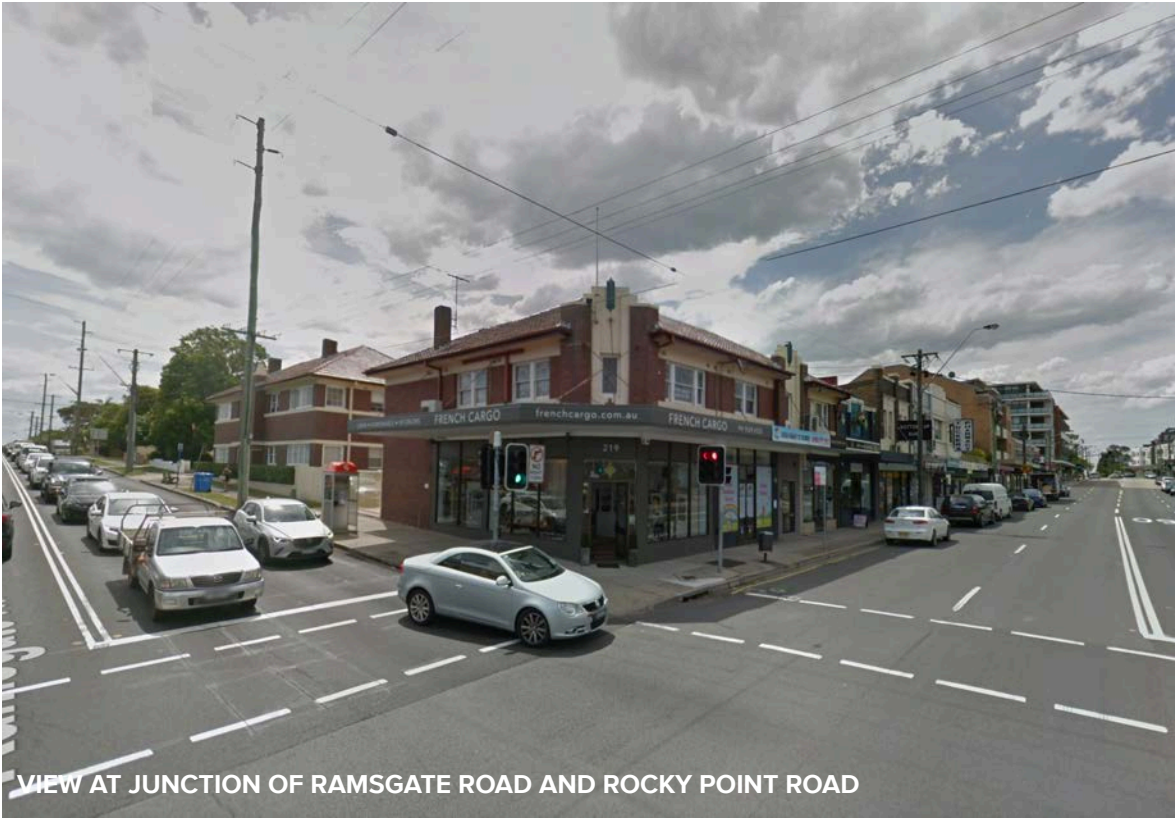


SITE PHOTOS

The existing site consists of generally one to two storey commercial and residential buildings of various style and quality.

The nearby corner of Rocky Point Road and Ramsgate road has two heritage listed structures. Both are 1930's two storey buildings.

To the south at 8 Targo Road are one to two storey strata townhouses that connect north south between Targo Road and Ramsgate Road.



SITE PHOTOS

On the corner of Rocky Point Road and Targo Road is a recent 6 storey apartment building. This building steps in height to it's adjoining neighbours including the heritaged listed Rams-gate Community Church.

Similar new developments opposite Rocky Point Road (Bayside Council) have been built or are in planning.



VIEW SOUTH ALONG ROCKY POINT ROAD TOWARDS TARGO ROAD

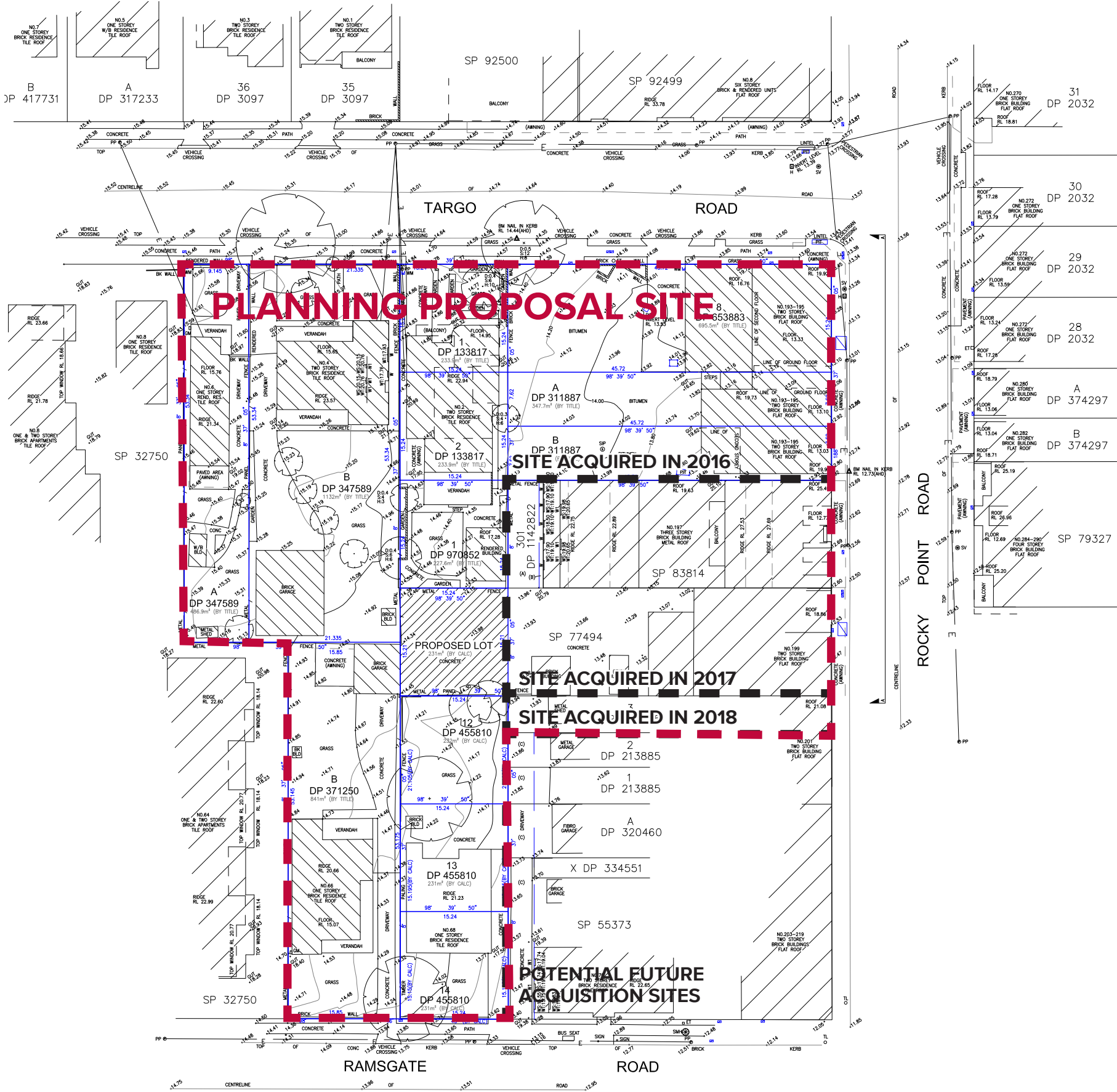
DESIGN HISTORY 02

DESIGN HISTORY

Prior to Turner’s involvement a planning proposal was prepared in 2016 for a smaller site. This proposal had not accounted for the corner heritage item, ADG compliance or a suitable public domain strategy to support the new local centre.

Subsequent proposals have also been discussed with Council as the site’s amalgamation has progressed in the last 3 years. The most recent acquisition was 201 Rocky Point Road in 2018. The Planning Proposal submitted in January 2019 only included indicative proposals showing the ownership at that moment in time.

This revised Planning Proposal illustrates potential redevelopment of the remaining corner sites 203-219 Rocky Point Road to fully assess the site’s potential. Amalgamation of these sites would be subject to future discussions.




URBAN FRAMEWORK 04



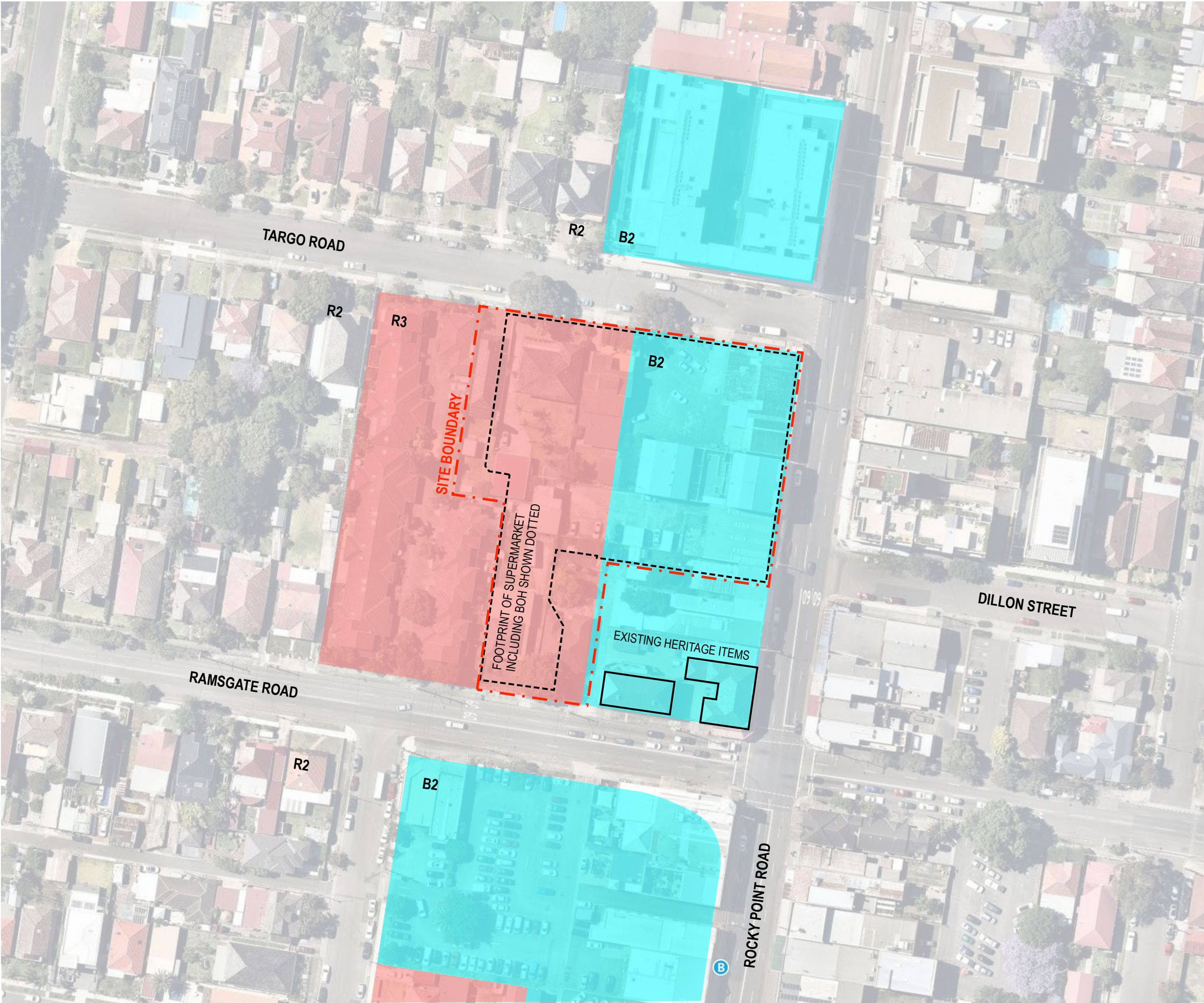
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title
SITE BOUNDARY DIAGRAM

drawing scale	date	north
1:1000 at A3	14/08/19	


project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

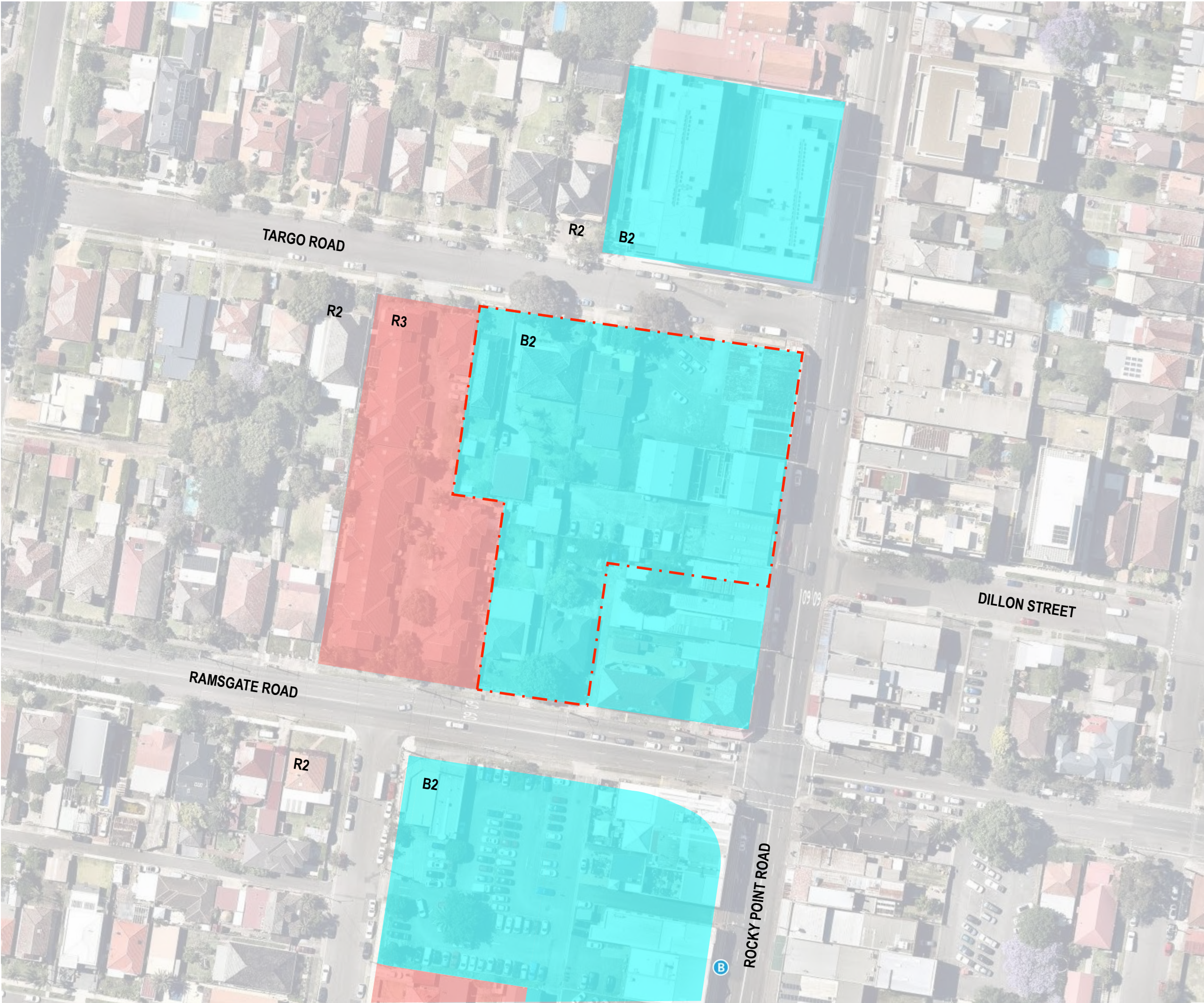


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drawing title
EXISTING ZONE PLAN


drawing scale 1:1000 at A3
date 14/08/19
north 

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



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drawing title
DRAFT RE-ZONING PLAN

drawing scale	date	north
1:1000 at A3	14/08/19	

project
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66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
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drawing title

SITE ANALYSIS DIAGRAM

drawing scale

date

north

1:1000 at A3

14/08/19

project

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RAMSGATE VILLAGE NSW

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drawing title

LOCAL TRAFFIC DIAGRAM

drawing scale

1:2000 at A3

date

14/08/19

north

project

193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW


client

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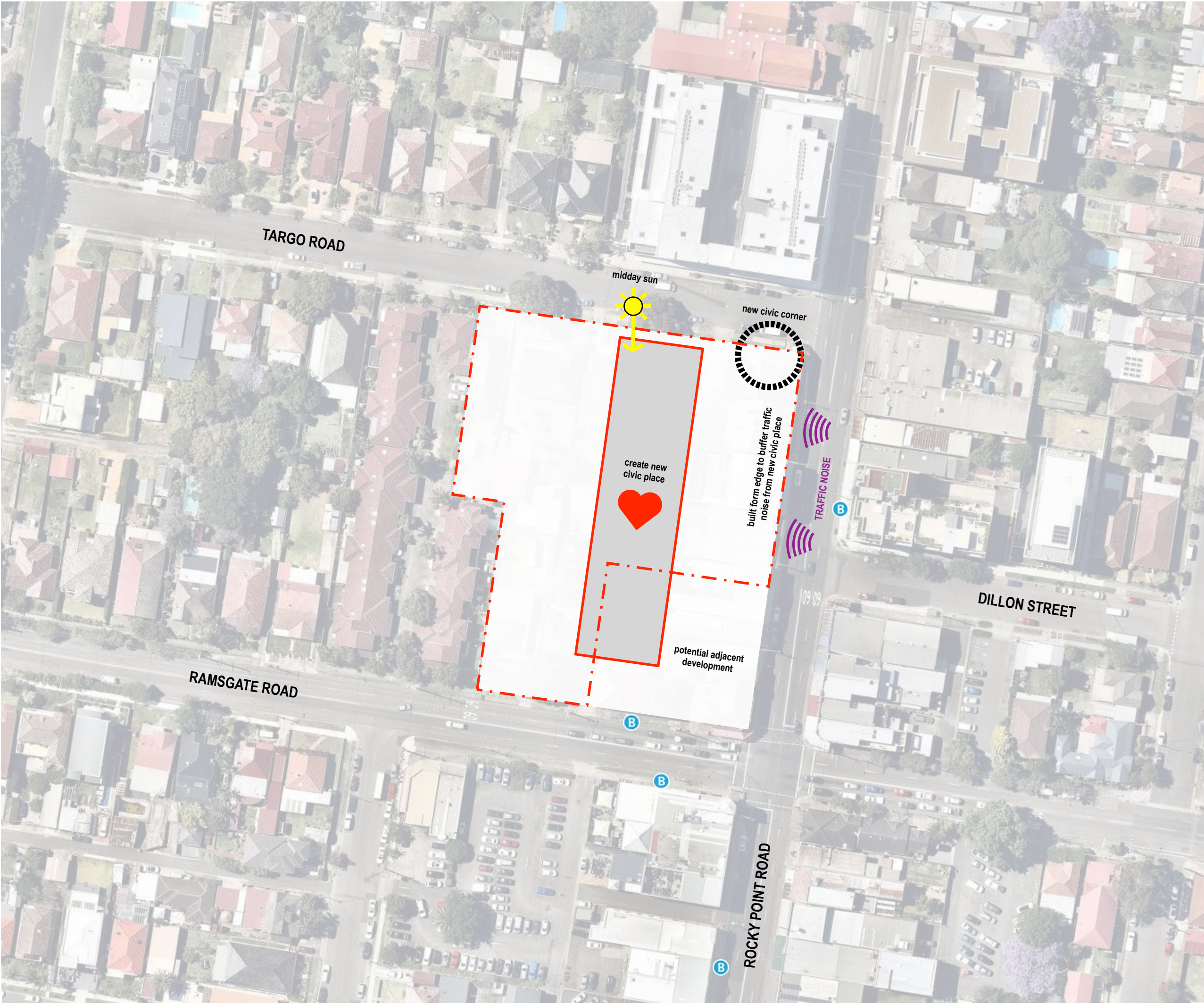
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drawing title
SITE TRAFFIC DIAGRAM

drawing scale	date	north
1:1000 at A3	14/08/19	

project
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66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



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drawing title		
PLACE MAKING		
drawing scale	date	north
1:1000 at A3	14/08/19	
project		
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW		
client		
CAPITAL HILL GROUP		



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drawing title
GROUND PLANE AND CONNECTIONS DIAGRAM

drawing scale	date	north
1:1000 at A3	14/08/19	


project
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66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

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drawing title
ACTIVE EDGES

drawing scale	date	north
1:1000 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW


client
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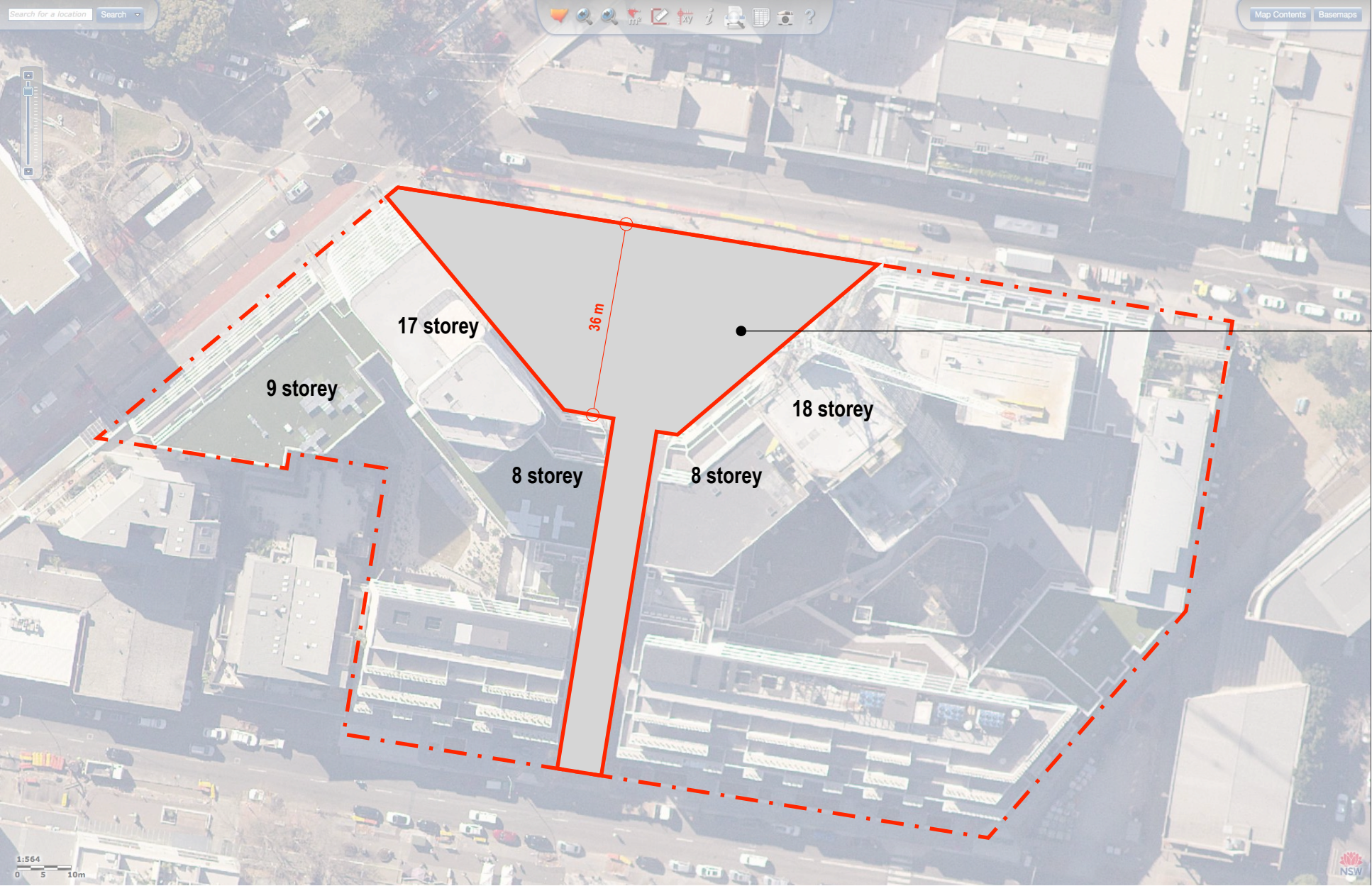


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Open Space = 3,150m²
(35% of site)

RAMSGATE VILLAGE 1:1000
image SixMaps NSW Gov

drawing title		
PUBLIC OPEN SPACE COMPARISON		
RAMSGATE VILLAGE		
drawing scale	date	north
1:1000 at A3	02/08/19	
project		
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Open Space = 2,480m²
(15% of site)

LIGHTHOUSE DEE WHY 1:1000
image SixMaps NSW Gov



drawing title
**PUBLIC OPEN SPACE
COMPARISON**

RAMSGATE VILLAGE

drawing scale	date	north
1:1000 at A3	02/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
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STOCKLAND CAMMERAY 1:1000
image SixMaps NSW Gov

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Open Space = 2,230m²
(33% of site)



drawing title			
PUBLIC OPEN SPACE COMPARISON			
RAMSGATE VILLAGE			
drawing scale	date	north	
1:1000 at A3	02/08/19		
project			
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW			
client			
CAPITAL HILL GROUP			



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Open Space = 2,480m²
(32% of site)

ST MARGARETS SURRY HILLS 1:1000
image SixMaps NSW Gov



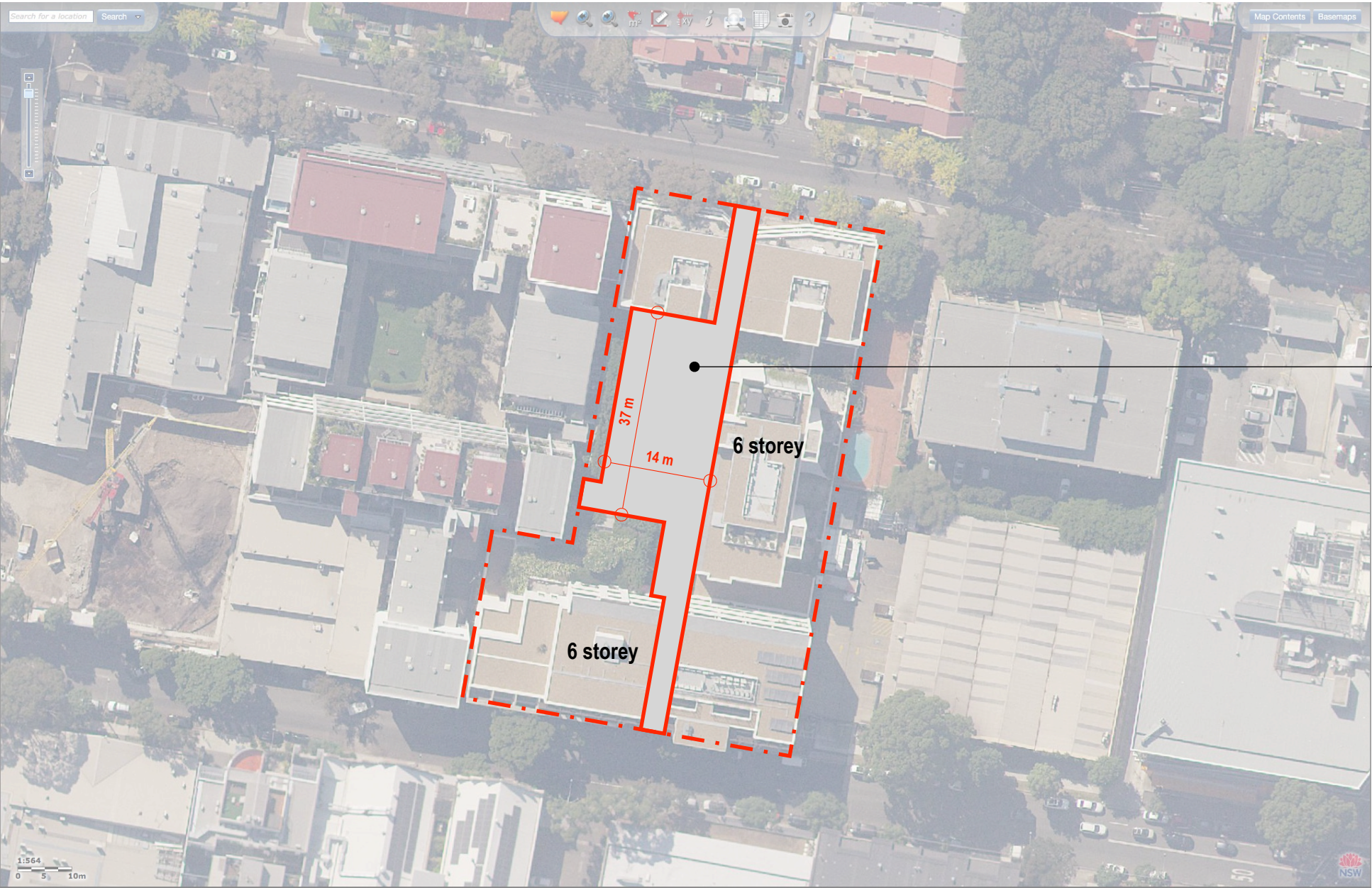
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**PUBLIC OPEN SPACE
COMPARISON**

RAMSGATE VILLAGE

drawing scale	date	north
1:1000 at A3	02/08/19	

project
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Open Space = 860m²
(17% of site)

CASBA WATERLOO 1:1000
image SixMaps NSW Gov



drawing title
**PUBLIC OPEN SPACE
COMPARISON**

RAMSGATE VILLAGE

drawing scale	date	north
1:1000 at A3	02/08/19	

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Open Space = 725m²

ROUSE HILL TOWN CENTRE 1:1000
image SixMaps NSW Gov



drawing title		
PUBLIC OPEN SPACE COMPARISON		
RAMSGATE VILLAGE		
drawing scale	date	north
1:1000 at A3	02/08/19	
project		
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Open Space = 2,610m²

THE ROCKS CENTRE (Playfair Street) 1:1000
image SixMaps NSW Gov



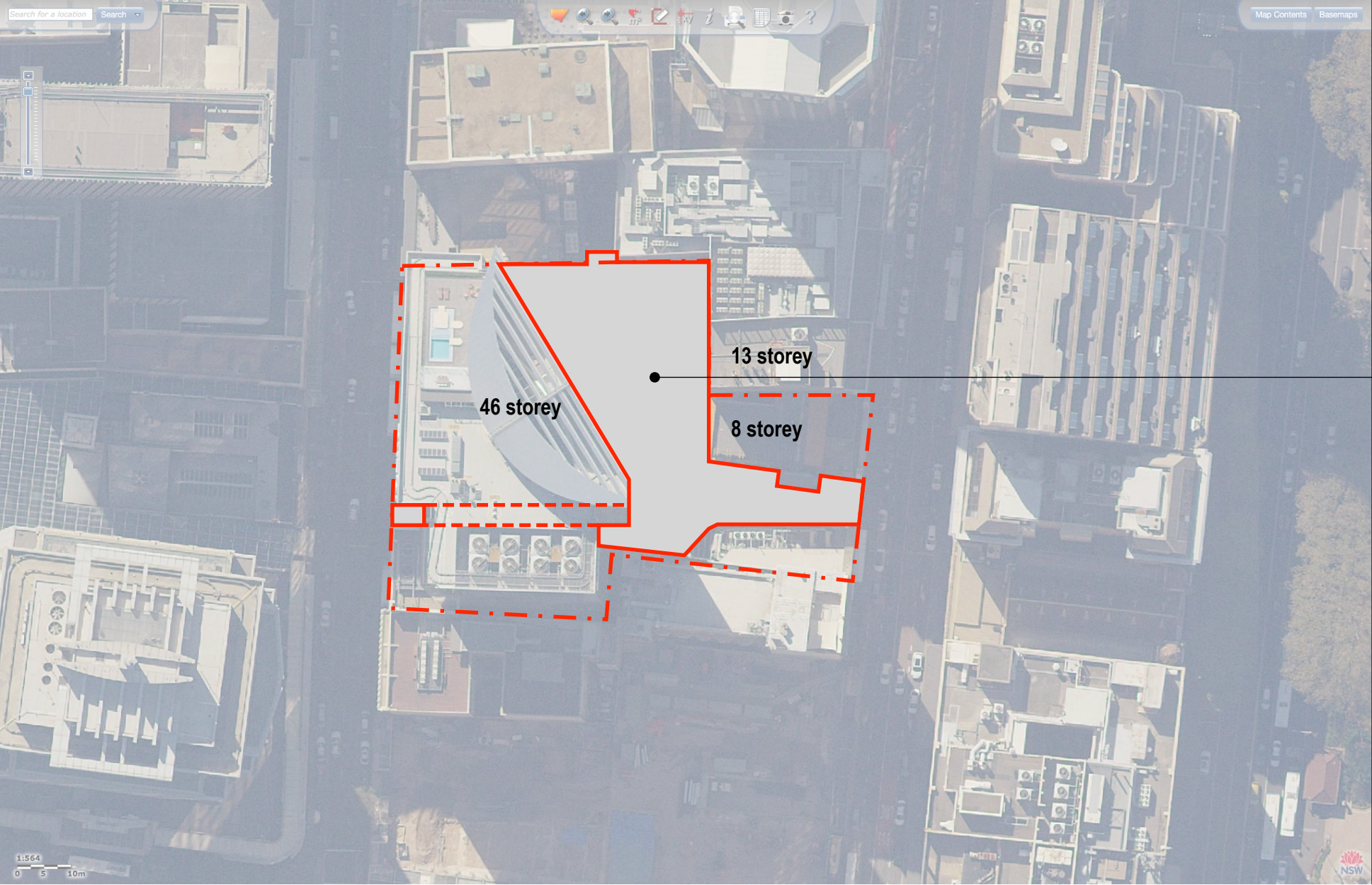
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**PUBLIC OPEN SPACE
COMPARISON**

RAMSGATE VILLAGE

drawing scale	date	north
1:1000 at A3	02/08/19	

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Open Space = 1,500m²
(32% of site)

LIBERTY PLACE (Castlereagh Street) 1:1000
image SixMaps NSW Gov



drawing title
**PUBLIC OPEN SPACE
COMPARISON**

RAMSGATE VILLAGE

drawing scale	date	north
1:1000 at A3	02/08/19	

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Open Space = 280m²
(8% of site)

ADINA ARCADE BONDJ 1:1000
image SixMaps NSW Gov



drawing title
**PUBLIC OPEN SPACE
COMPARISON**

RAMSGATE VILLAGE

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1:1000 at A3	02/08/19	

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Open Space = 1,920m²

KIORA LANE DOUBLE BAY 1:1000
image SixMaps NSW Gov



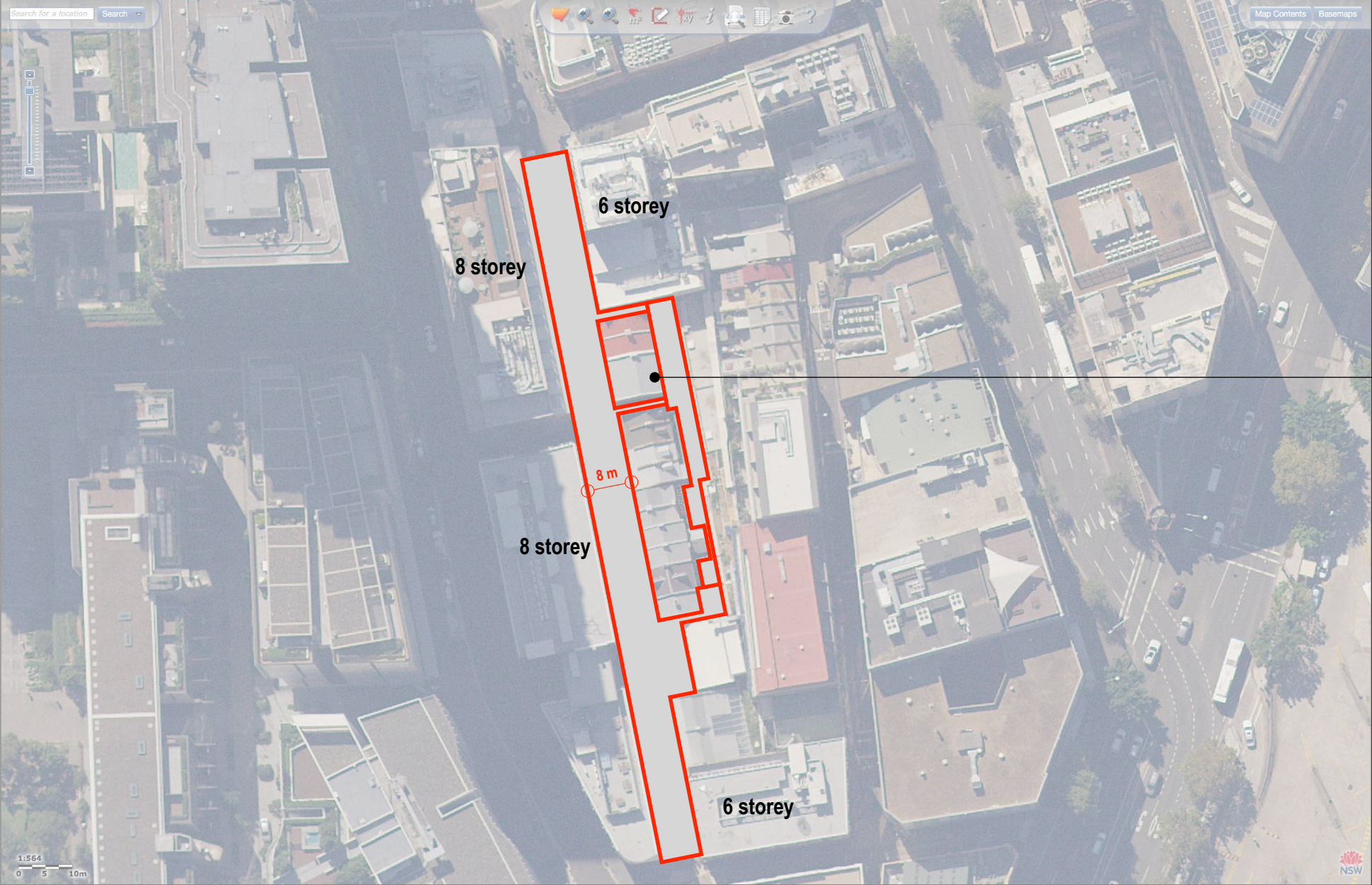
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**PUBLIC OPEN SPACE
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RAMSGATE VILLAGE

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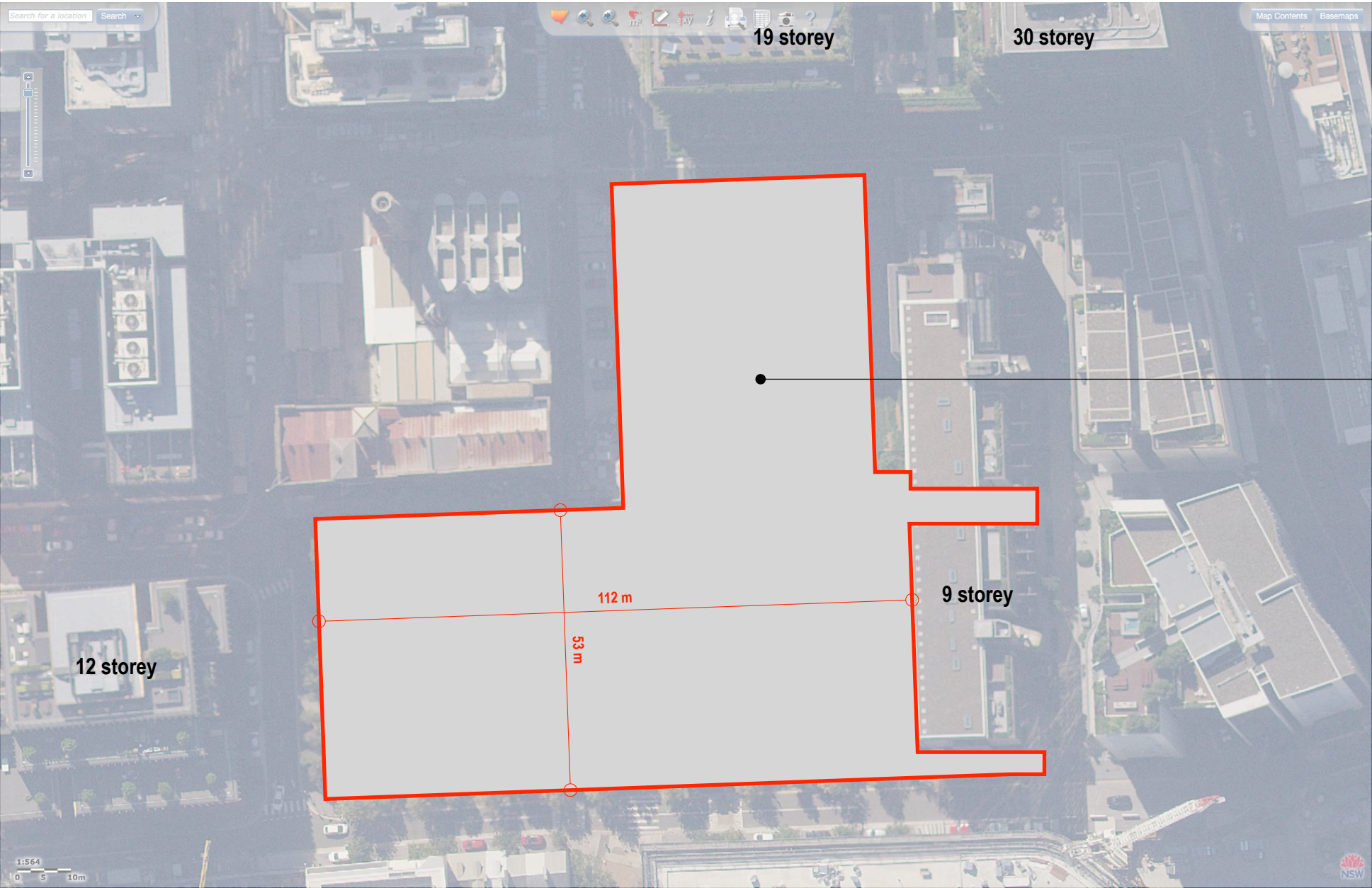
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Open Space = 1,500m²

KENSINGTON STREET CHIPPENDALE 1:1000
image SixMaps NSW Gov



drawing title		
PUBLIC OPEN SPACE COMPARISON		
RAMSGATE VILLAGE		
drawing scale	date	north
1:1000 at A3	02/08/19	
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193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW		
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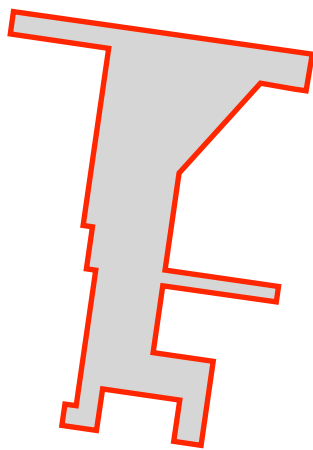
Open Space = 8,950m²

CENTRAL PARK CHIPPENDALE 1:1000
image SixMaps NSW Gov

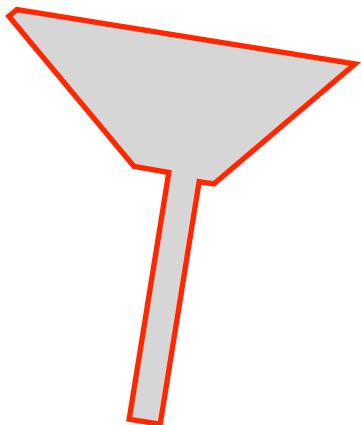


drawing title			
PUBLIC OPEN SPACE COMPARISON			
RAMSGATE VILLAGE			
drawing scale	date	north	
1:1000 at A3	02/08/19		
project			
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW			
client			
CAPITAL HILL GROUP			

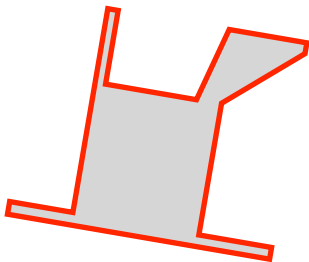
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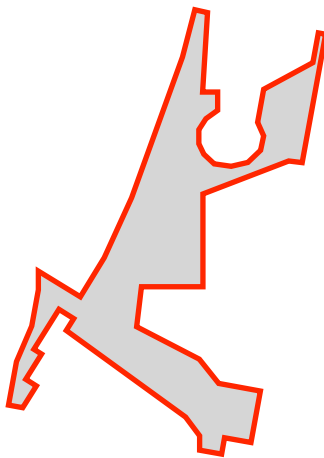
RAMSGATE VILLAGE



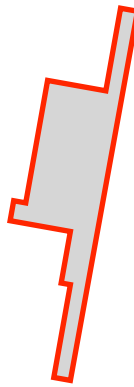
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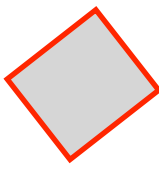
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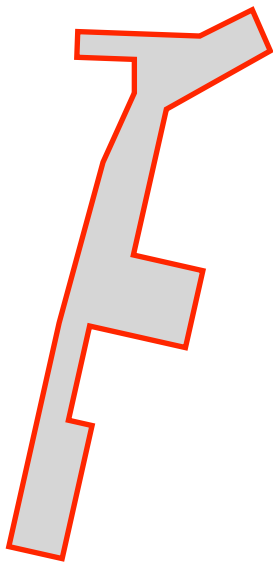
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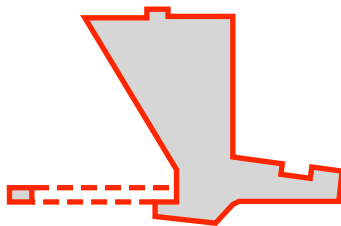
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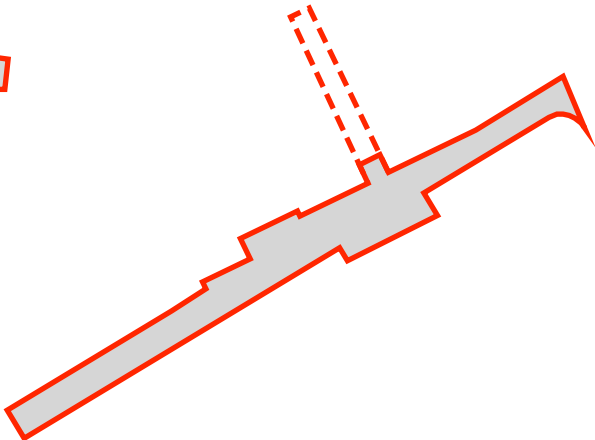
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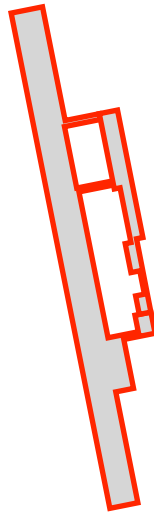
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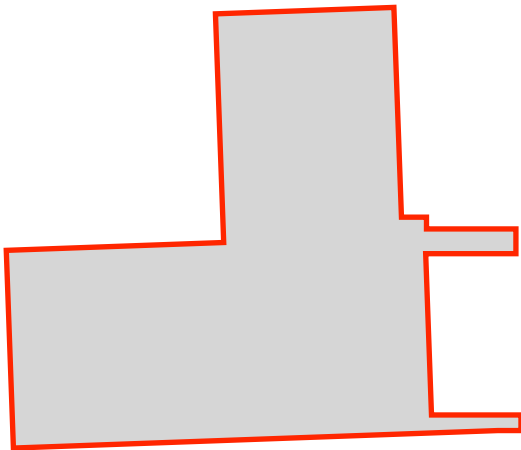
ADINA BONDI



DOUBLE BAY



KENSINGTON STREET



CENTRAL PARK

drawing title
**PUBLIC OPEN SPACE
COMPARISON**

RAMSGATE VILLAGE

drawing scale	date	north
1:2000 at A3	02/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



EXISTING KLEP2012
ZONING MAP



EXISTING KLEP2012
FLOOR SPACE RATIO MAP



EXISTING KLEP2012
HEIGHT OF BUILDINGS MAP



PROPOSED AMENDMENT TO KLEP2012
ZONING MAP



PROPOSED AMENDMENT TO KLEP2012
FLOOR SPACE RATIO MAP



PROPOSED AMENDMENT TO KLEP2012
HEIGHT OF BUILDINGS MAP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title
**DRAFT PLANNING PROPOSAL
DIAGRAMS**

drawing scale 1:1000 at A3 date 14/08/19 north

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



PUBLIC DOMAIN / VILLAGE SQUARE

The proposed new development creates a generous publicly accessible civic space that stitches into the existing street network. This linear square is arranged north-south to maximise solar access and provide a sufficient east-west building separation. At its centre the square is 30m wide (east-west) and 96m long (north-south) with continuous active frontage ensuring attractive retail and community opportunities. It also provides for interactive public art, soft landscape, new trees, shade, community events and local markets.

The northern section of the square opens out to Targo Road and junction of Rocky Point Road to allow direct sight lines into the square from the northern Rocky Point Road approach. This forms a new civic corner. The wide threshold to Targo Road allows a large soft landscaped area with new trees that can create shade and a place to relax away from the Rocky Point Road. New street trees are also proposed along Targo Road, Rocky Point Road and Ramsgate Road to help contribute to the broader green grid network.

The southern end of the square is framed by the heritage buildings H1 and H2. This enables the rear facades of these buildings to open up to the square with an addition soft landscaping area and tree planting. This new public domain aspect provides an attractive adaptive re-use opportunities for these heritage buildings.

The square connects to the existing street network to the south and west with narrower pedestrian lanes that will provide an intimate convivial retail or commercial experience. This finer urban grain will suit small food outlets, small businesses or community services, to encourage as much business diversity as possible.

BASEMENT AND TRAFFIC

The development provides a supermarket tenant to support local catchment demand in the area and provide sufficient footfall to sustain activity within the new local centre. The supermarket is located below street level to ensure the public domain remains open, accessible and visually permeable for pedestrians at street level. Pedestrian entry to the supermarket and basement retail is via the laneway connection facing Dillon Street. This brings activity and pedestrian movement direct to the heart of the square. The lower concourse level of the supermarket is also connected to other related retail.

The supermarket, retail and apartments are serviced by a dock under building B at street level from Ramsgate Road. This fully enclosed dock connects the various levels via goods lifts and is kept to a minimum footprint with a truck turntable.

Car parking is provided by a further 3 levels of basement under the supermarket. This provides 360 retail parking spaces plus separate secure residential and visitor parking. These parking levels are accessed via car ramps from Ramsgate Road and Targo Road. Refer to earlier diagrams and separate traffic report.

BUILDING A

Building A is a mixed use shop-top building on the north east corner of the site, marking the civic corner at the threshold of the square. This building is a marker in terms of its height and visual prominence from approach along Rocky Point Road from the north. The building forms an 'island' within the public domain and is triangulated at the northern end to present a slim profile from the north and allow vision and sun into the square. This irregular footprint warrants unique design excellence that suits its civic prominence.

The ground floor retail spaces are setback to form a colonnade to the edges of the building to provide shelter for pedestrians and outdoor dining.

The street wall on the northern facades are 9 storeys high with a 10 storey pavilion on the roof, setback sufficiently so that it is generally not visible from the street. The southern part of the building steps down in height to 7 storeys around a central courtyard open to the sky. The southern elevation to the small lane is a single storey above the supermarket entry to improve sun and daylight access into the lane.

The vertical circulation of the building is restricted to a single lift core so that the retail trading floors below are not impacted. The building envelope has articulation zones to ensure design excellence is achieved in terms of the built form and facade expression.

BUILDING B

Building B is a 6 storey mixed use shop-top building on the south western corner of the site. The single level podium structure at ground encapsulates the loading dock, with small commercial spaces and lobby facing the new square.

The envelope for the apartments apartments above steps down to 4 storeys along the western boundary edge to the adjacent existing townhouses (R3 zone). The south elevation to Ramsgate Road has a double setback above the podium at 1 and 4 storeys respectively.

The envelope allows for lift access to a communal open space rooftop garden.

BUILDING C

Building C is a mixed use shop-top building that reads as a predominately 7 storey building from the street and square. The single level retail podium abuts building B with continuous active frontage along the square and Targo Road.

There is a 8 storey setback rooftop pavilion that is generally not visible from the street. The plan form is 'U' shaped with wings pointing towards the western boundary. These wings gradually step down to the single level podium from 7, 6 and 4 storeys respectively.

Indicative potential adjacent development (KLEP2012 compliant):

The adjoining development sites of 203-219 Rocky Point Road have been indicatively shown as potentially integrated development so the site as a whole can be assessed.

BUILDING D

Building D is a 6 storey mixed use shop-top building above a single level retail podium. The basement has the potential to be an integrated development with adjoining supermarket, loading dock and car parking to minimise further traffic access at street level. The single storey retail podium abuts the heritage building with potential for active frontage on all 4 sides to public domain.

The built form and height mediates between the south end of building A and the 2 storey corner heritage building H1. The 6 storey apartment envelope above is setback from the heritage building with an 4 storey step. The Rocky Point Road facade also steps back above 4 storeys to present a sympathetic transitional streetscape.

BUILDING H1

This building is a NSW State Heritage Item I146. It is a two storey 'art deco' style brick building with tiled roof. Currently, there is small retail at ground and small businesses at first floor. The proposed redevelopment of public domain offers an opportunities for improved amenity and usable outdoor space away from the busy street intersection. Refer to separate heritage report for more details.

BUILDING H2

This building is a NSW State Heritage Item I145. It is a two storey 'art deco' style brick building with tiled roof. Currently, there are two apartments on each floor. The proposed redevelopment of public domain offers an opportunity for improved amenity and usable outdoor space away from the busy street intersection. This allows a potential adaptive re-use into a more appropriate active business uses that can positively engage with the southern end of the square. Refer to separate heritage report for more details.

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title

PROPOSED DEVELOPMENT

drawing scale

1:1000 at A3

date

14/08/19

north

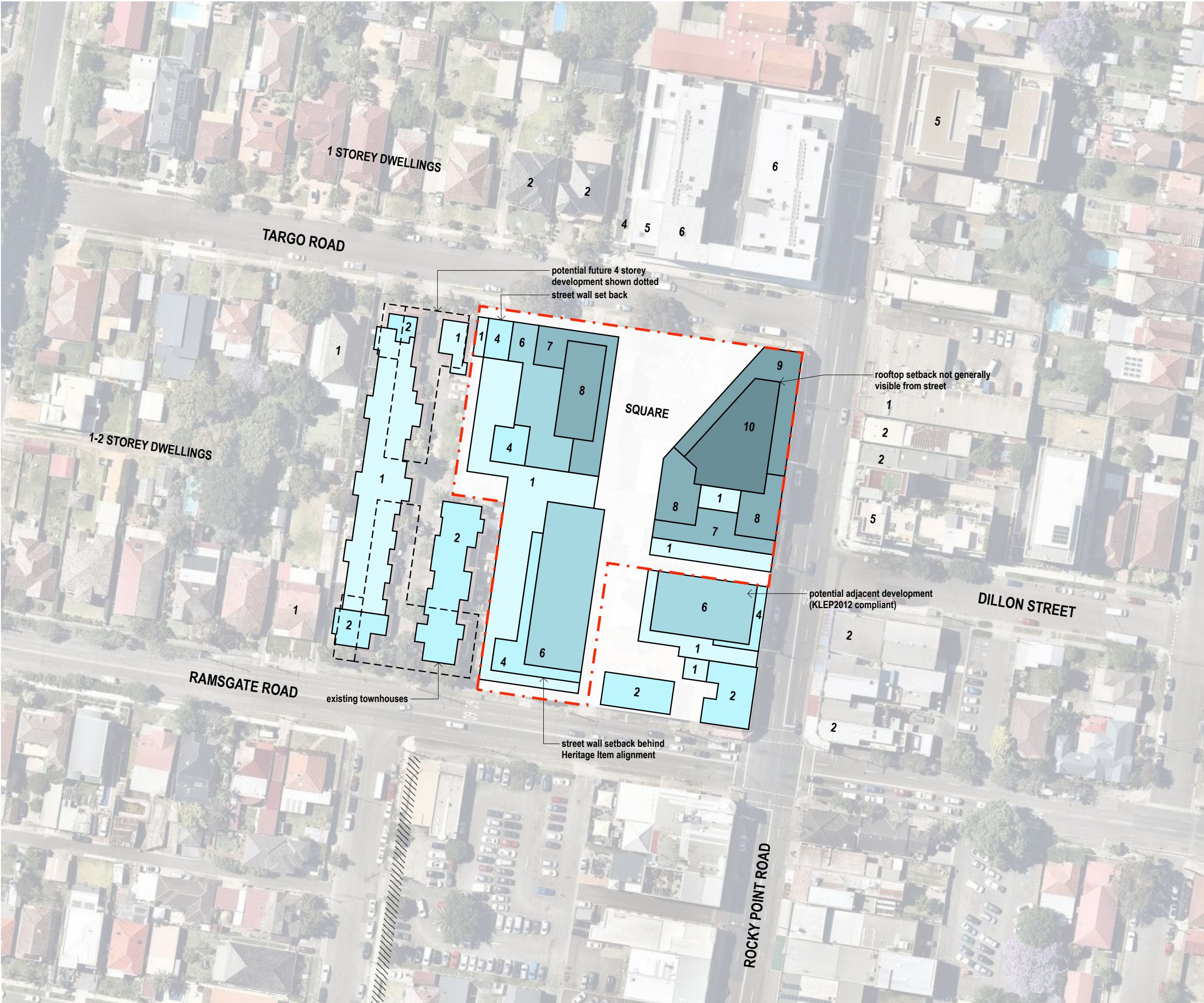


project

193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client

CAPITAL HILL GROUP



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Building heights have been carefully modelled to ensure a suitable transition in scale from the existing adjoining 1-2 storey townhouses and 2 storey corner heritage items.

Building separation and setbacks are consistent with the Apartment Design Guides (refer to envelope plan).

Winter solar access to the proposed development is more than adequate for ADG compliance.

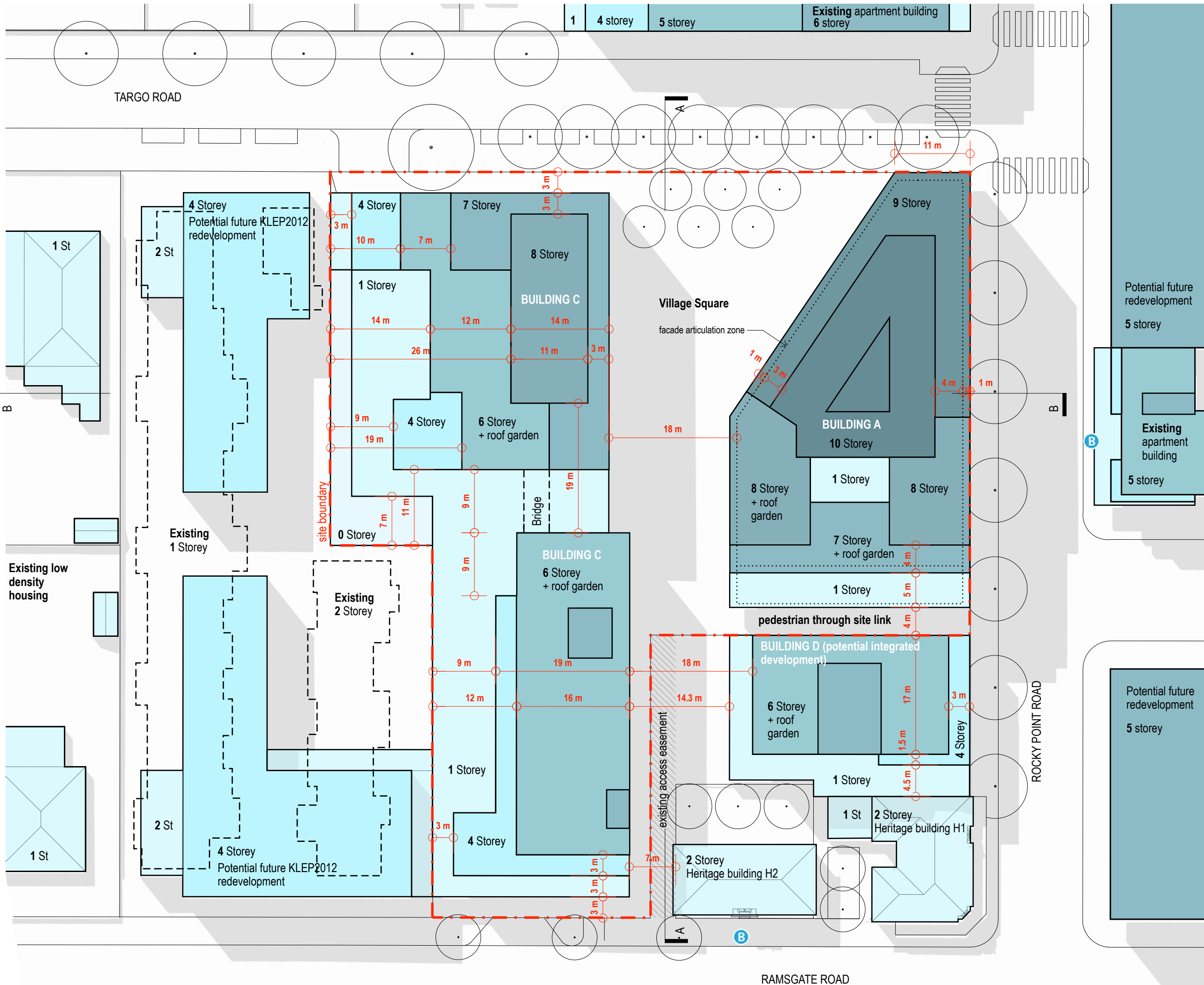
Existing neighbouring properties are not negatively impacted by the proposed massing envelope's shadows.

drawing title
BUILDING STOREY HEIGHTS

drawing scale	date	north
1:1000 at A3	14/08/19	

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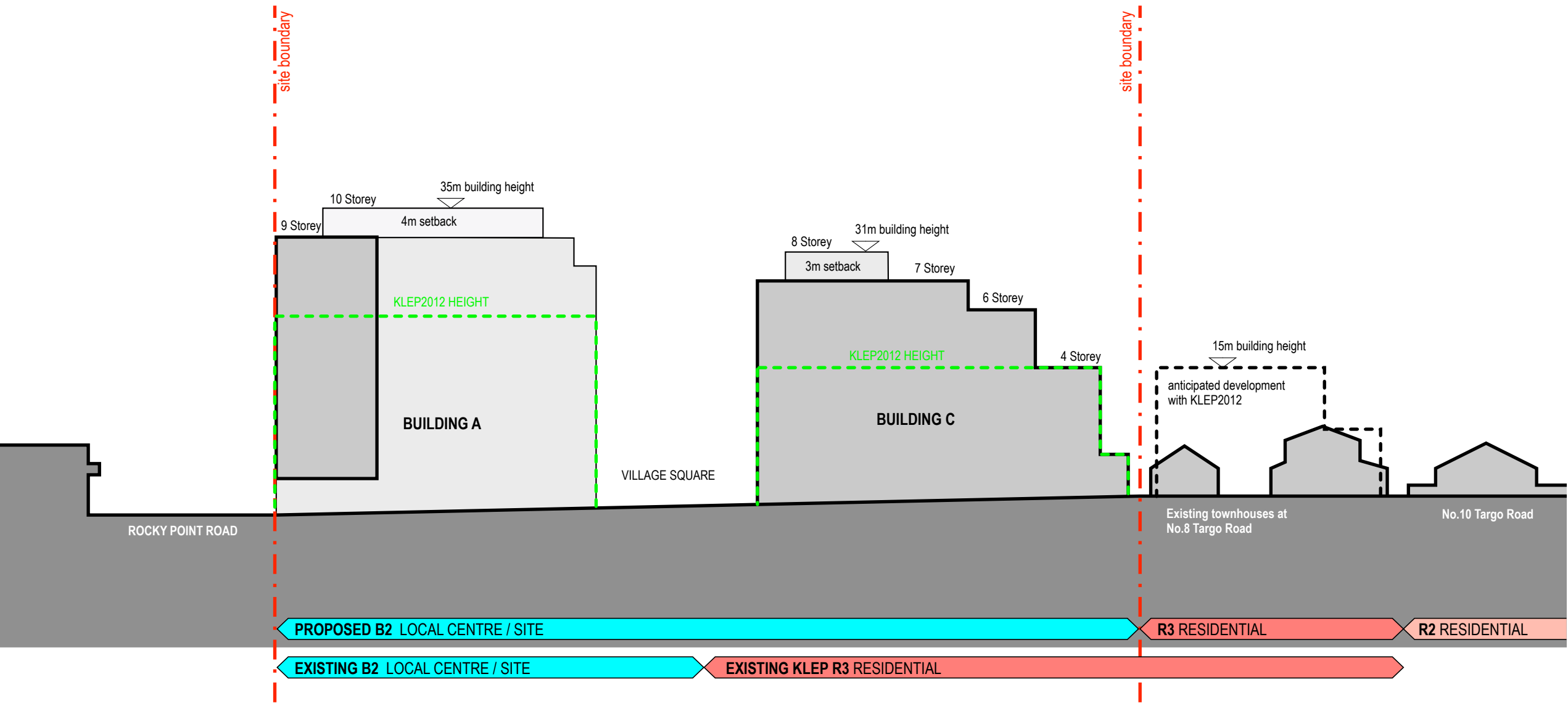
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ENVELOPE PLAN

drawing scale date north
1:500 at A3 14/08/19

project
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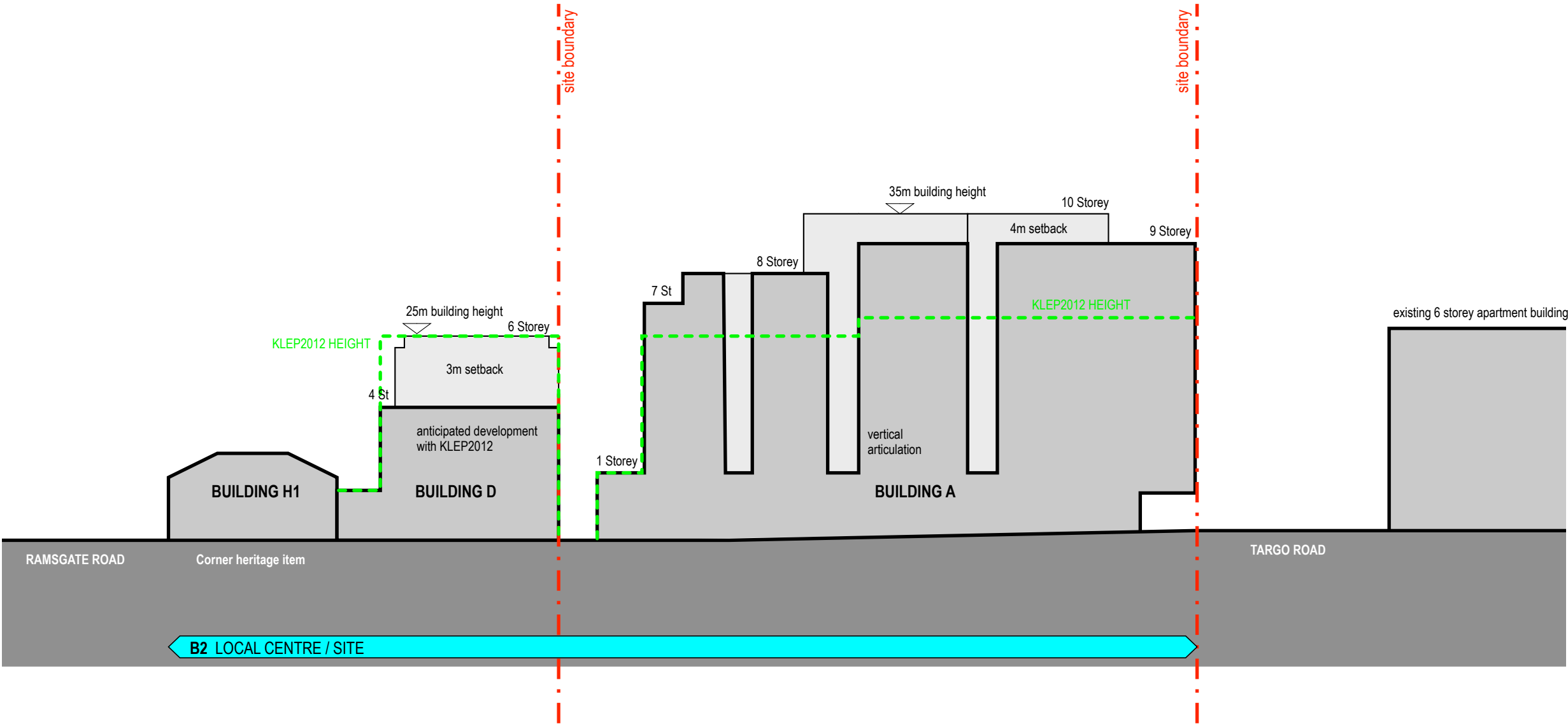


drawing title
**TARGO ROAD
STREET ELEVATION
ENVELOPE**

drawing scale date north
1:500 at A3 14/08/19

project
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66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
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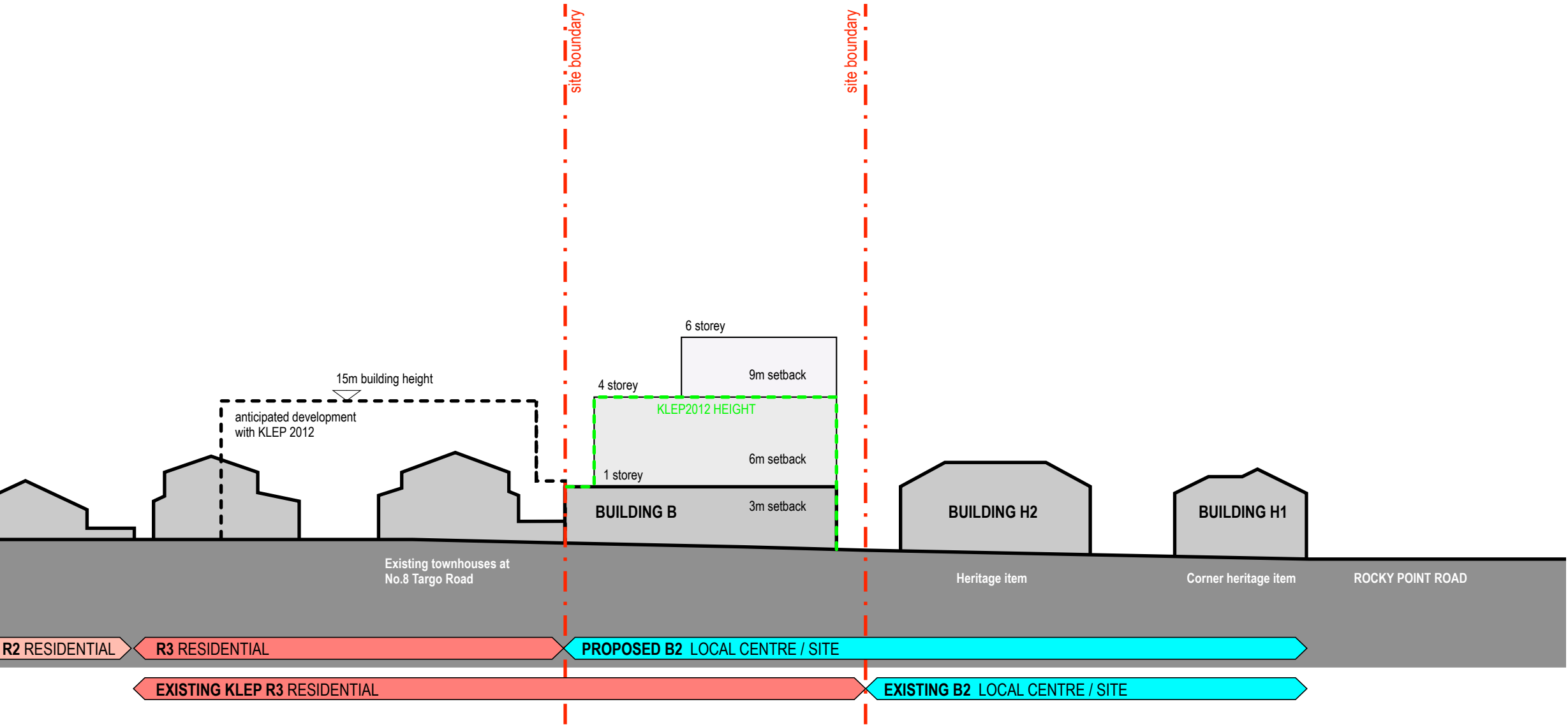
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**ROCKY POINT ROAD
STREET ELEVATION
ENVELOPE**

drawing scale	date	north
1:500 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

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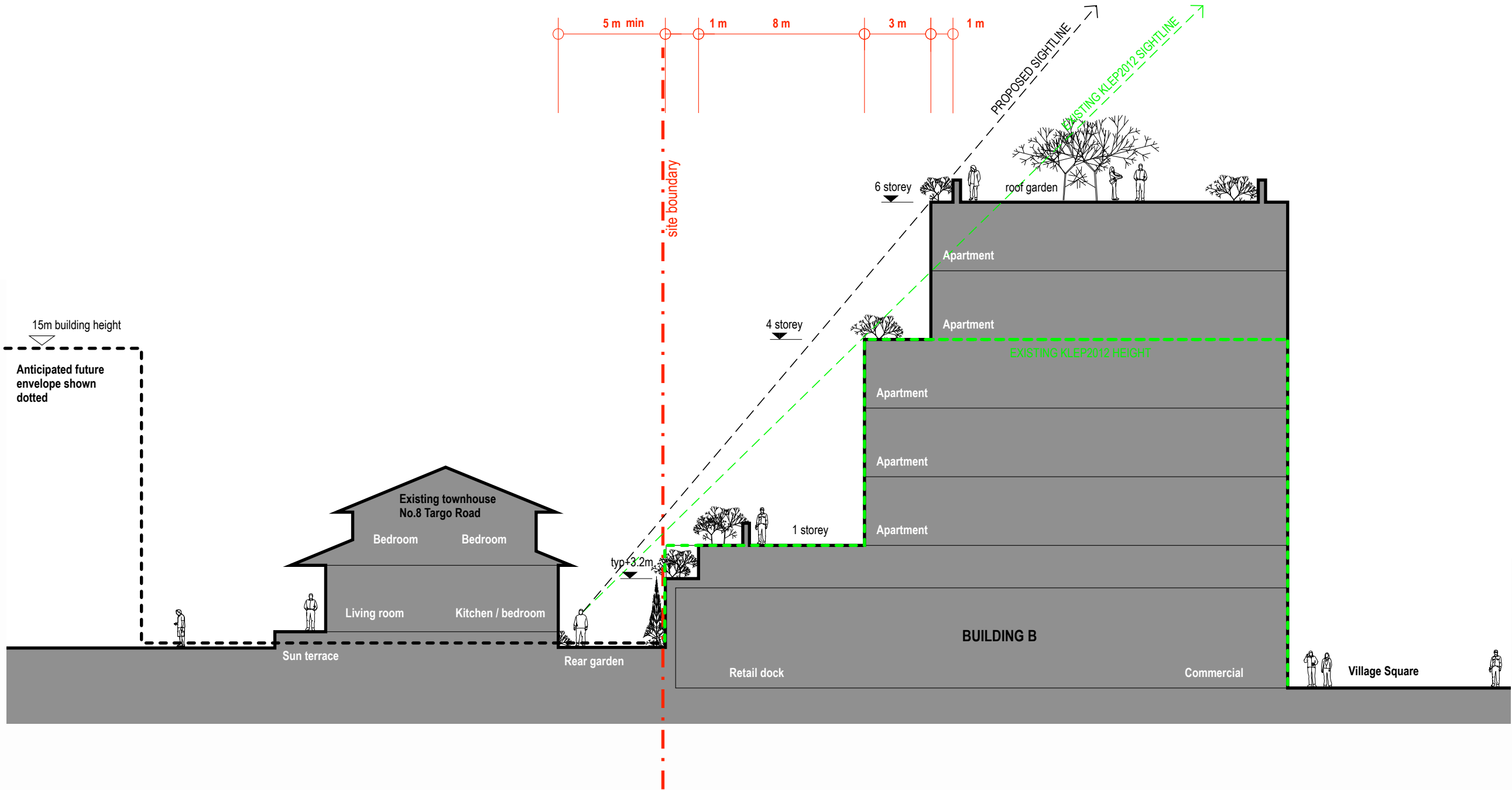
drawing title
**RAMSGATE ROAD
STREET ELEVATION
ENVELOPE**

drawing scale date north
1:500 at A3 14/08/19

project
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



drawing title
**SECTION THROUGH DOCK
AND EXISTING TOWNHOUSES
ENVELOPE**

drawing scale date north
1:200 at A3 14/08/19

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
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IMPACT ANALYSIS 05

VISUAL IMPACT ANALYSIS



VIEW LOCATION POINT



VIEW SOUTH ALONG ROCKY POINT ROAD (234 Rocky Point Road)

IMAGE GOOGLE STREET MAPS

VISUAL IMPACT ANALYSIS



VIEW LOCATION POINT



VIEW NORTH ALONG ROCKY POINT ROAD (360 Rocky Point Road)

IMAGE GOOGLE STREET MAPS

VISUAL IMPACT ANALYSIS



VIEW LOCATION POINT



VIEW WEST ALONG RAMSGATE ROAD (123 Ramsgate Road)

IMAGE GOOGLE STREET MAPS

VISUAL IMPACT ANALYSIS



VIEW LOCATION POINT



VIEW EAST ALONG RAMSGATE ROAD (46 Ramsgate Road)

IMAGE GOOGLE STREET MAPS

VISUAL IMPACT ANALYSIS



VIEW LOCATION POINT



VIEW EAST ALONG RAMSGATE ROAD (50 Ramsgate Road)

VISUAL IMPACT ANALYSIS



VIEW LOCATION POINT



VIEW EAST ALONG RAMSGATE ROAD (56 Ramsgate Road)

IMAGE GOOGLE STREET MAPS

VISUAL IMPACT ANALYSIS

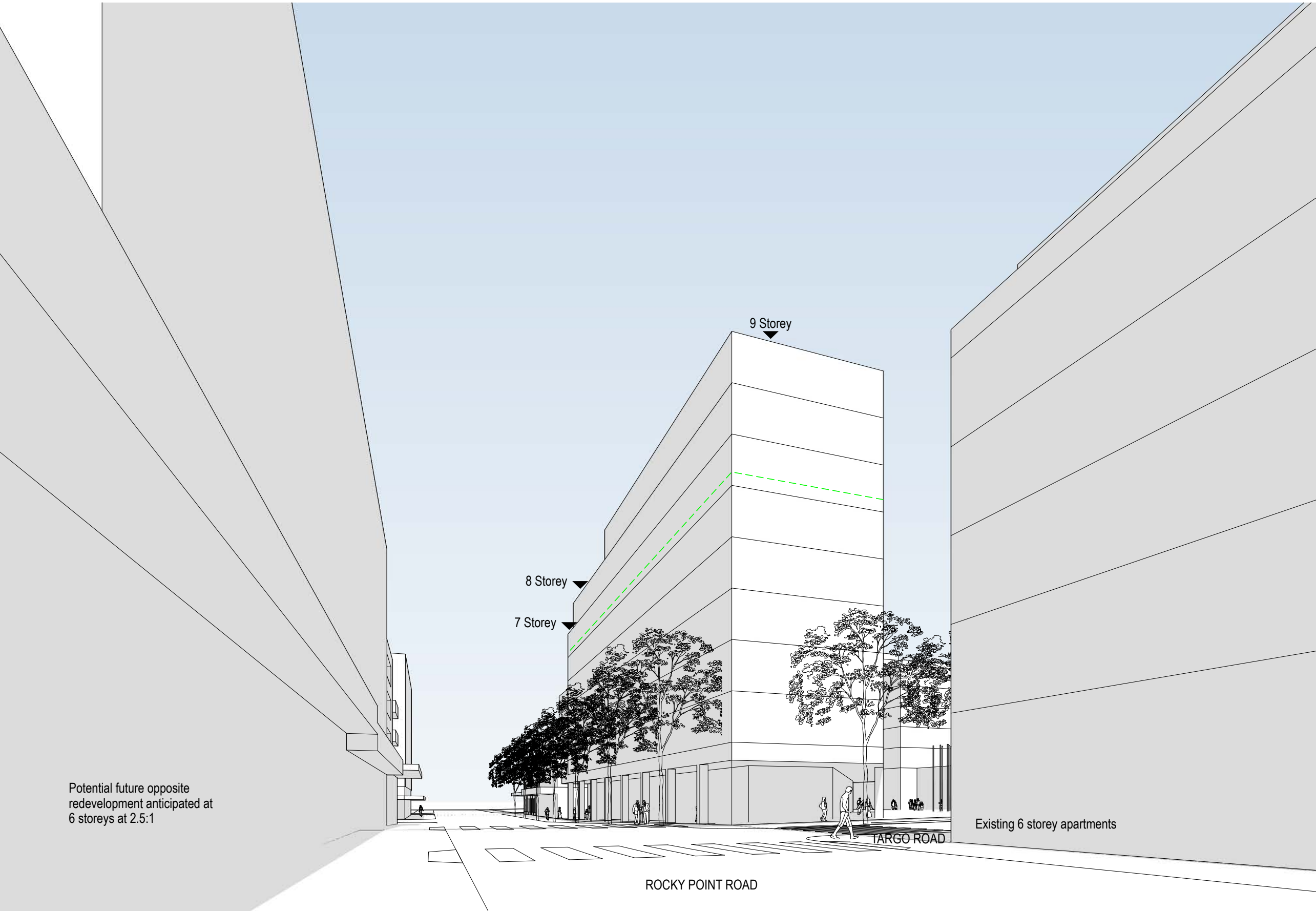


VIEW LOCATION POINT



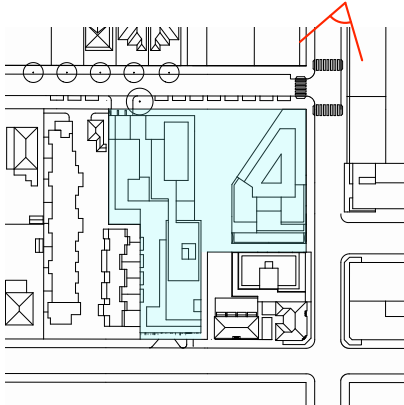
VIEW EAST ALONG TARGO ROAD (20 Targo Road)

IMAGE GOOGLE STREET MAPS



STREET VIEW FROM ROCKY POINT ROAD CNR WITH TARGO ROAD

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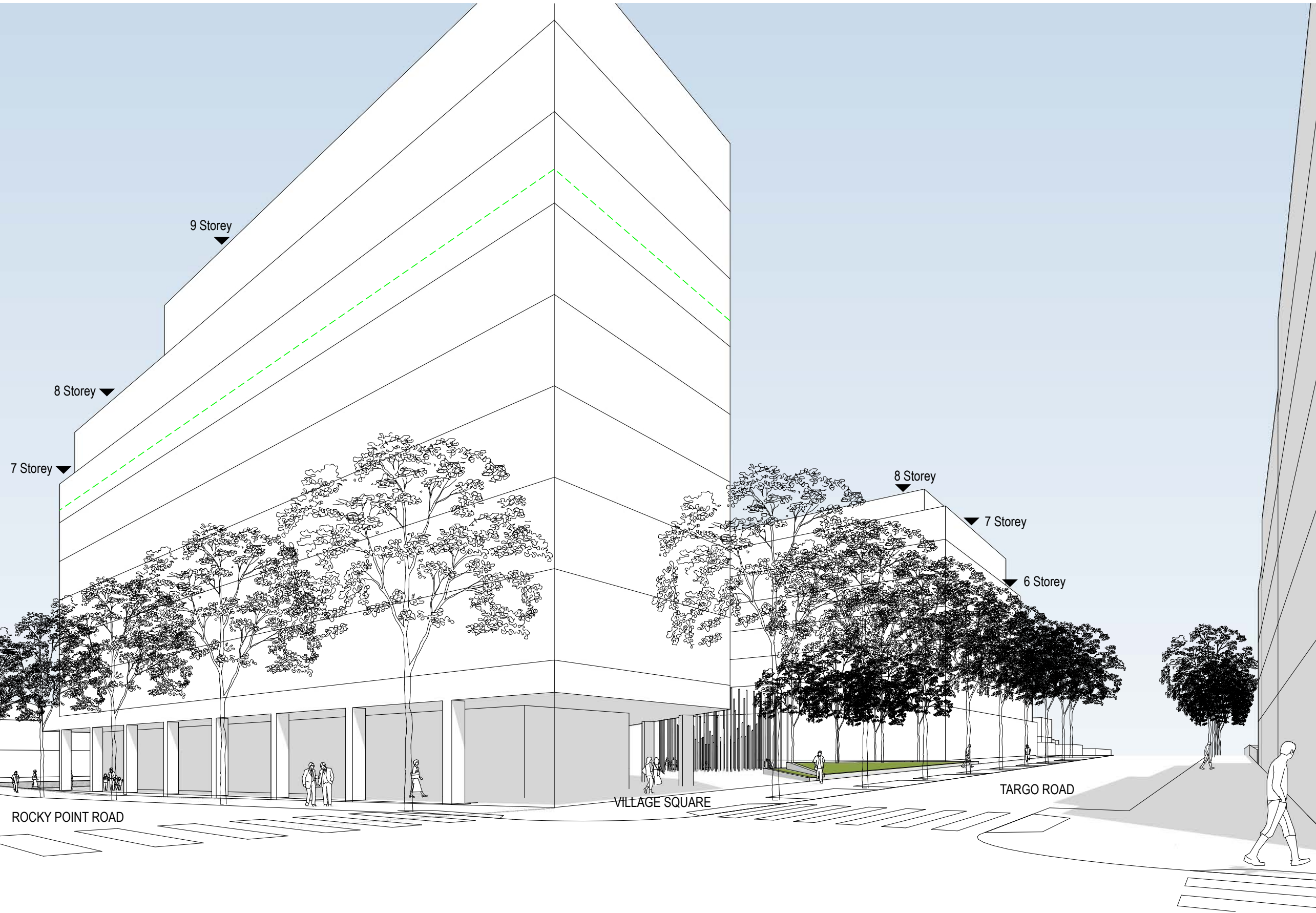
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drawing title
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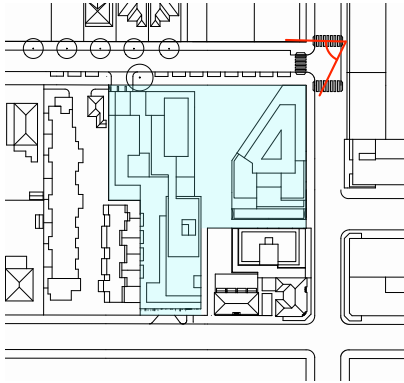
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66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
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STREET VIEW FROM ROCKY POINT ROAD CNR WITH TARGO ROAD

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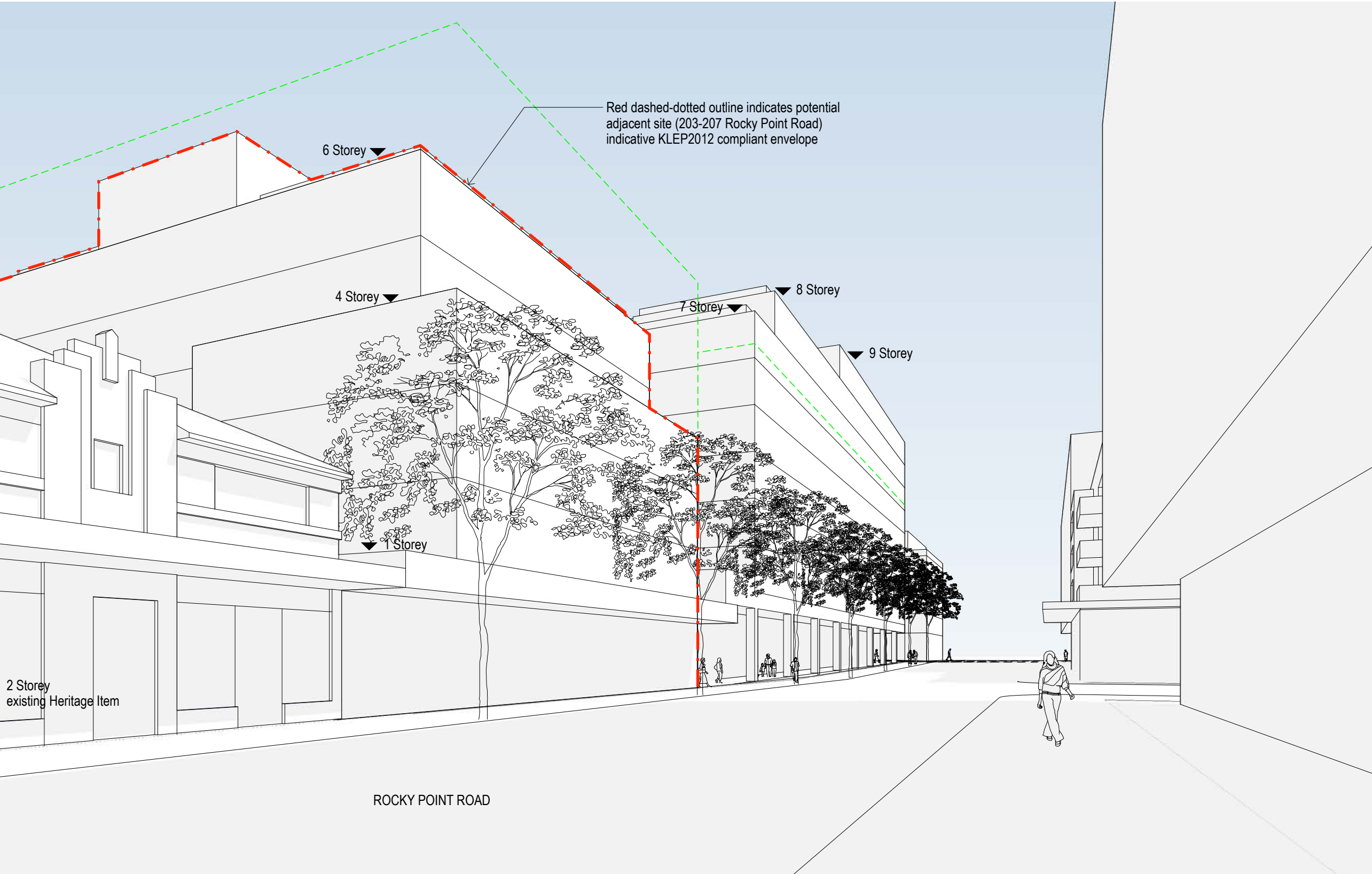
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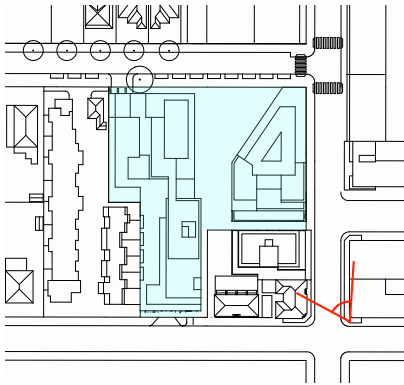
project
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STREET VIEW FROM ROCKY POINT ROAD NEAR CNR WITH RAMSGATE ROAD

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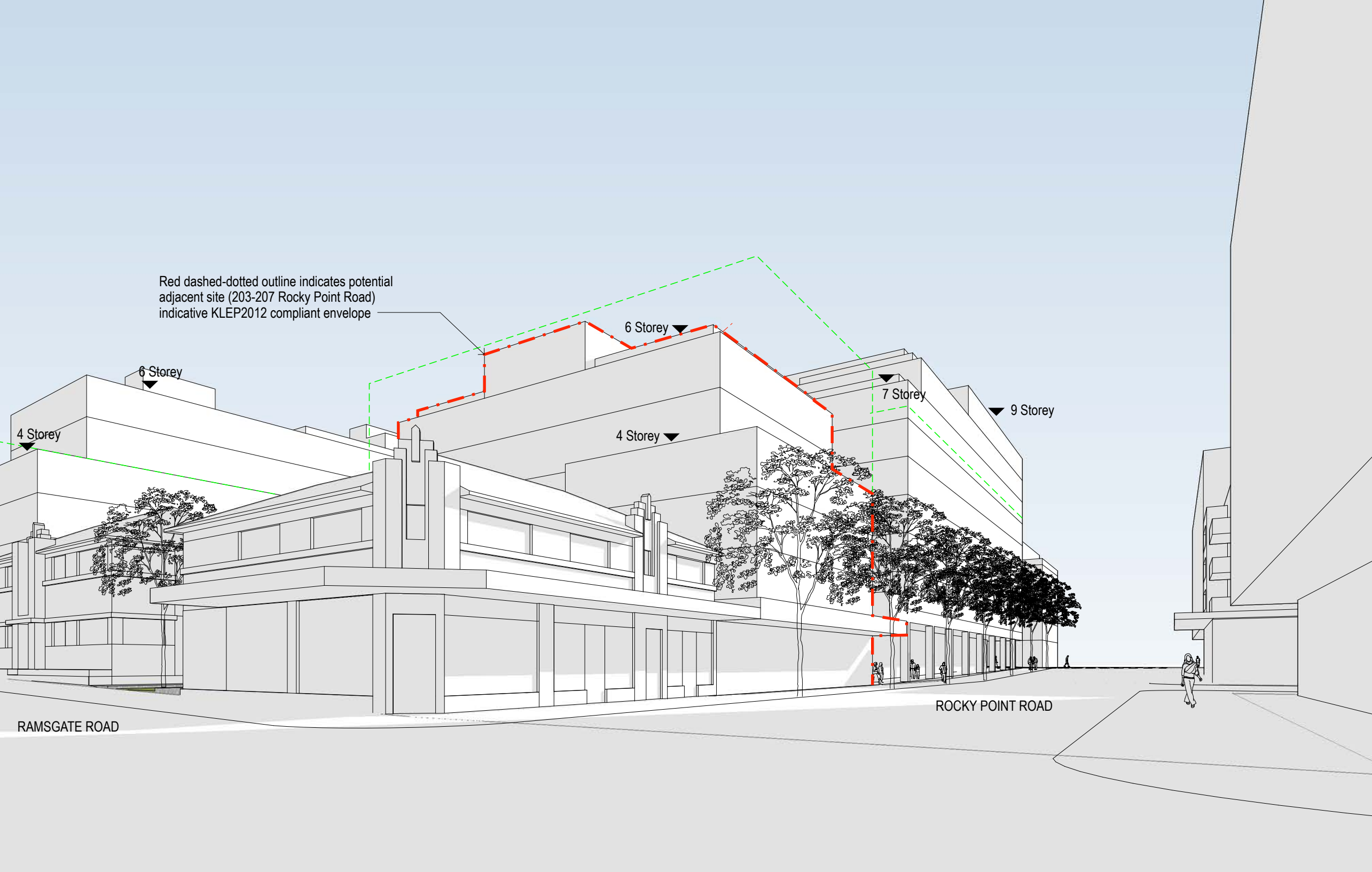
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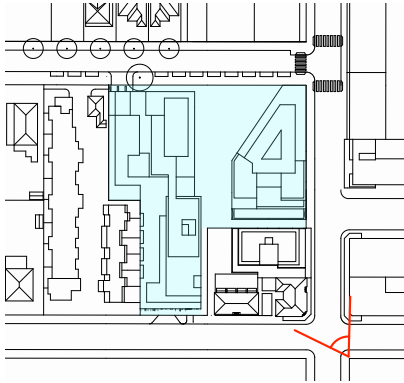
project
193-201 ROCKY POINT ROAD
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VIEW FROM CORNER OF ROCKY POINT ROAD AND RAMSGATE ROAD

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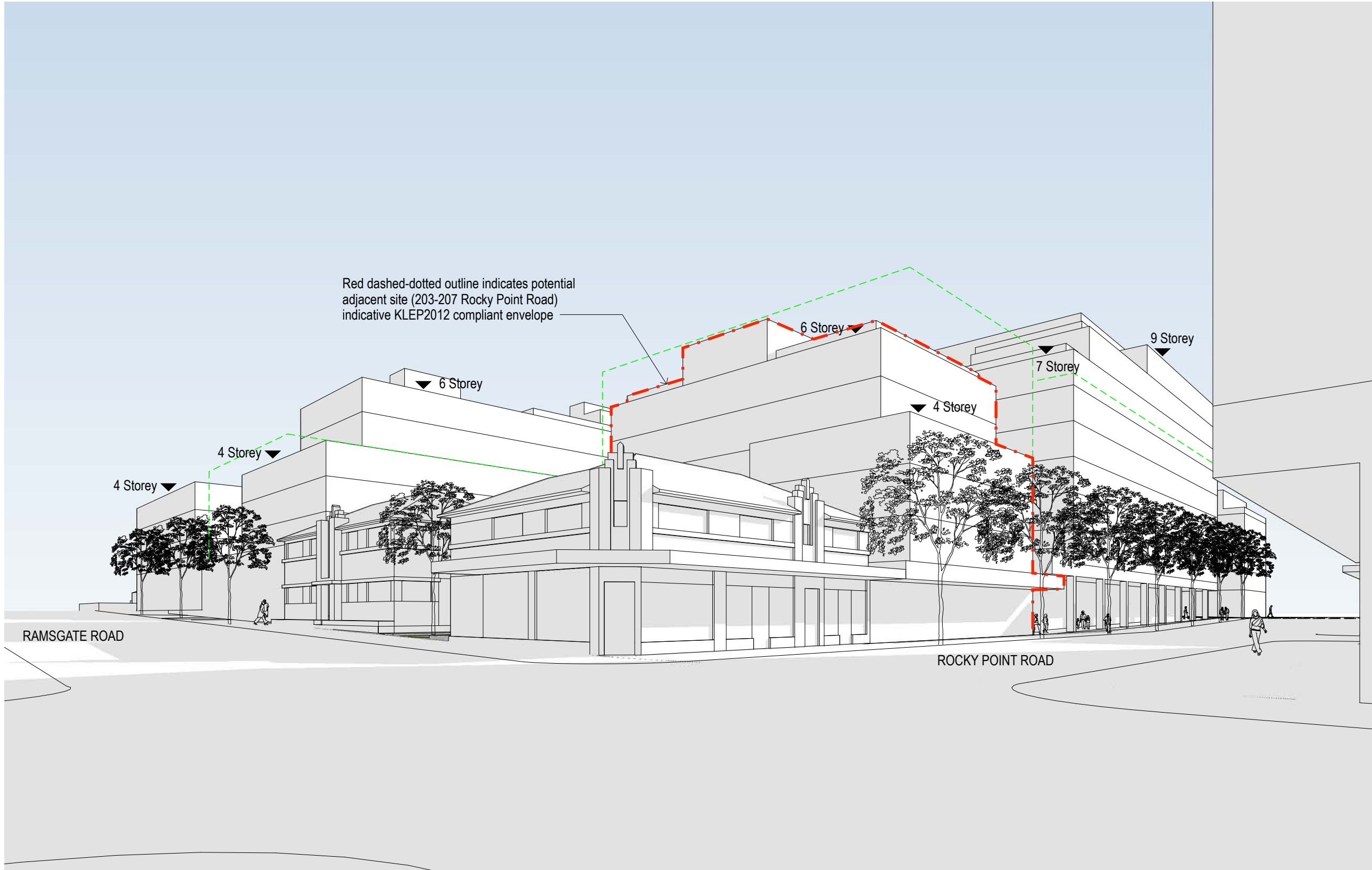
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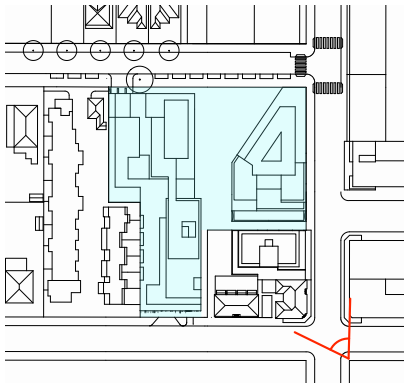
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
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VIEW FROM CORNER OF ROCKY POINT ROAD AND RAMSGATE ROAD

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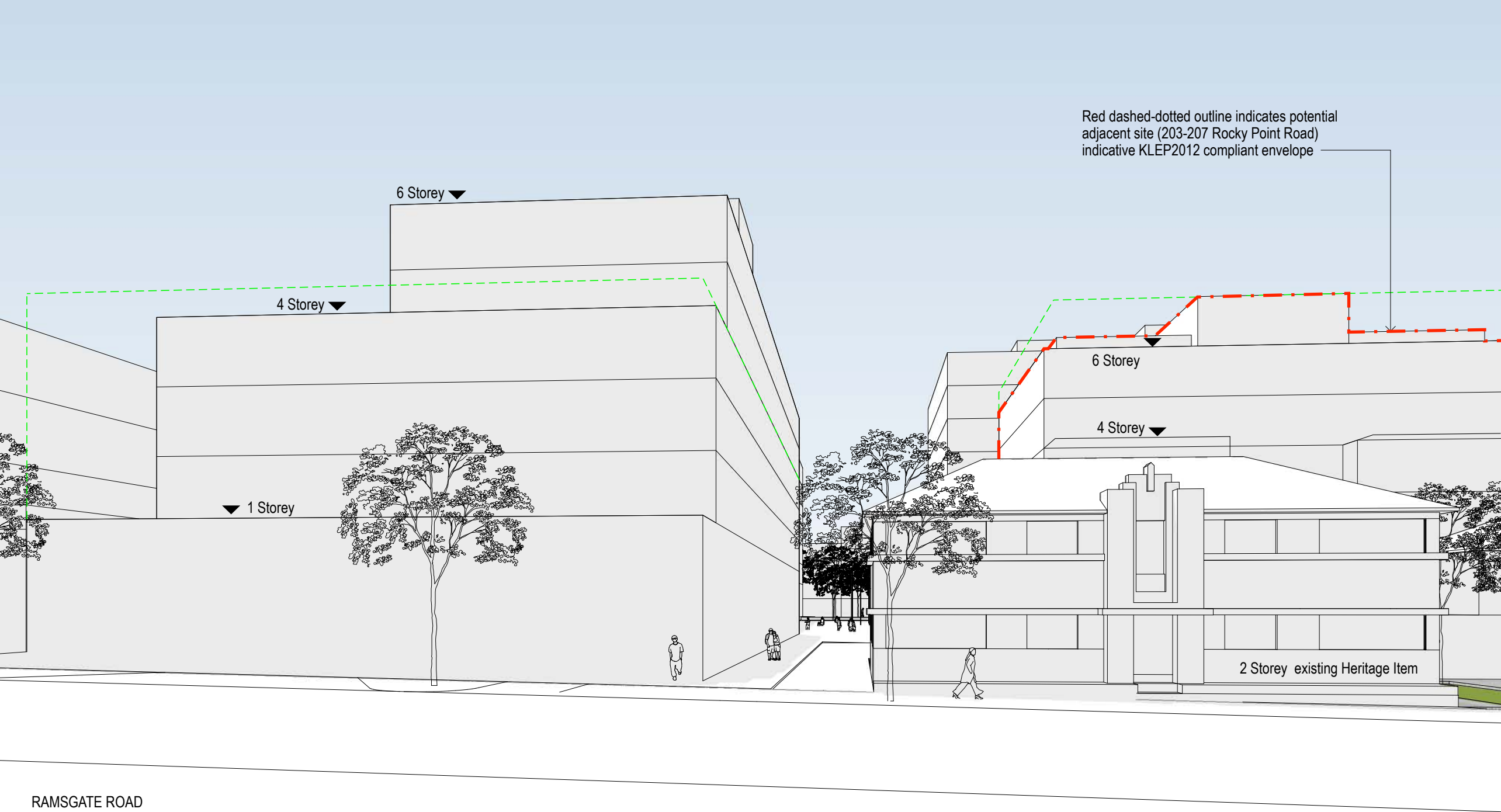
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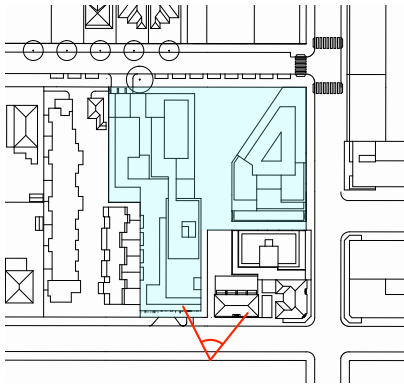
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

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STREET VIEW FROM RAMSGATE ROAD ALONG THROUGH SITE LINK

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

KLEP envelope -----

drawing title
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drawing scale	date	north
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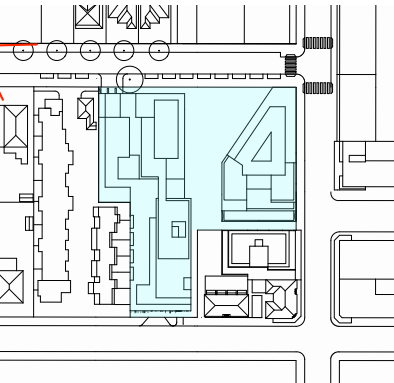
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

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STREET VIEW FROM TARGO ROAD APPROACH

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LOCATION KEY

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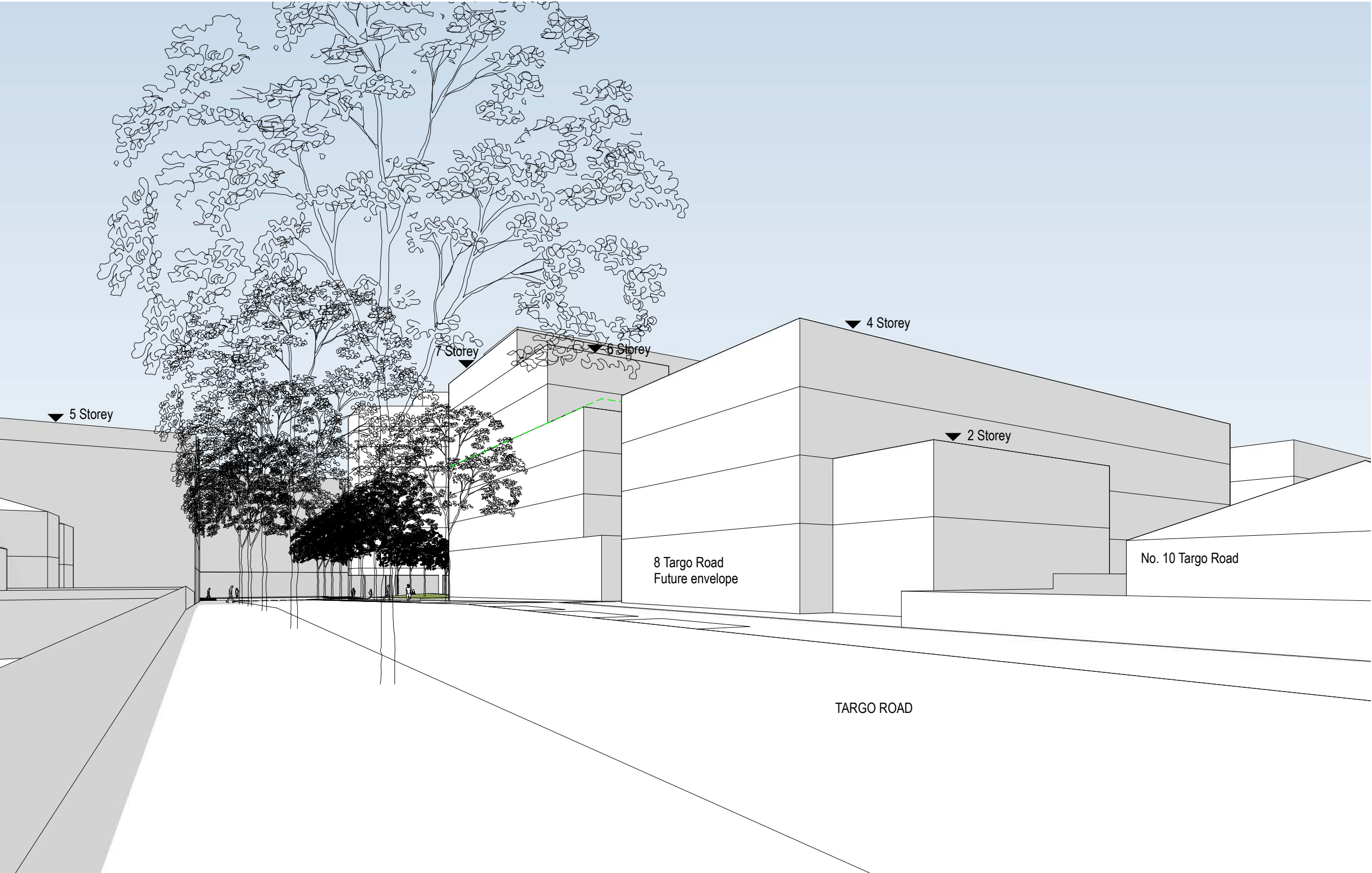
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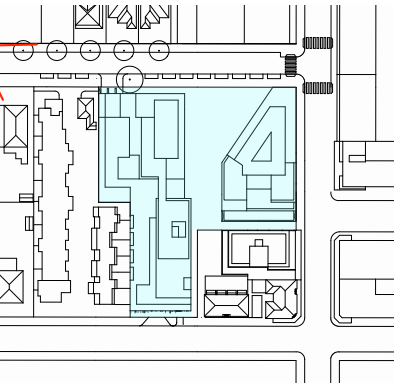
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

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CAPITAL HILL GROUP



STREET VIEW FROM TARGO ROAD APPROACH WITH ADJACENT R3 ZONE REDEVELOPMENT

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LOCATION KEY

KLEP envelope

drawing title
ENVELOPE VIEWS

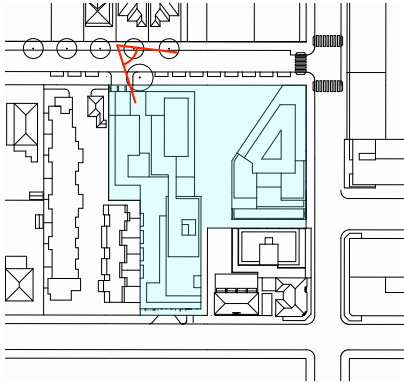
drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



STREET VIEW FROM TARGO ROAD TOWARDS ROCKY POINT ROAD

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

KLEP envelope -----

drawing title
ENVELOPE VIEWS

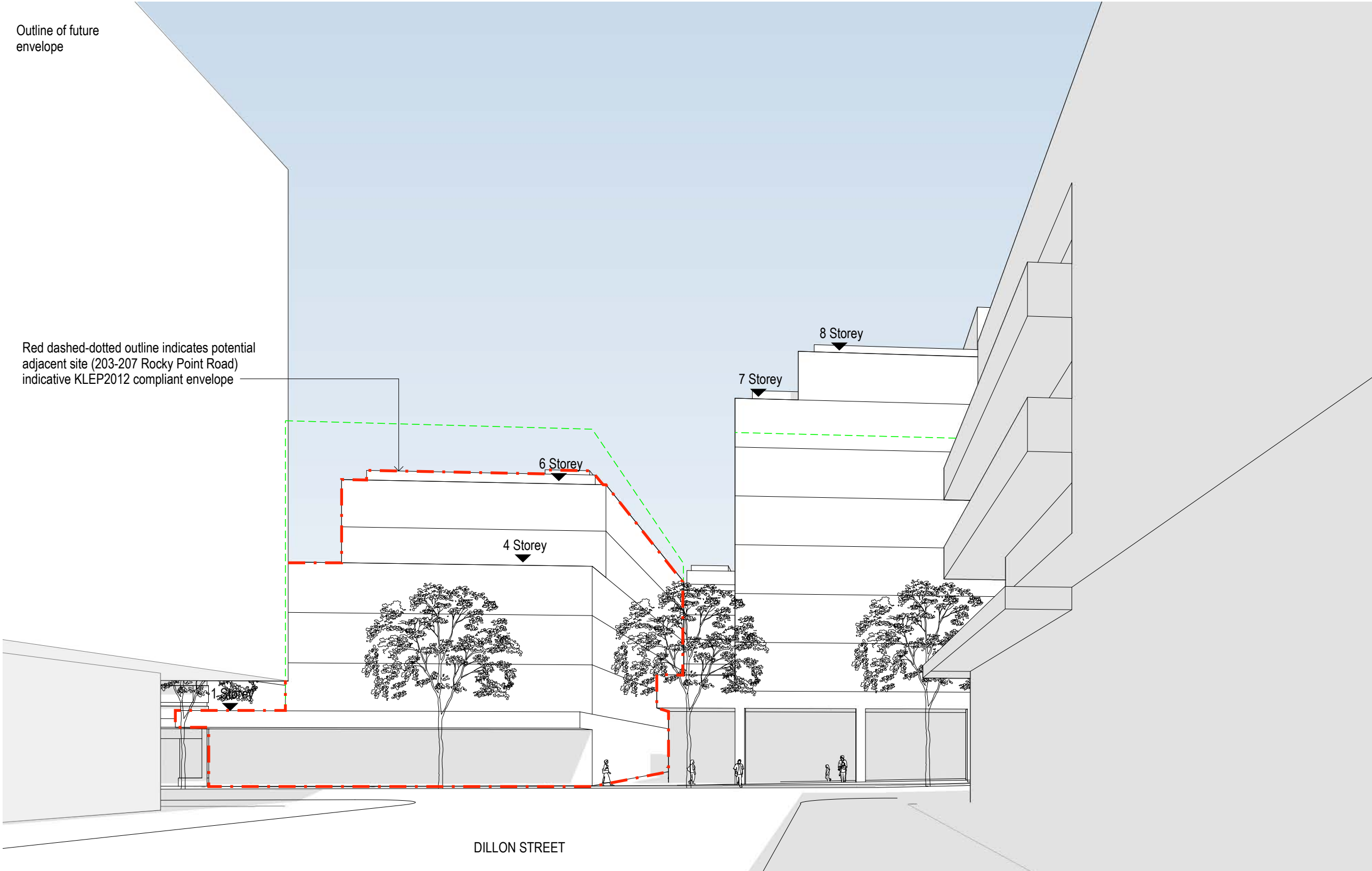
drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

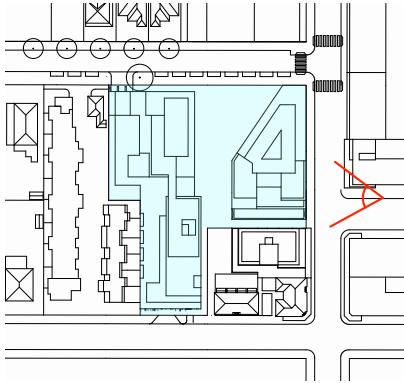
Outline of future envelope

Red dashed-dotted outline indicates potential adjacent site (203-207 Rocky Point Road) indicative KLEP2012 compliant envelope



VIEW FROM DILLON STREET

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

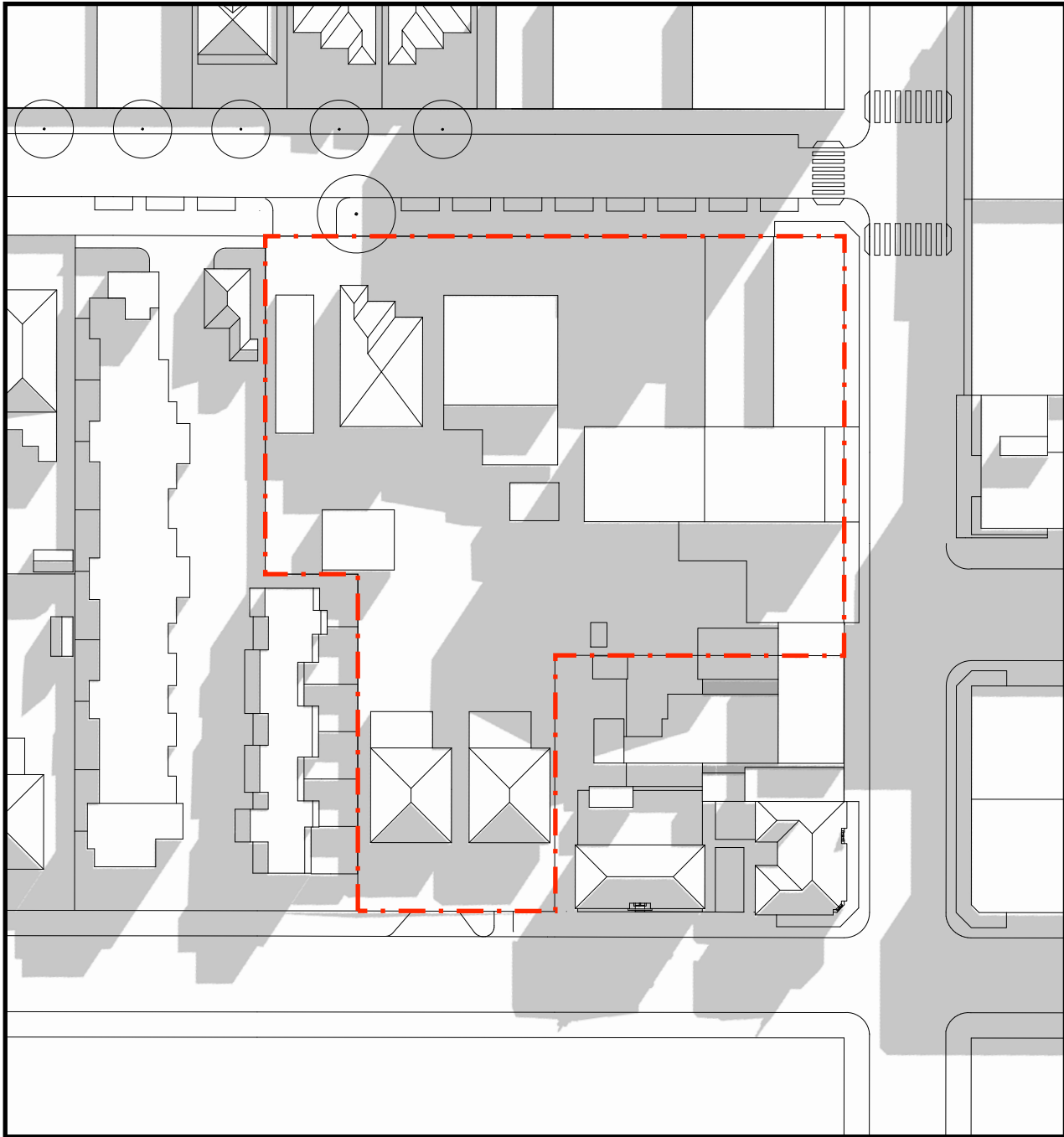


LOCATION KEY

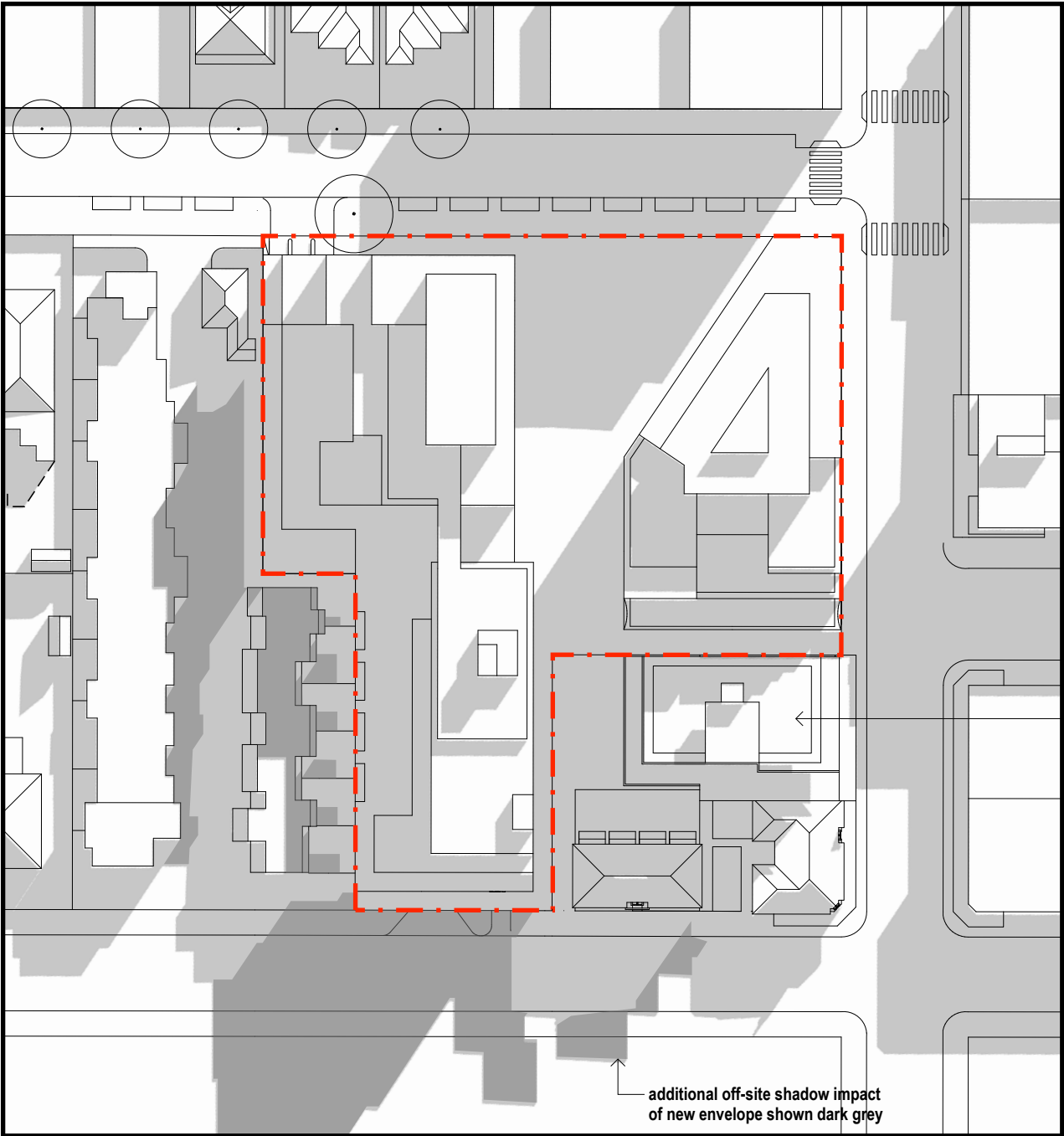
KLEP envelope

drawing title
ENVELOPE VIEWS

drawing scale	date	north
NTS	14/08/19	
project		
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW		
client		
CAPITAL HILL GROUP		



EXISTING - 9am WINTER SHADOW



PROPOSED ENVELOPE - 9am WINTER SHADOW

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

potential adjacent development
(KLEP2012 compliant)

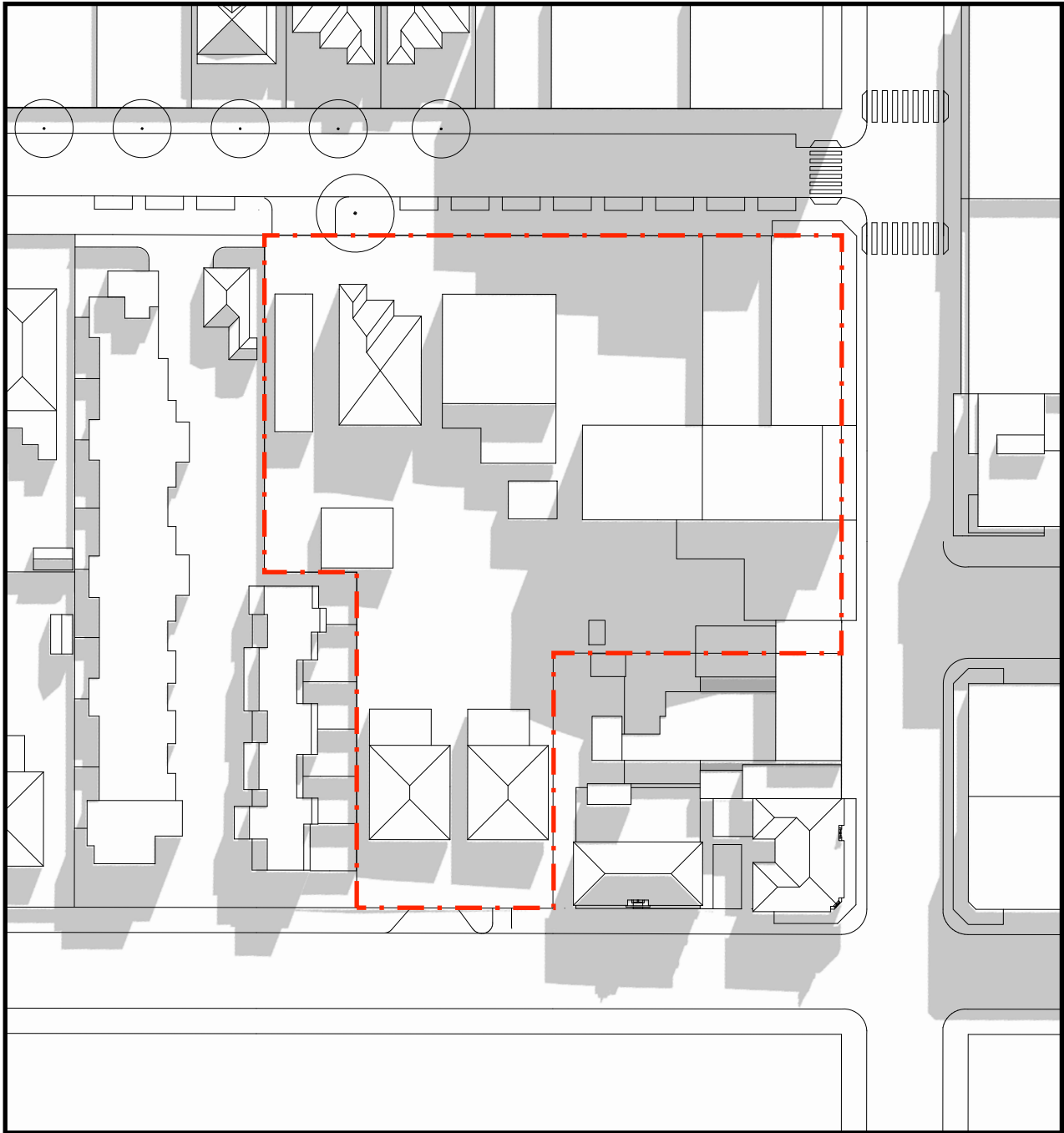
additional off-site shadow impact
of new envelope shown dark grey

drawing title
**9am WINTER (21st June)
SHADOW PLANS**

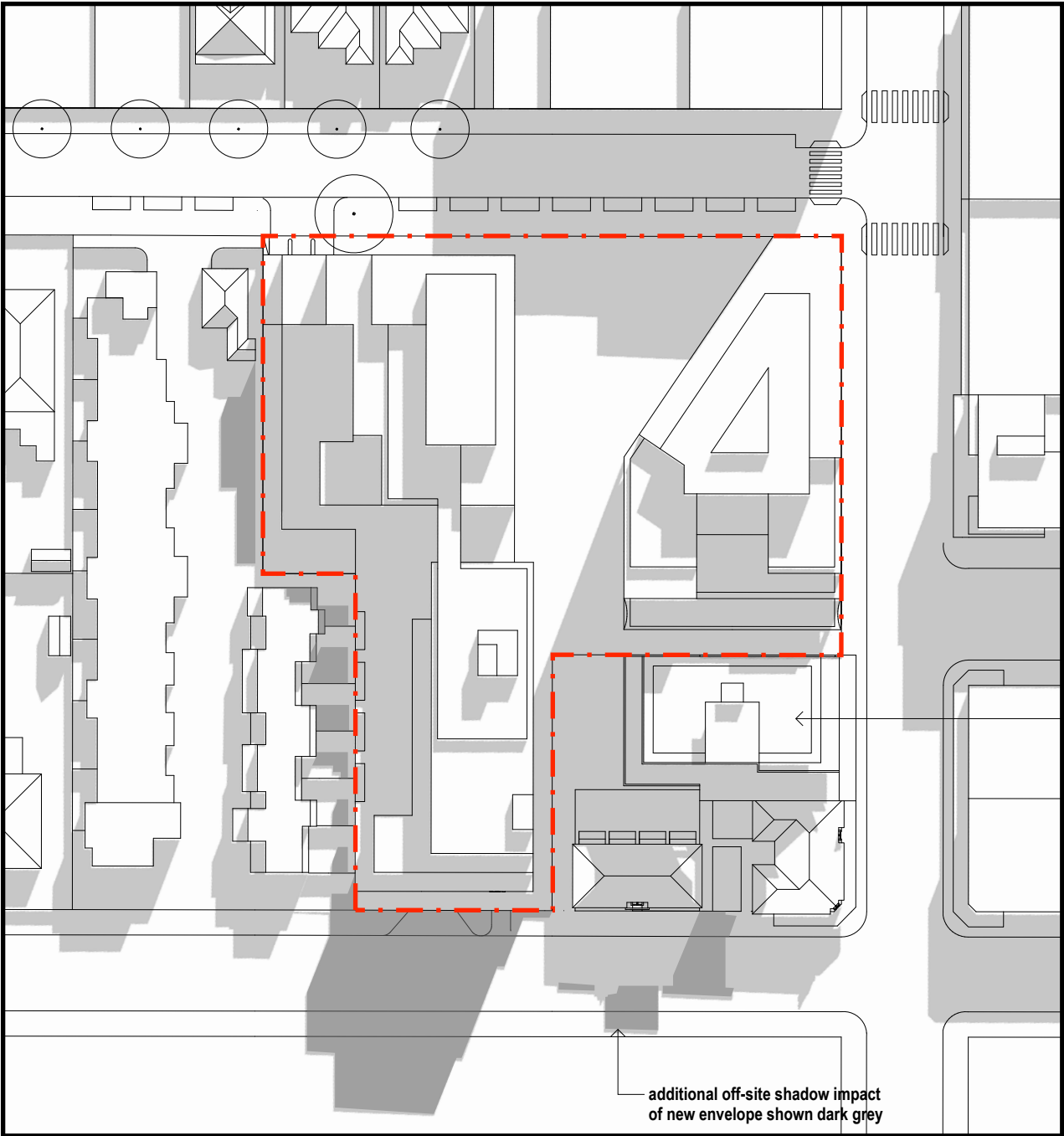
drawing scale	date	north
1:1000 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



EXISTING - 10am WINTER SHADOW



PROPOSED ENVELOPE - 10am WINTER SHADOW

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

potential adjacent development
(KLEP2012 compliant)

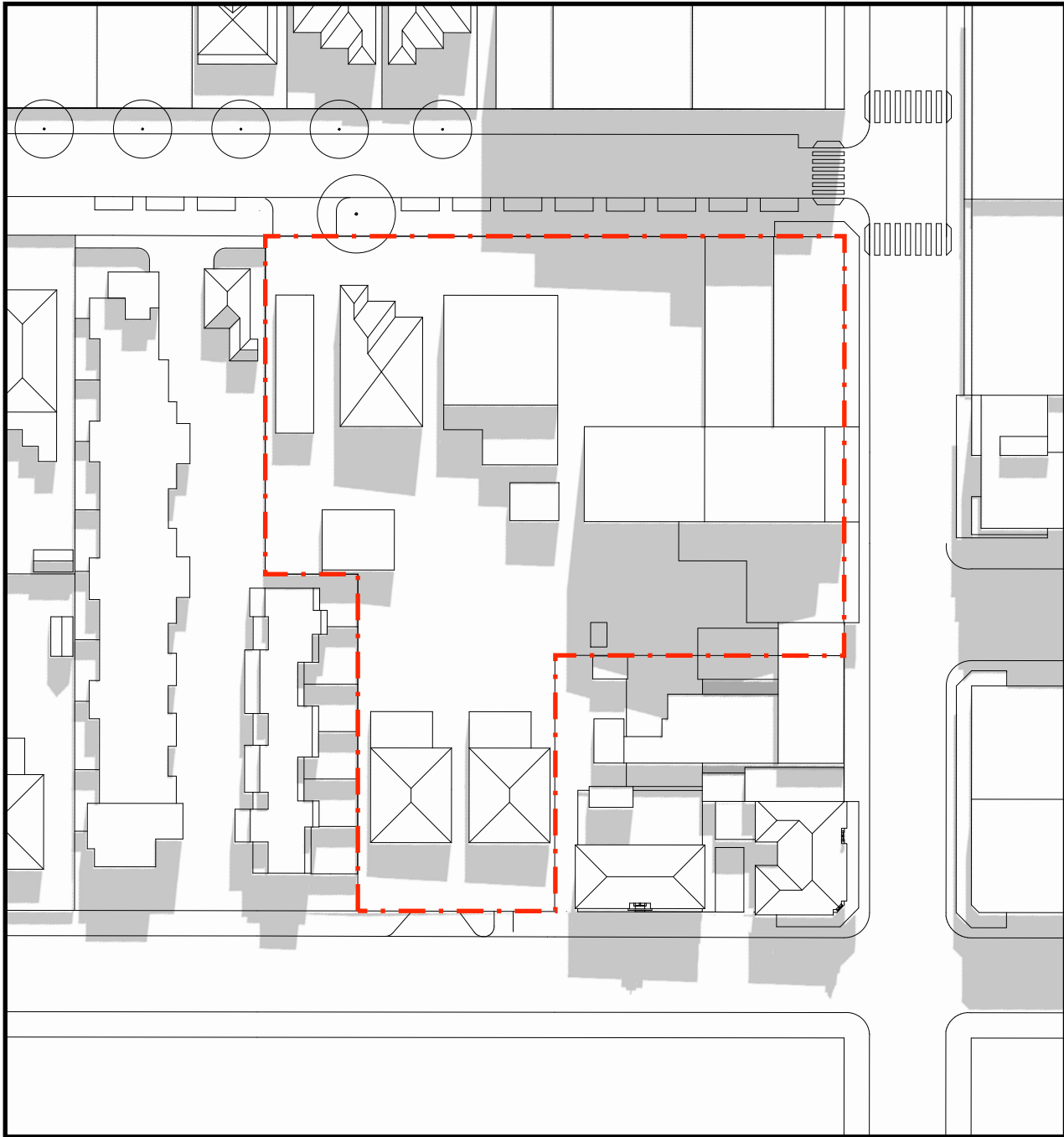
additional off-site shadow impact
of new envelope shown dark grey

drawing title
**10am WINTER (21st June)
SHADOW PLANS**

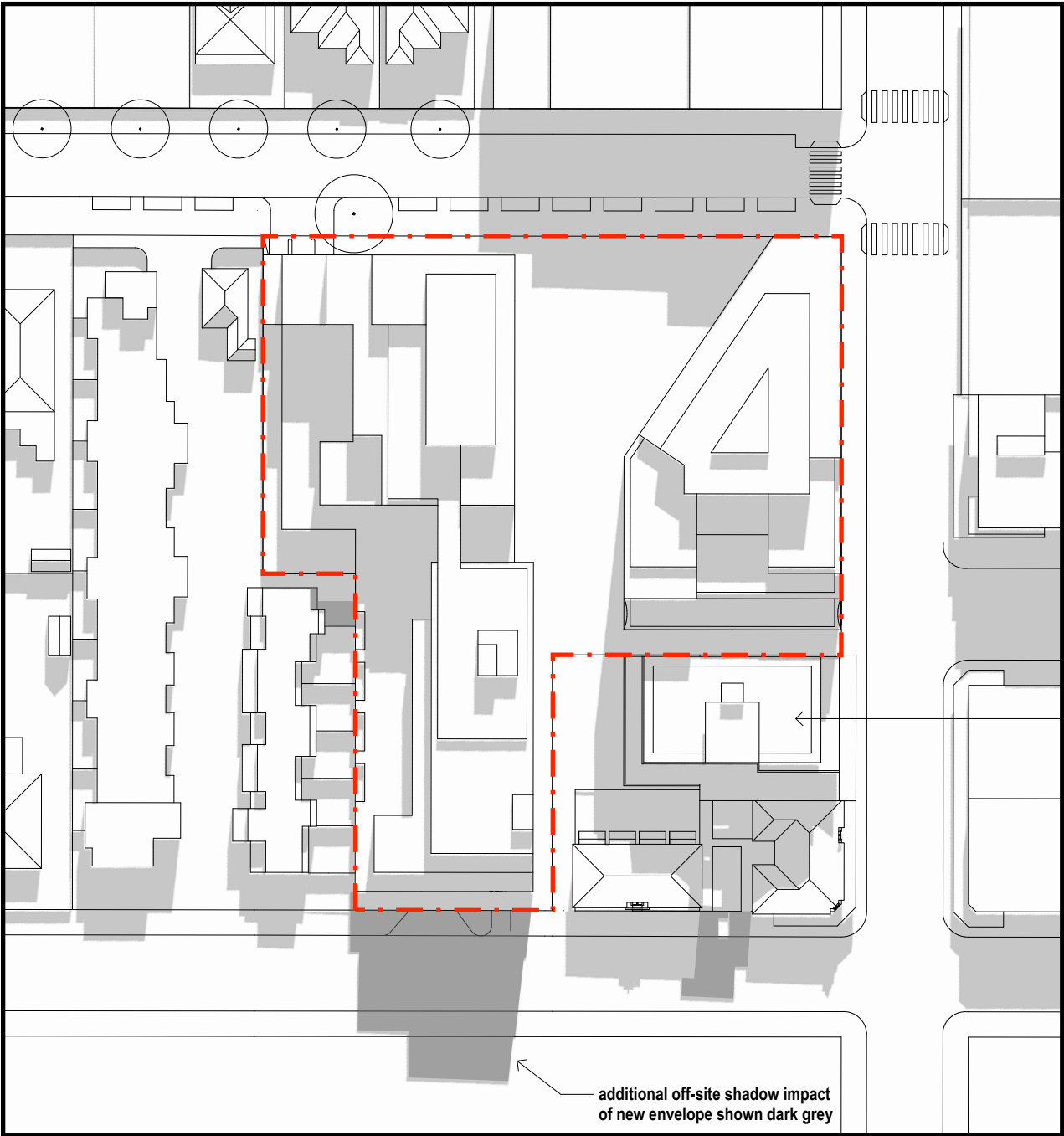
drawing scale	date	north
1:1000 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



EXISTING - 11am WINTER SHADOW



PROPOSED ENVELOPE - 11am WINTER SHADOW

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

potential adjacent development
(KLEP2012 compliant)

additional off-site shadow impact
of new envelope shown dark grey

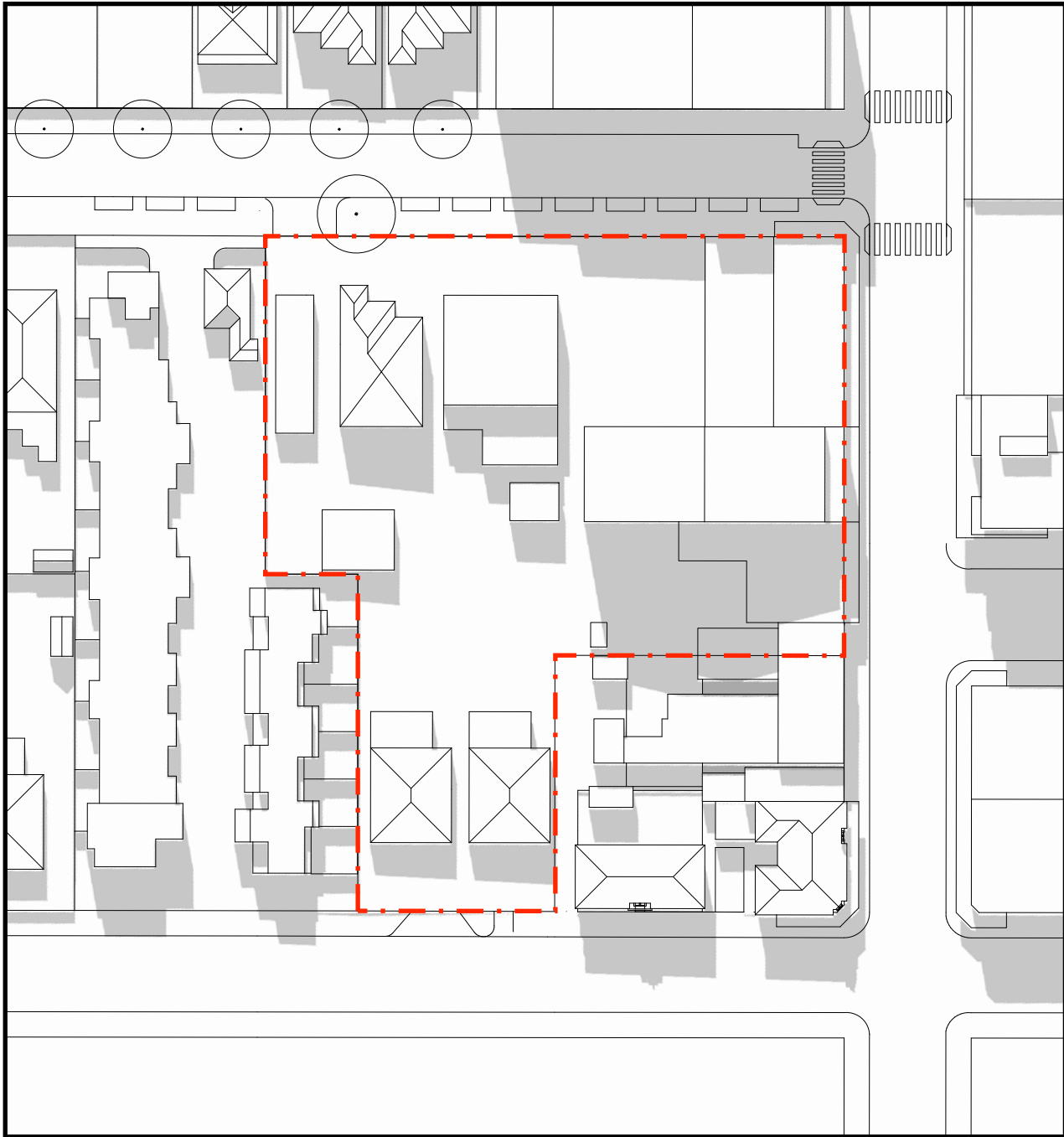
drawing title
**11am WINTER (21st June)
SHADOW PLANS**

drawing scale date north

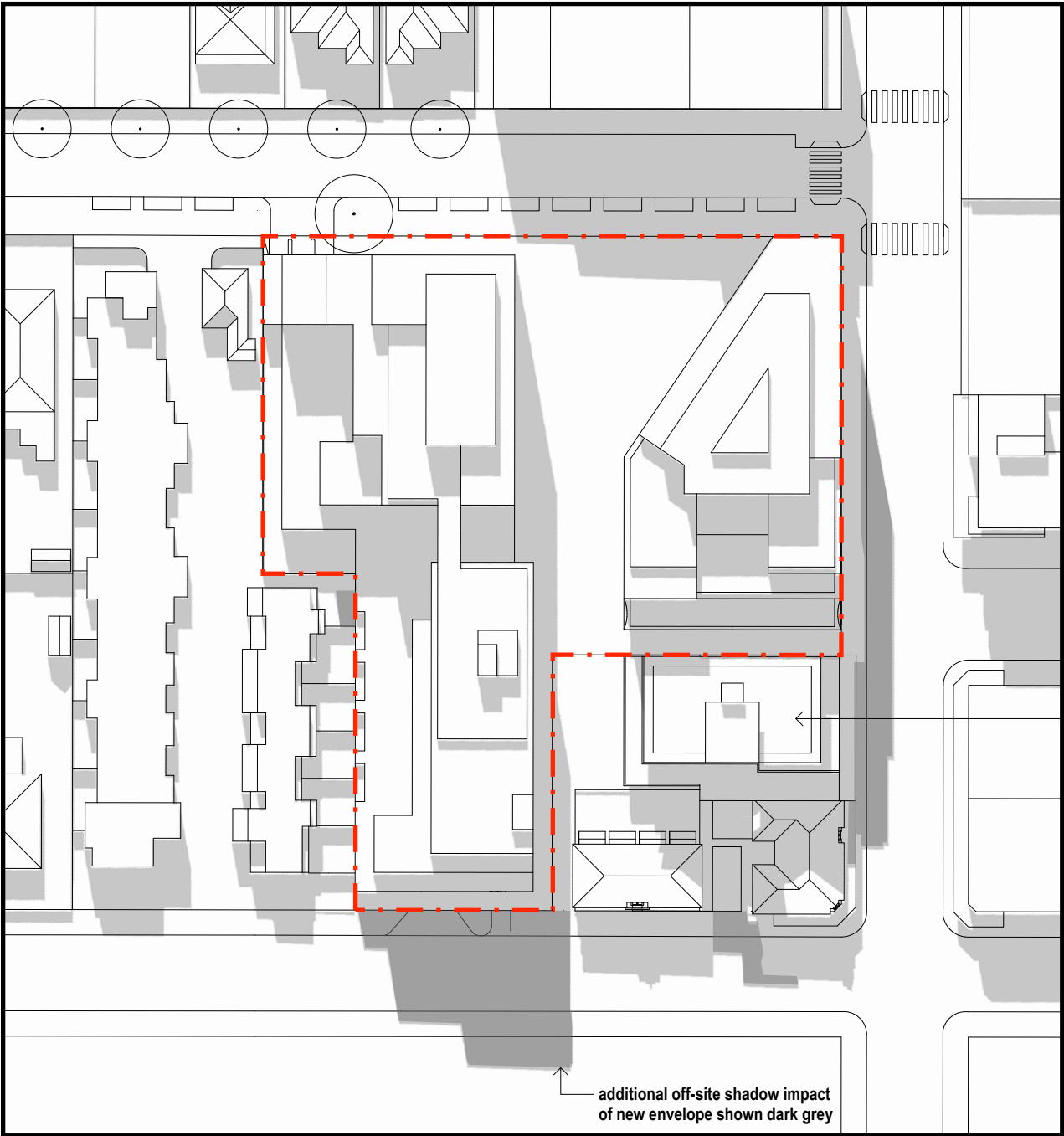
1:1000 at A3 14/08/19 

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



EXISTING - 12pm WINTER SHADOW




PROPOSED ENVELOPE - 12pm WINTER SHADOW

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

potential adjacent development
(KLEP2012 compliant)

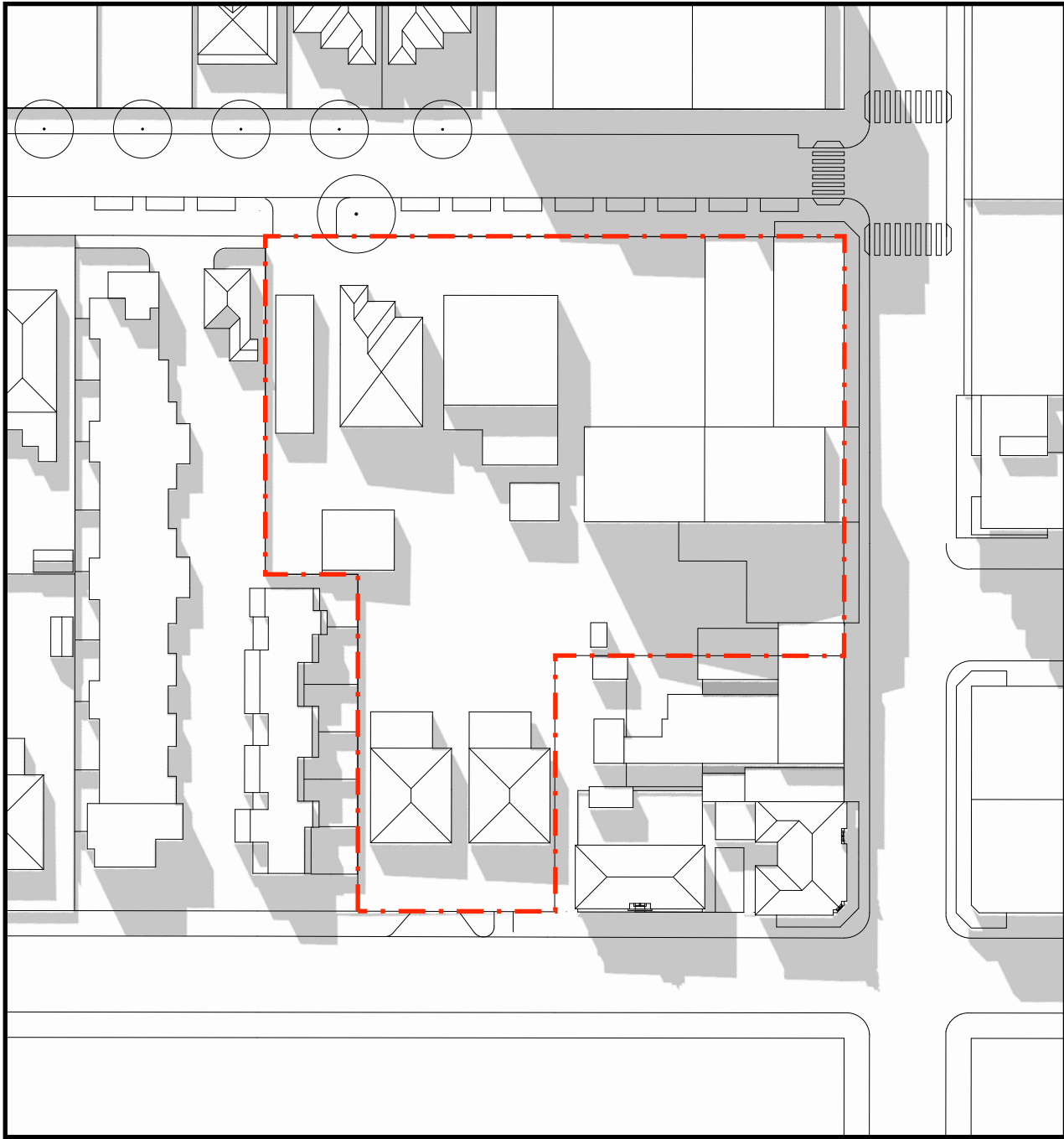
additional off-site shadow impact
of new envelope shown dark grey

drawing title
**12pm WINTER (21st June)
SHADOW PLANS**

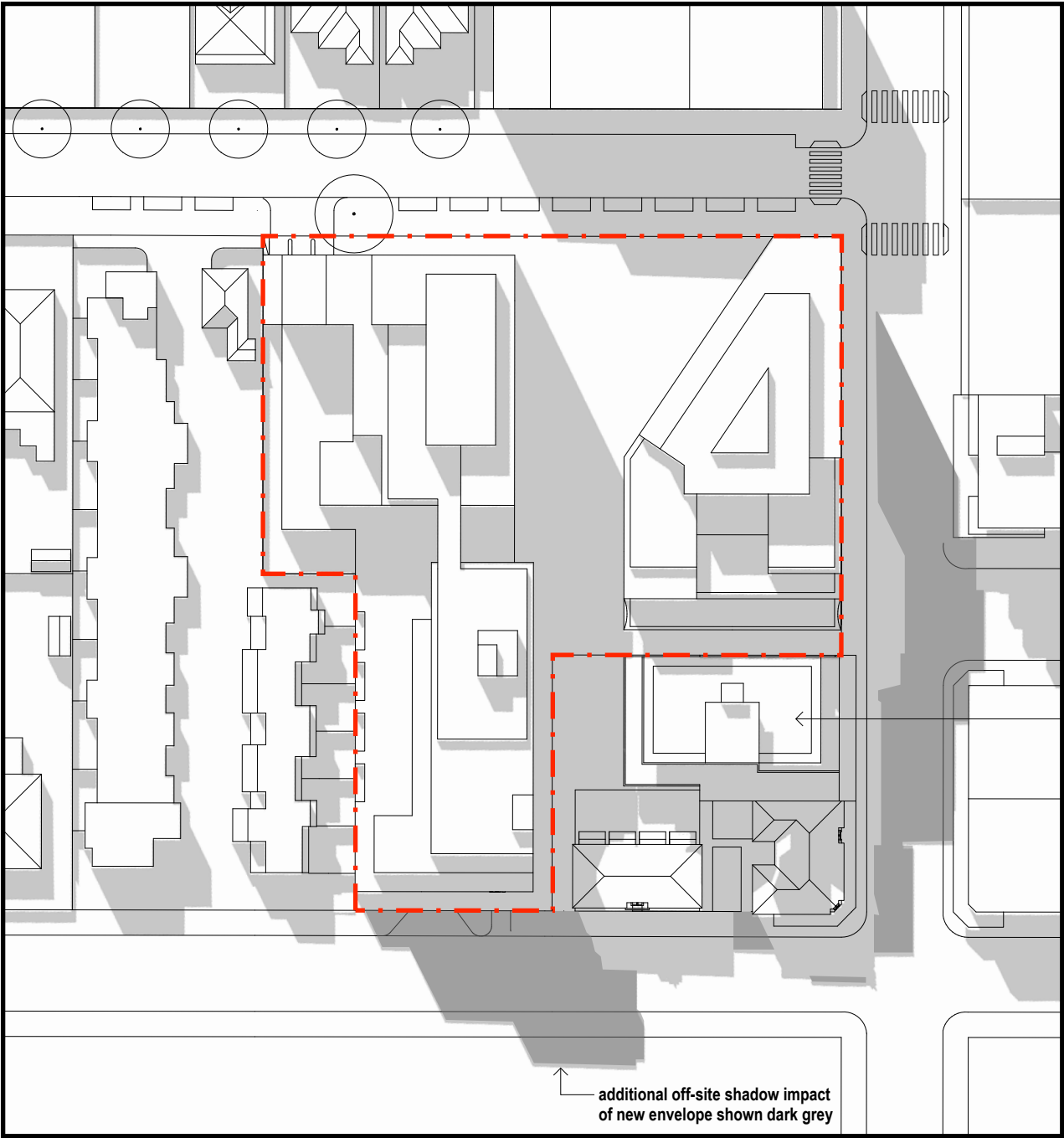
drawing scale 1:1000 at A3 date 14/08/19 north 

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



EXISTING - 1pm WINTER SHADOW



PROPOSED ENVELOPE - 1pm WINTER SHADOW

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

potential adjacent development
(KLEP2012 compliant)

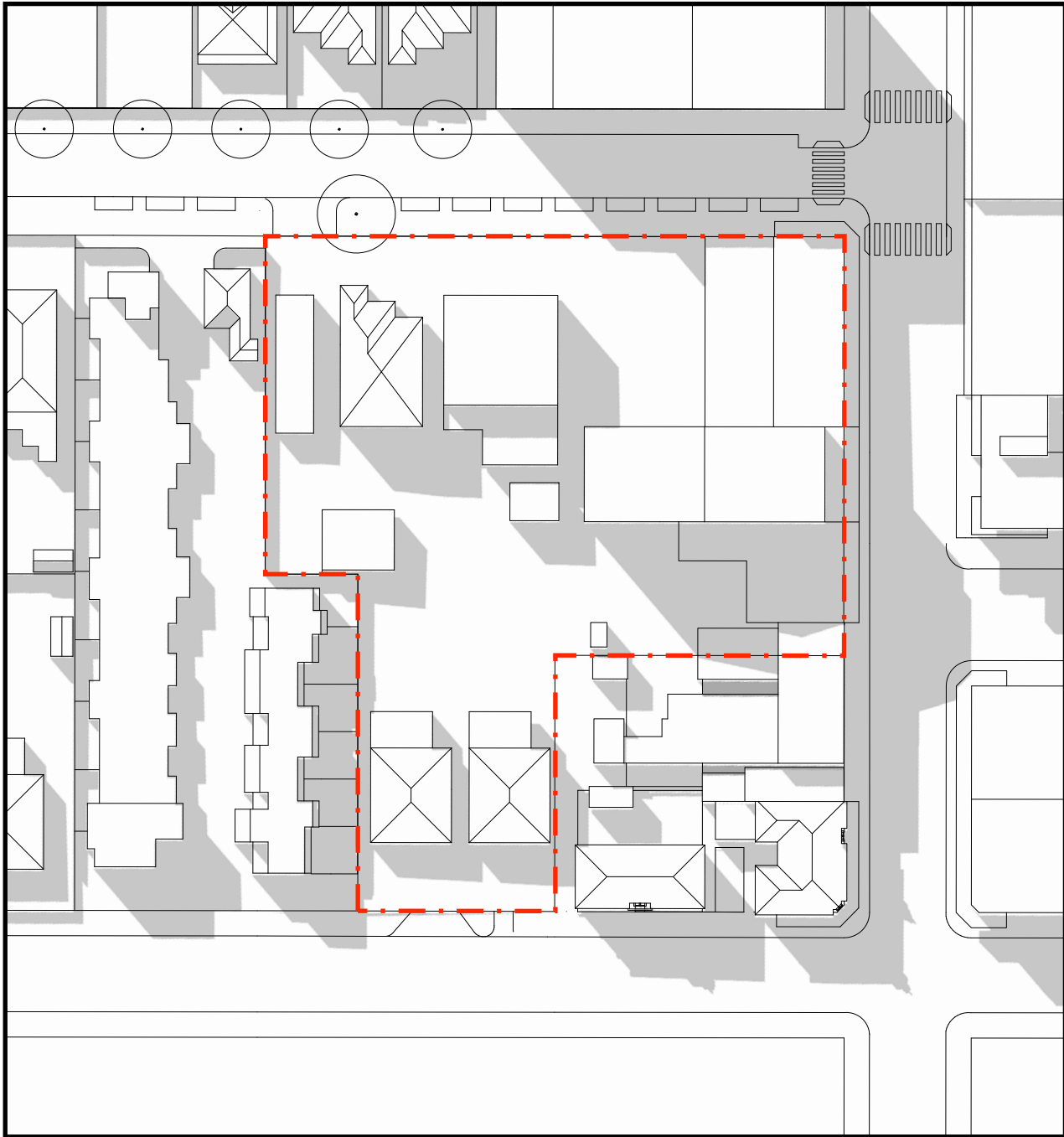
additional off-site shadow impact
of new envelope shown dark grey

drawing title
**1pm WINTER (21st June)
SHADOW PLANS**

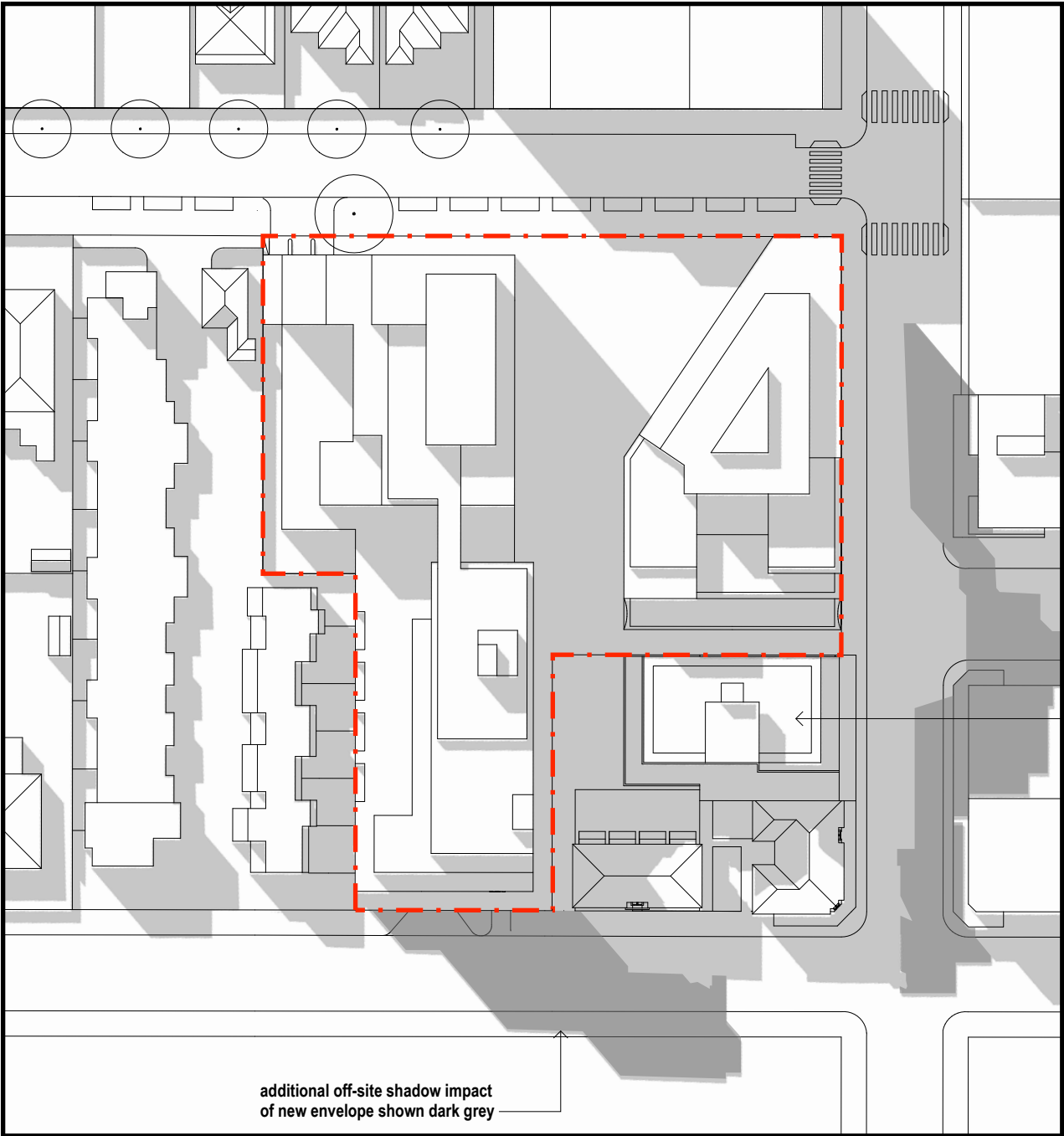
drawing scale	date	north
1:1000 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



EXISTING - 2pm WINTER SHADOW



PROPOSED ENVELOPE - 2pm WINTER SHADOW

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

potential adjacent development
(KLEP2012 compliant)

additional off-site shadow impact
of new envelope shown dark grey

drawing title

2pm WINTER (21st June)
SHADOW PLANS

drawing scale

1:1000 at A3

date

14/08/19

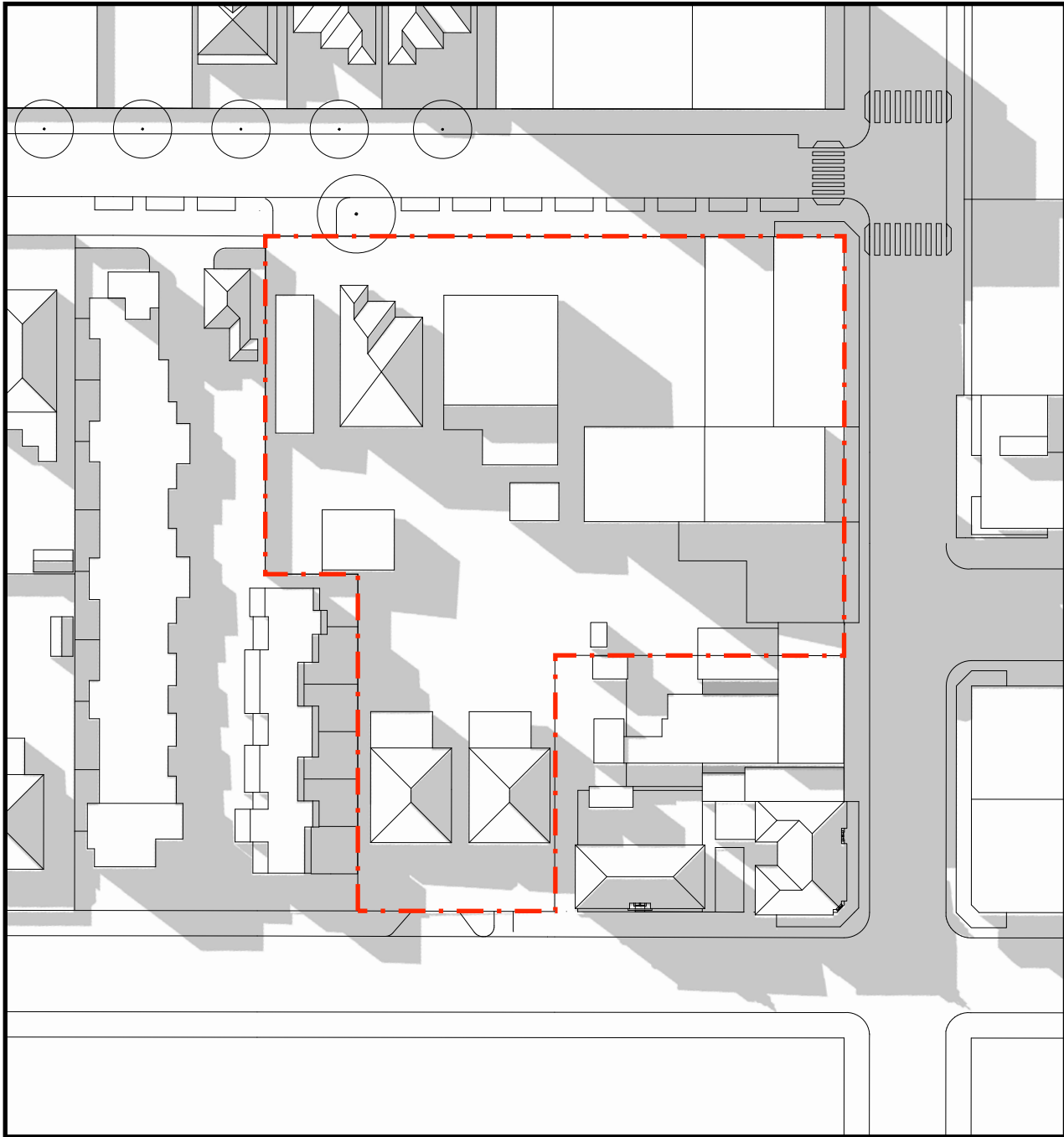
north

project

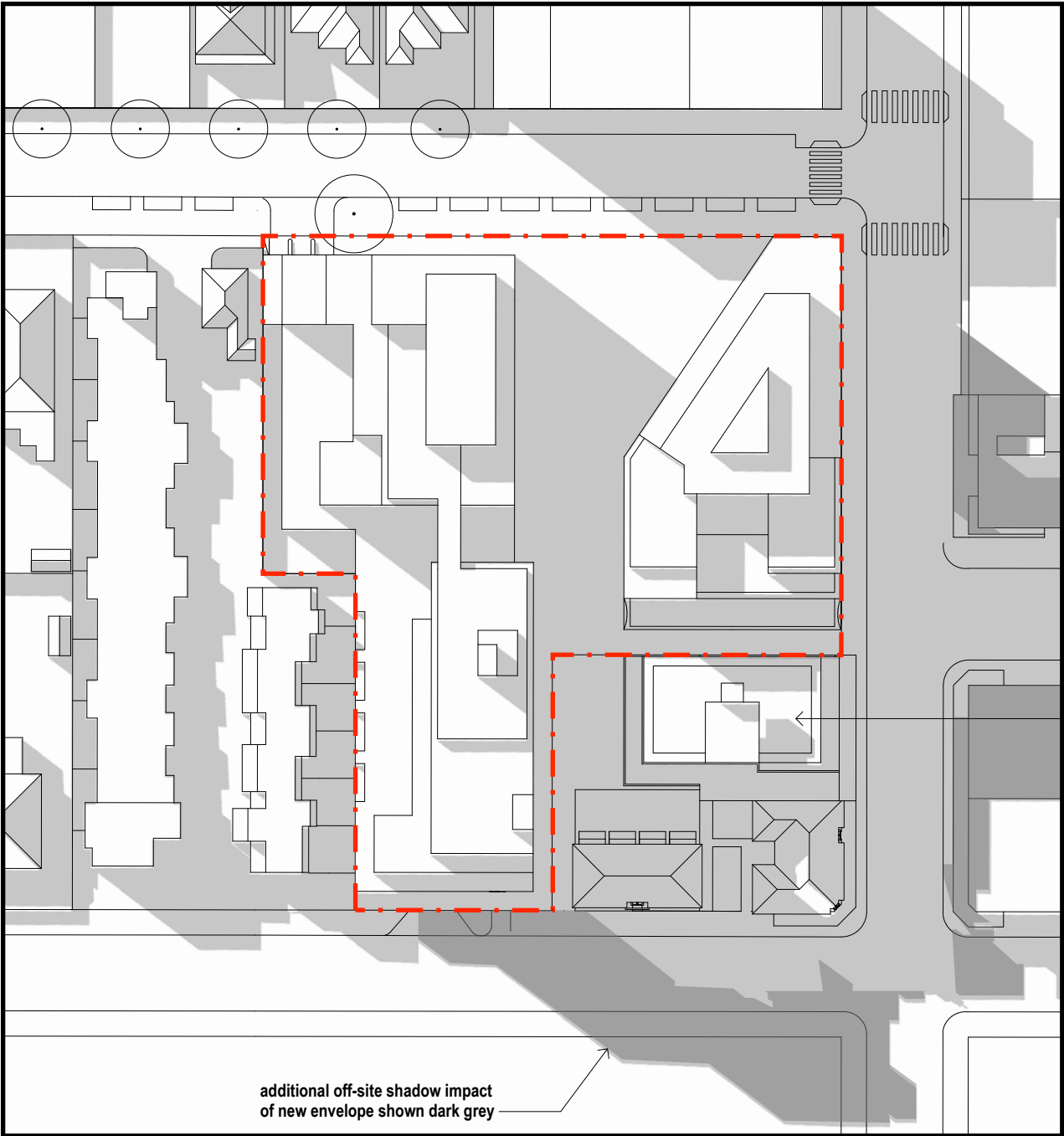
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client

CAPITAL HILL GROUP



EXISTING - 3pm WINTER SHADOW



PROPOSED ENVELOPE - 3pm WINTER SHADOW

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

potential adjacent development
(KLEP2012 compliant)

additional off-site shadow impact
of new envelope shown dark grey

drawing title

3pm WINTER (21st June)
SHADOW PLANS

drawing scale

1:1000 at A3

date

14/08/19

north

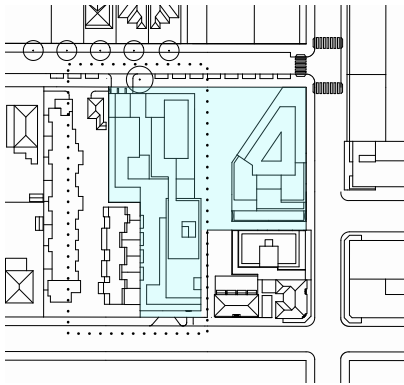
project

193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

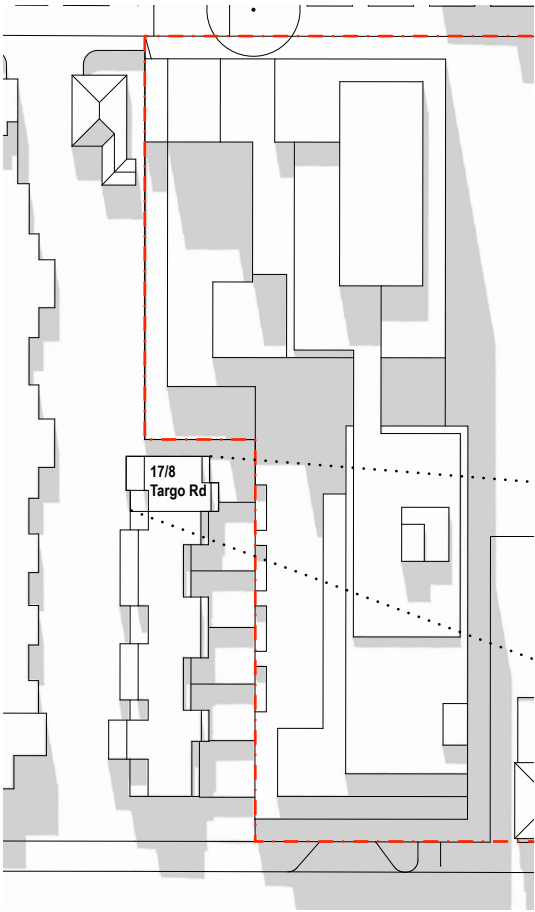
client

CAPITAL HILL GROUP

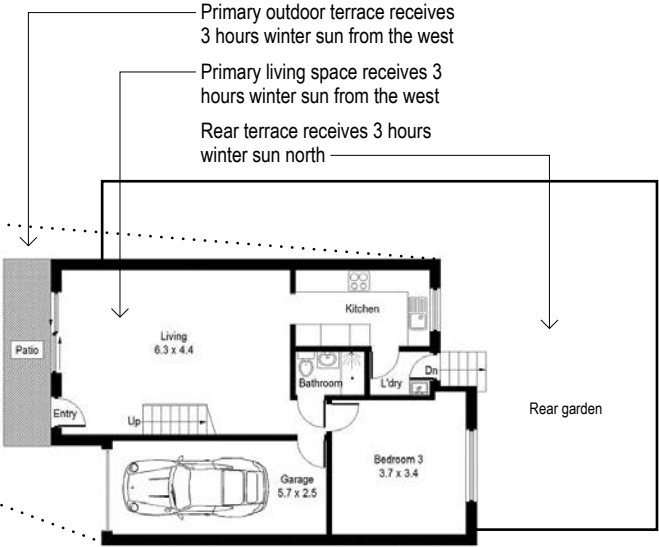
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY



8 TARGO ROAD
ADJACENT EXISTING TOWNHOUSES
1:1000

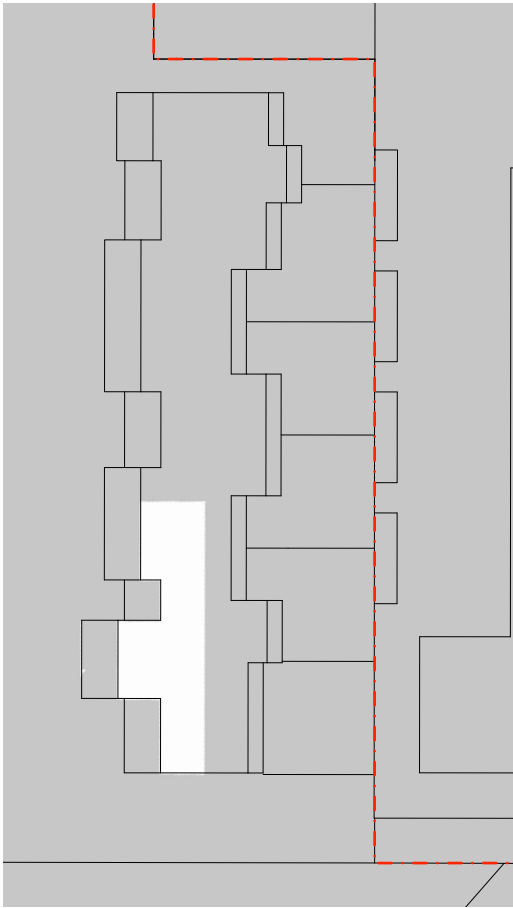


17/8 TARGO ROAD
TYPICAL GROUND FLOOR PLAN OF TWO STOREY TOWNHOUSES
NTS

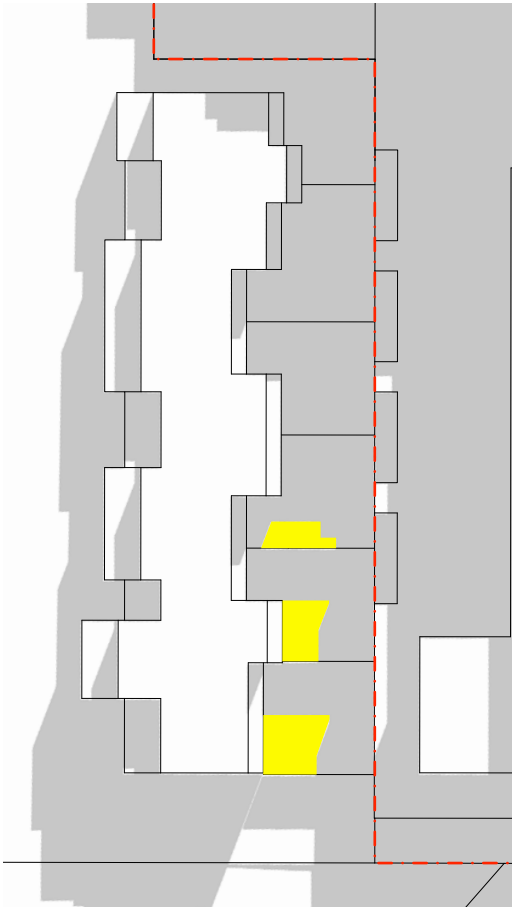
drawing title
**WINTER SHADOW
IMPACTS ON SURROUNDING
BUILDINGS / DEVELOPMENT**

drawing scale date north
NTS 14/08/19

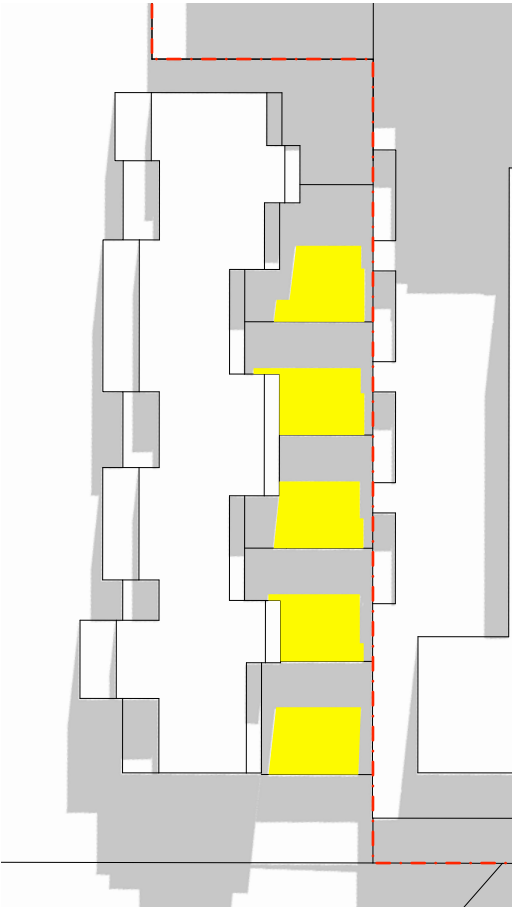
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



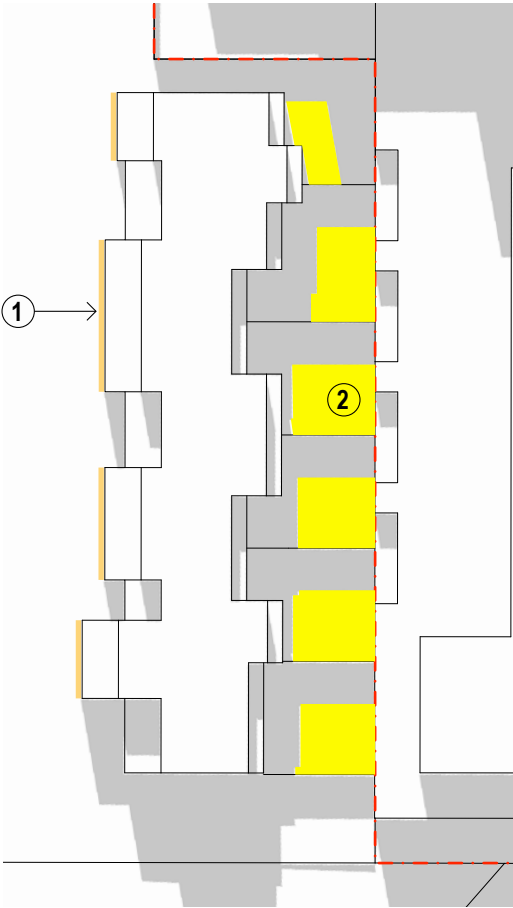
12-17 / 8 TARGO ROAD
9am PROPOSED WINTER SHADOW



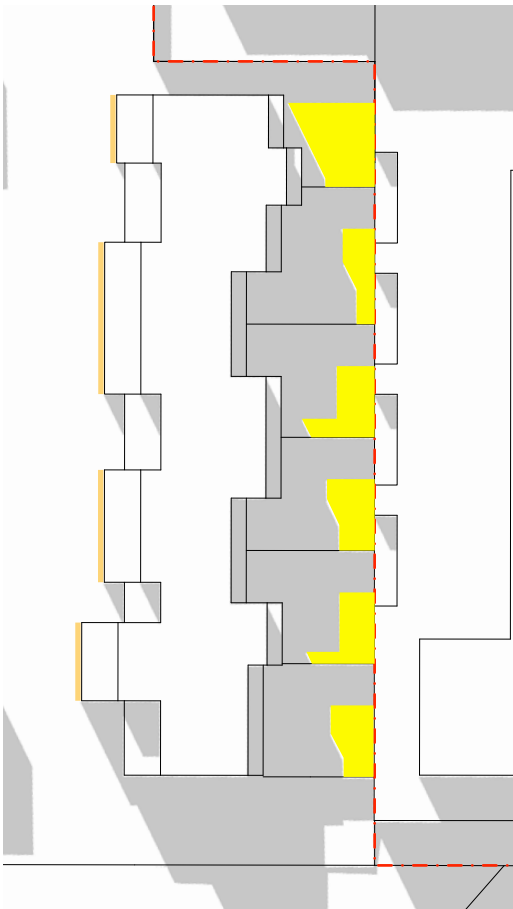
12-17 / 8 TARGO ROAD
10am PROPOSED WINTER SHADOW



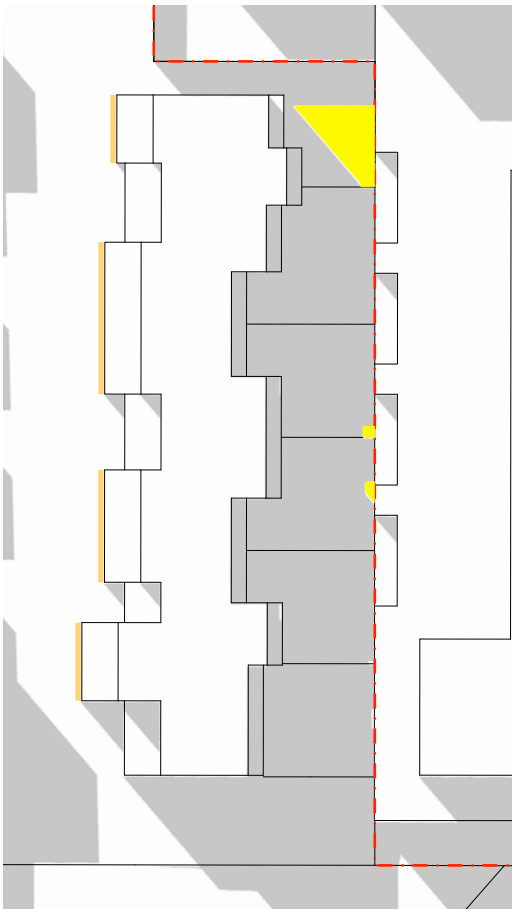
12-17 / 8 TARGO ROAD
11am PROPOSED WINTER SHADOW



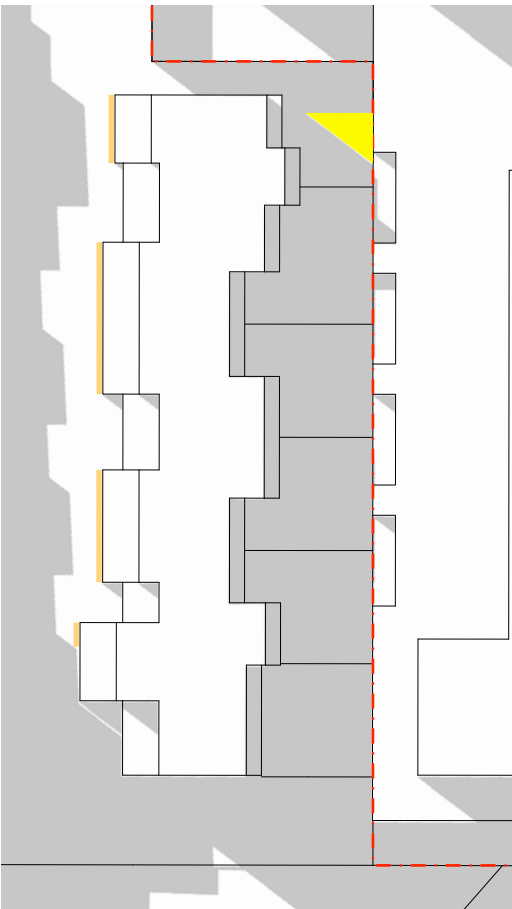
12-17 / 8 TARGO ROAD
12pm PROPOSED WINTER SHADOW



12-17 / 8 TARGO ROAD
1pm PROPOSED WINTER SHADOW



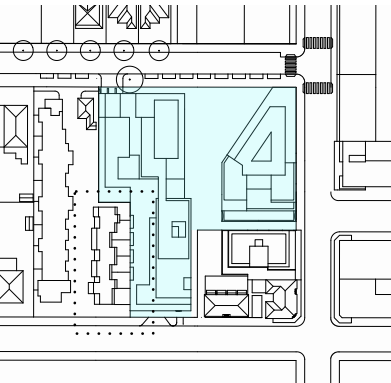
12-17 / 8 TARGO ROAD
2pm PROPOSED WINTER SHADOW



12-17 / 8 TARGO ROAD
3pm PROPOSED WINTER SHADOW

- 1.**
Each townhouse in this location has a terrace (private outdoor space) and living room facing west that receives more than 3 hours winter sun (yellow line) that is not impacted by the proposed development.
- 2.**
Each townhouse in this location has a rear garden (not directly related to living room) that maintains a minimum 3 hours winter sun access (highlighted in yellow).

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

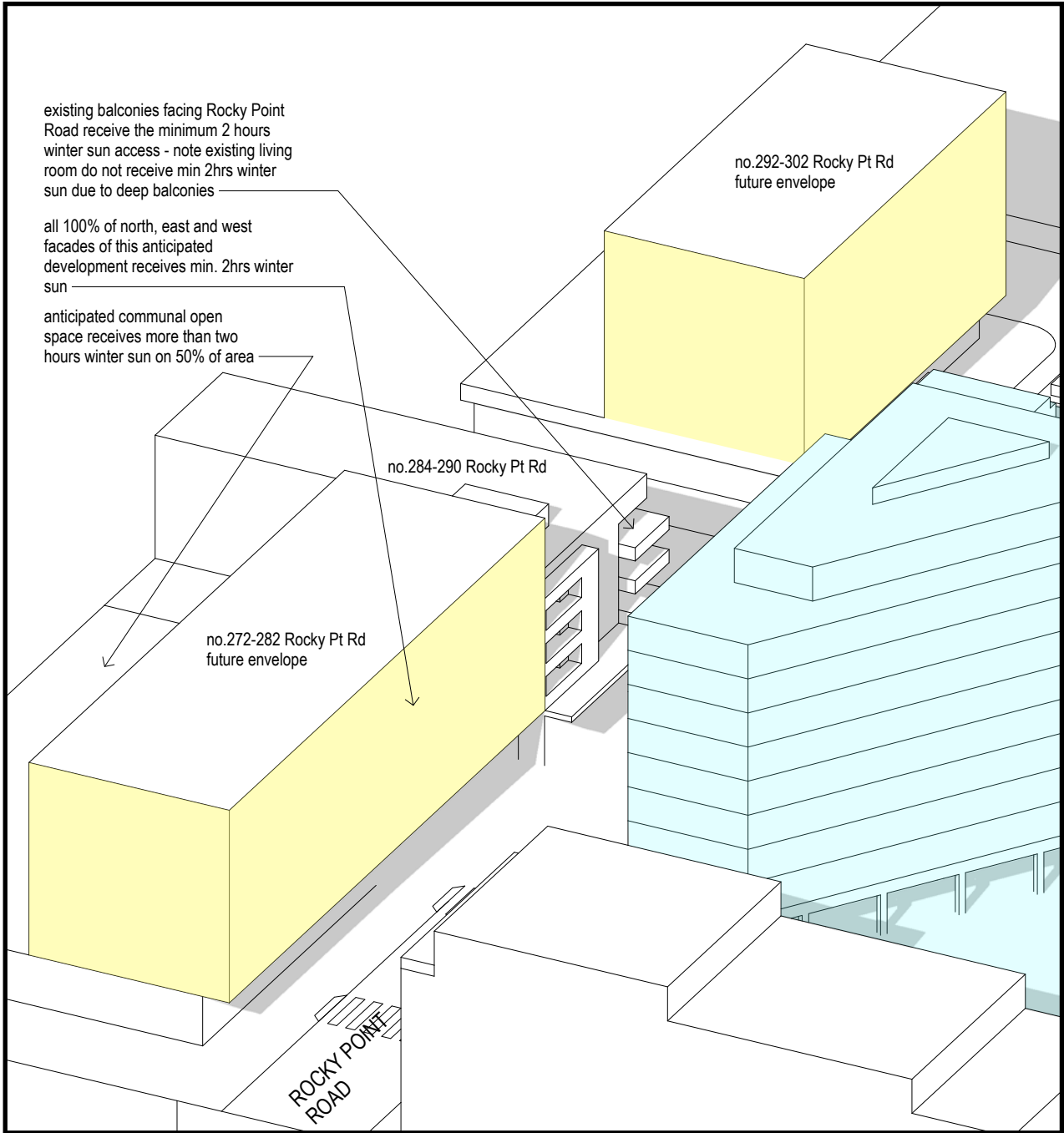


LOCATION KEY

drawing title
**WINTER SHADOW
IMPACTS ON SURROUNDING
BUILDINGS / DEVELOPMENT**

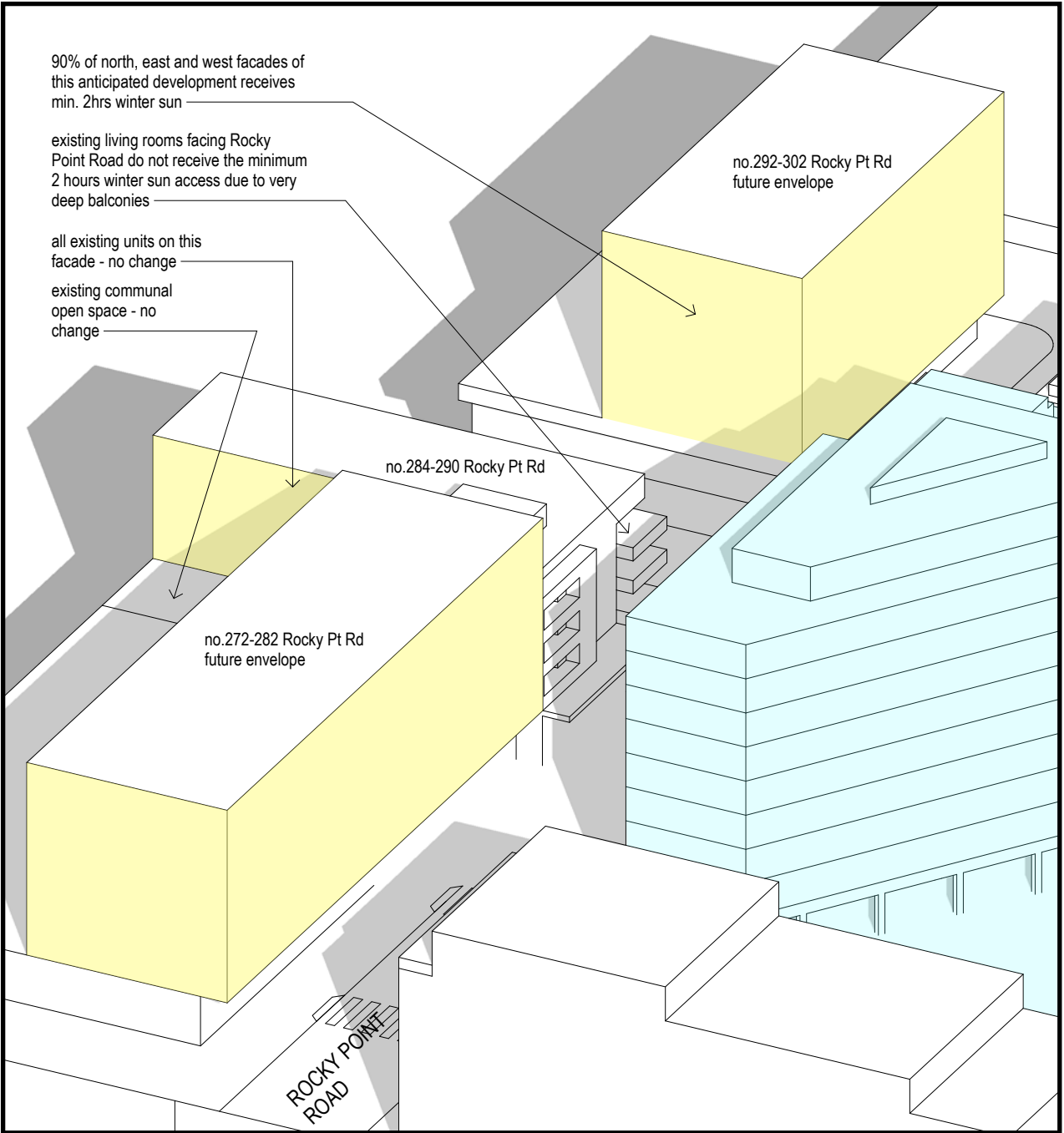
drawing scale 1:500 at A3 date 14/08/19 north

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



272-302 ROCKY POINT ROAD - EXISTING AND ANTICIPATED DEVELOPMENT

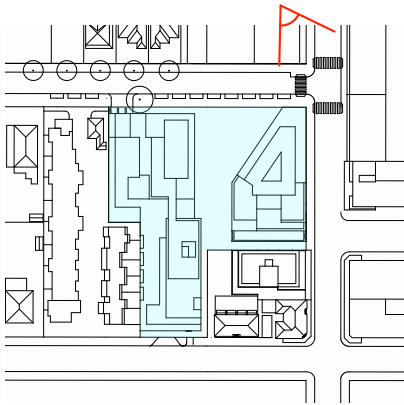
11.45am WINTER SHADOW



272-302 ROCKY POINT ROAD - EXISTING AND ANTICIPATED DEVELOPMENT

1.45pm WINTER SHADOW

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

drawing title
**WINTER SHADOW
IMPACTS ON SURROUNDING
BUILDINGS / DEVELOPMENT**

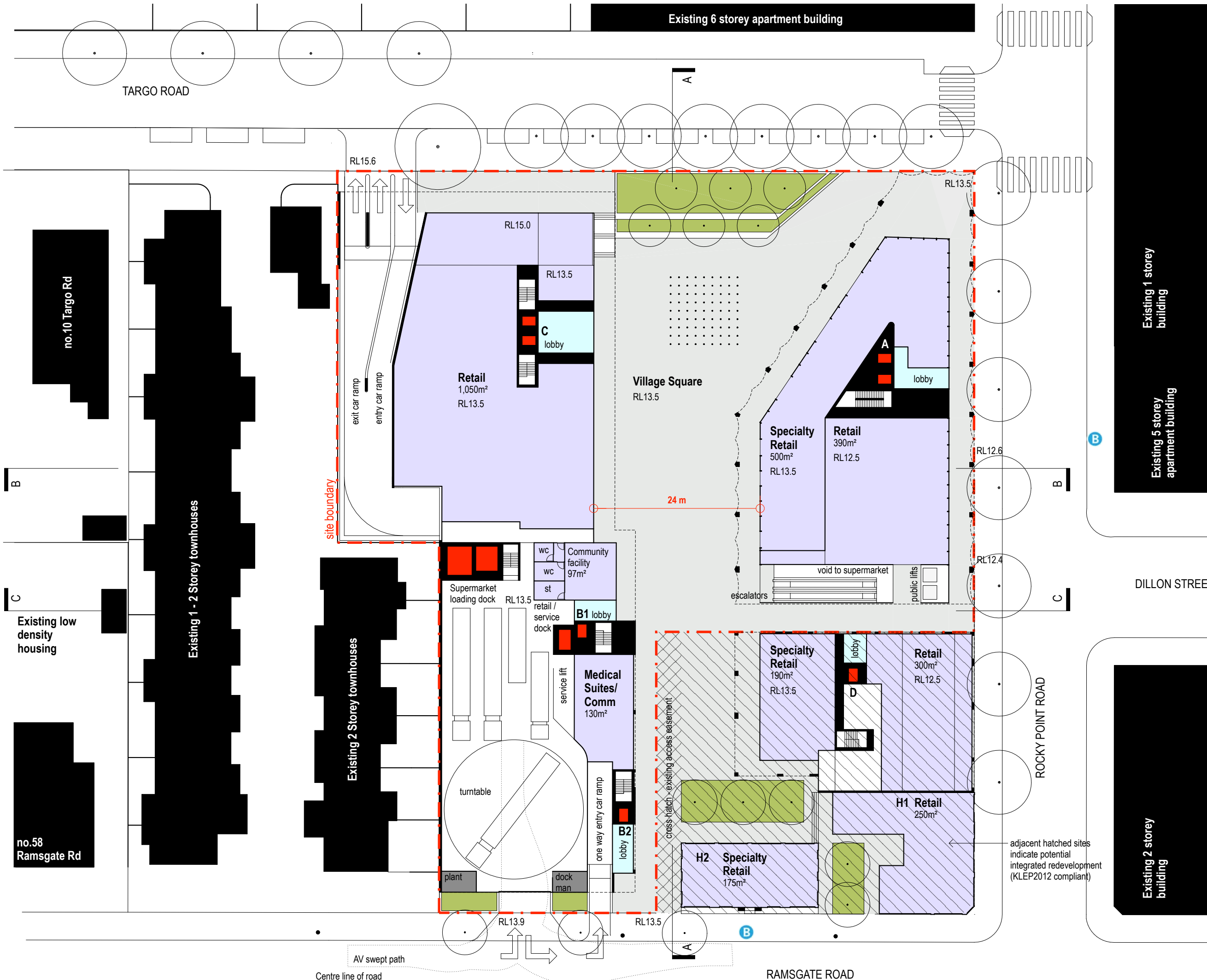
drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

INDICATIVE PROPOSAL 06





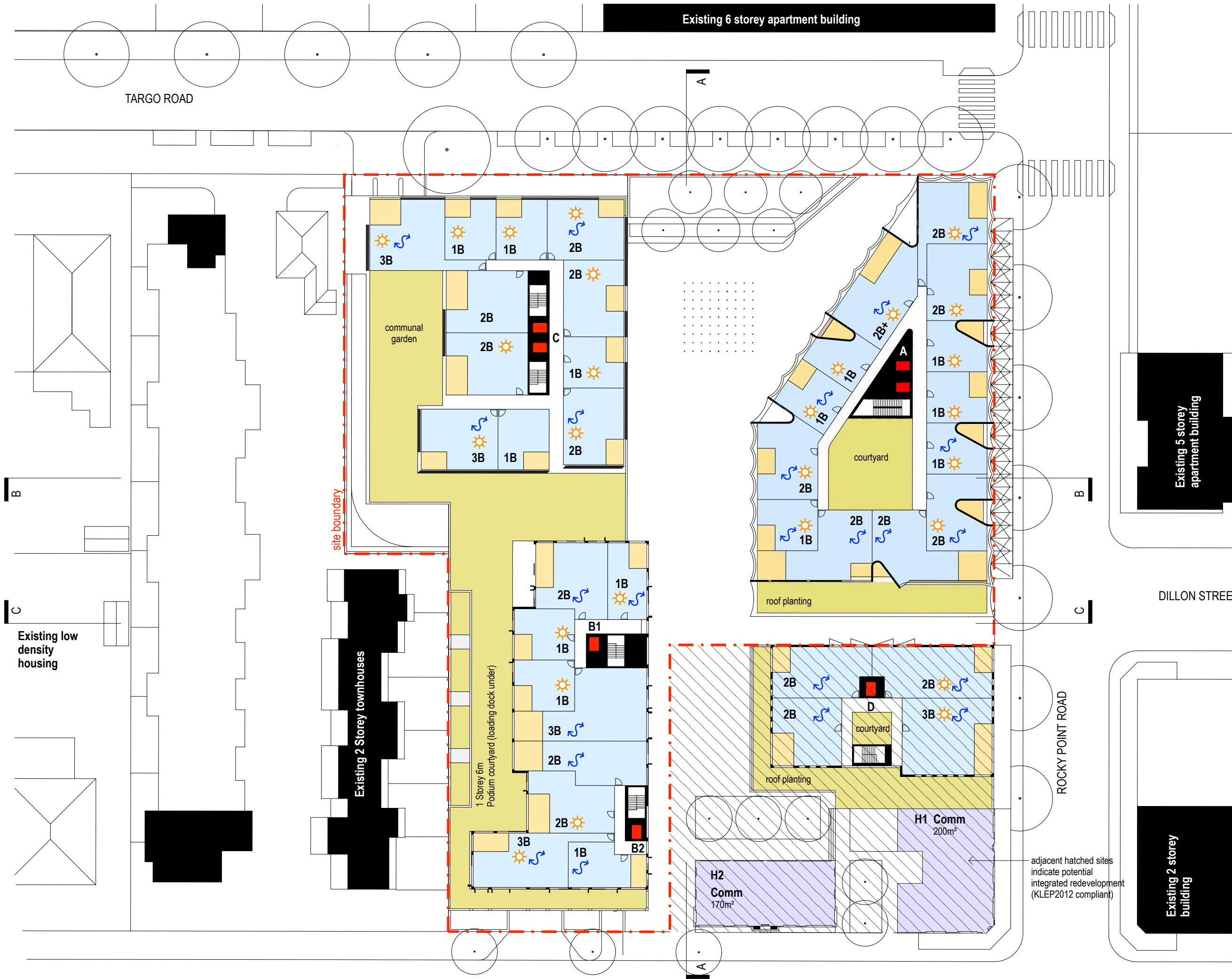
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title
GROUND FLOOR INDICATIVE PLAN

drawing scale 1:500 at A3 date 14/08/19 north

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title

LEVEL 01
INDICATIVE PLAN

drawing scale

1:500 at A3

date

14/08/19

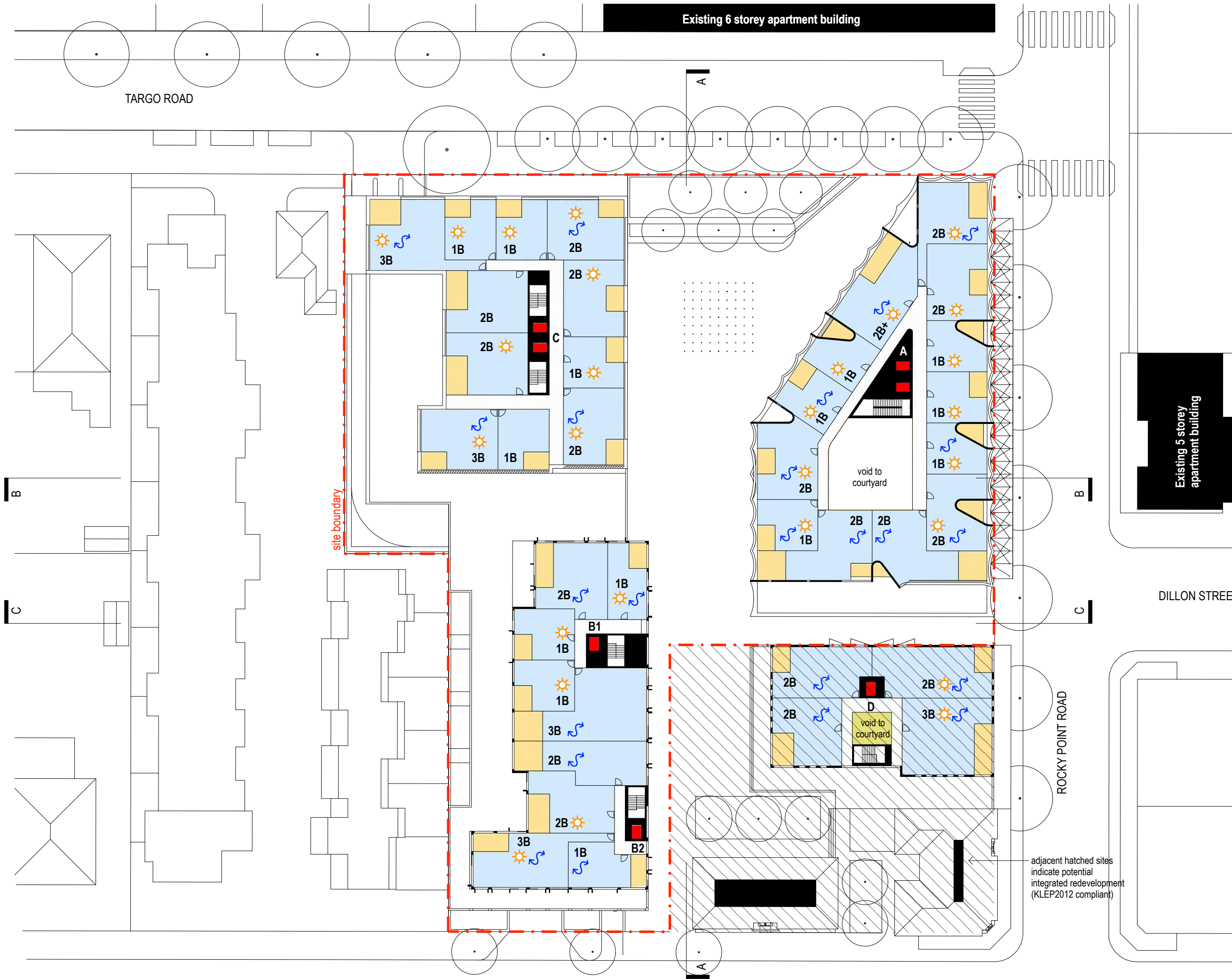
north

project

193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client

CAPITAL HILL GROUP

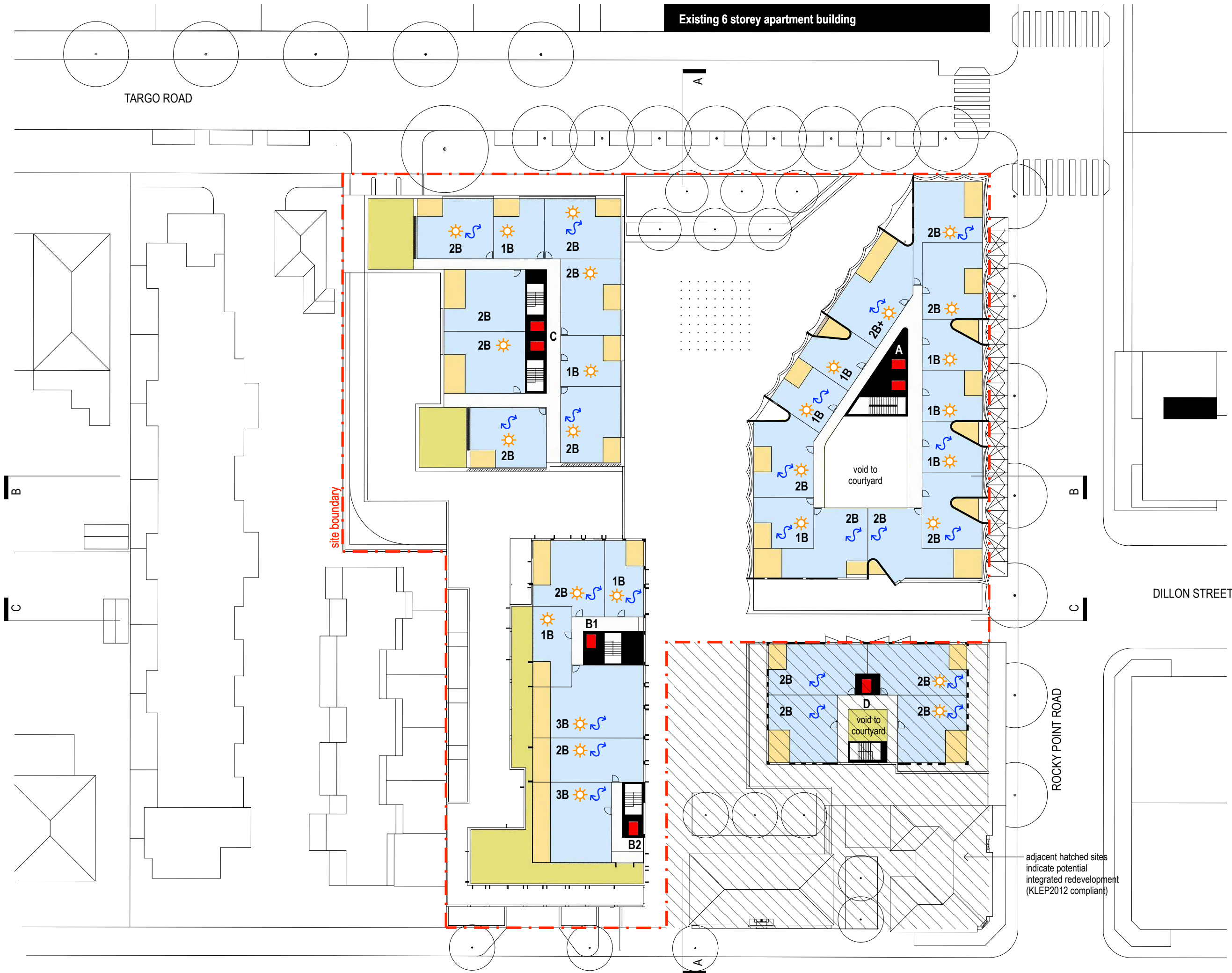


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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title		
LEVEL 02-03 INDICATIVE PLAN		
drawing scale		
1:500 at A3	date	north
	14/08/19	
project		
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW		
client		
CAPITAL HILL GROUP		

adjacent hatched sites
indicate potential
integrated redevelopment
(KLEP2012 compliant)

RAMSGATE ROAD



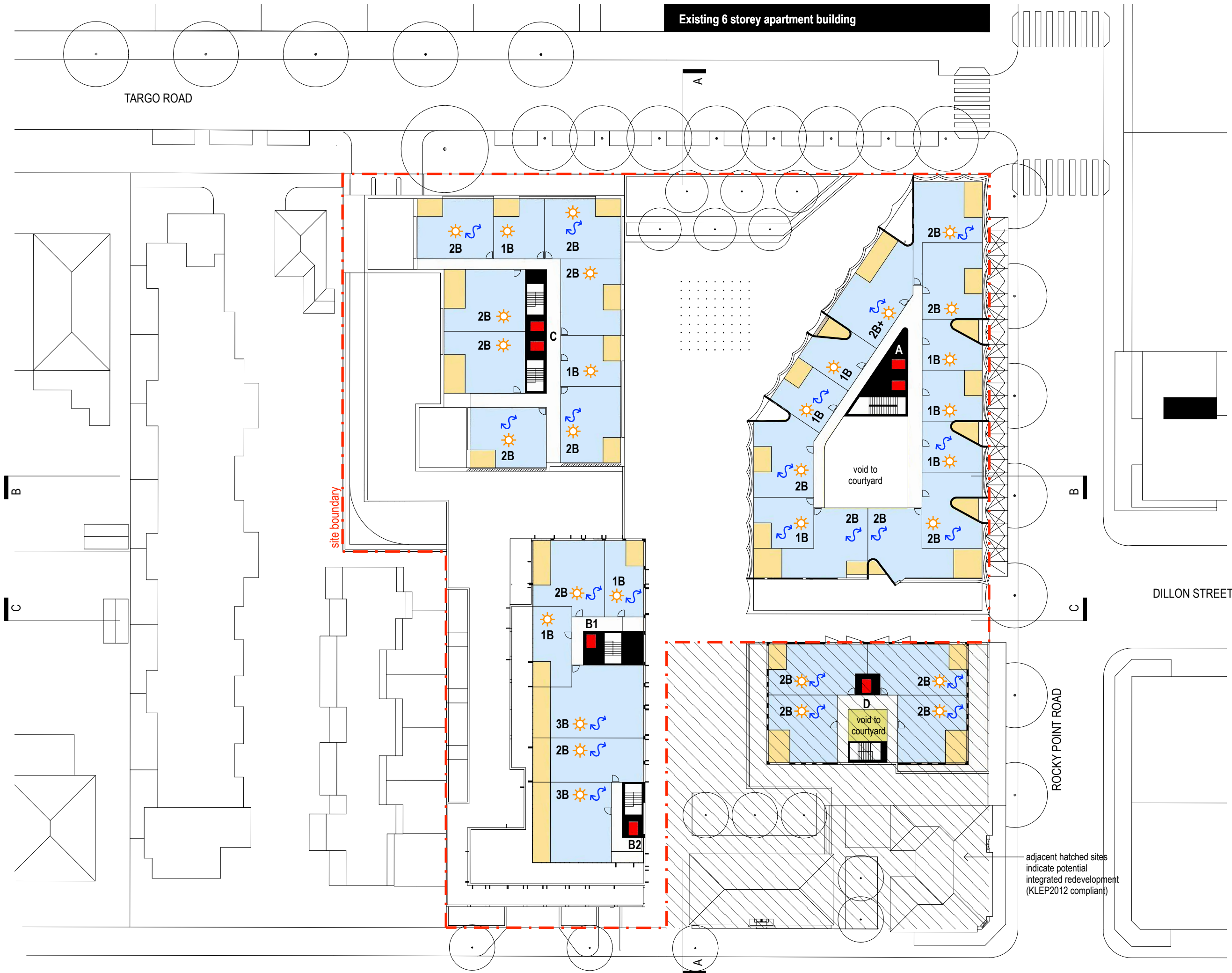
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title
**LEVEL 04
INDICATIVE PLAN**

drawing scale 1:500 at A3 date 14/08/19 north

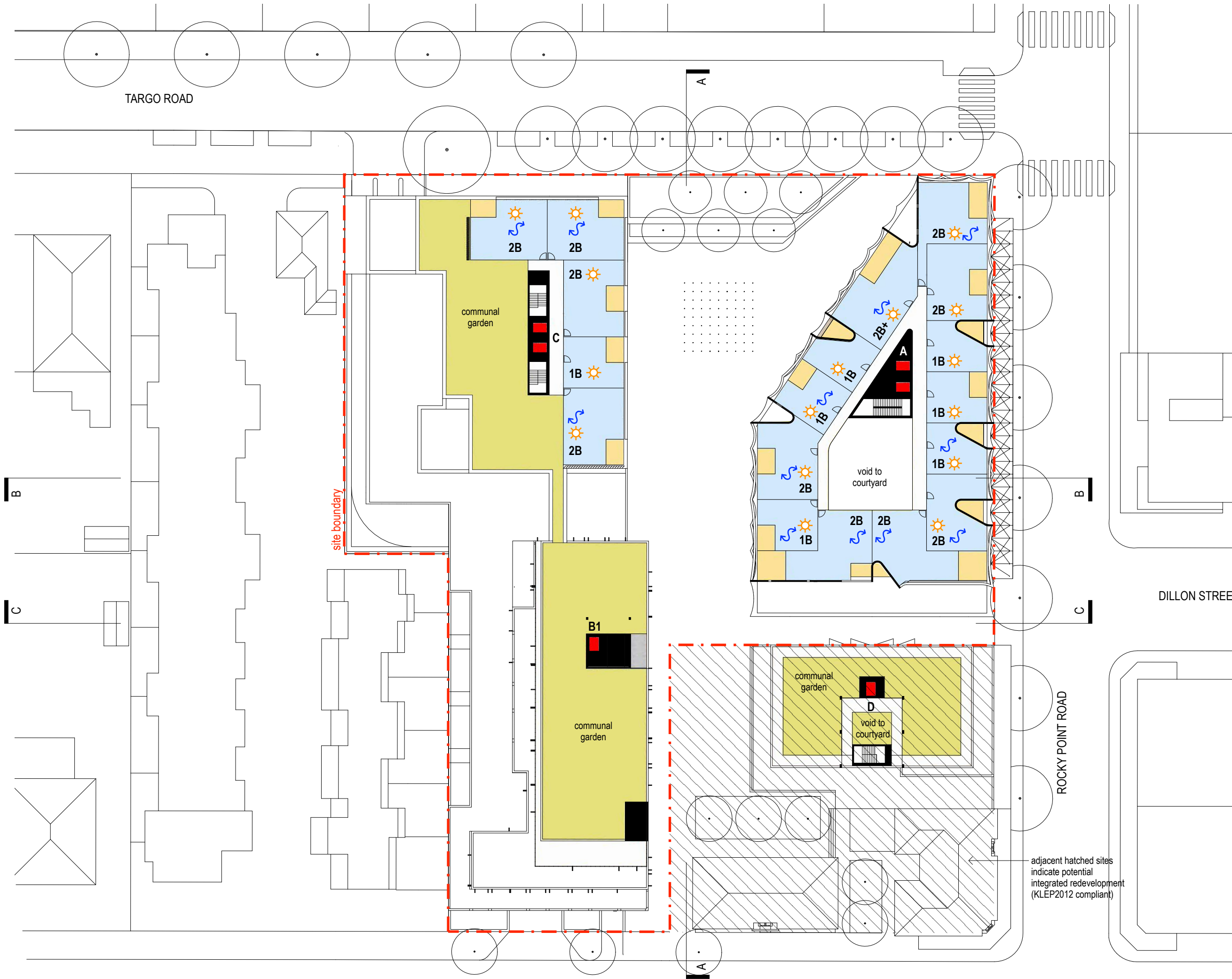
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



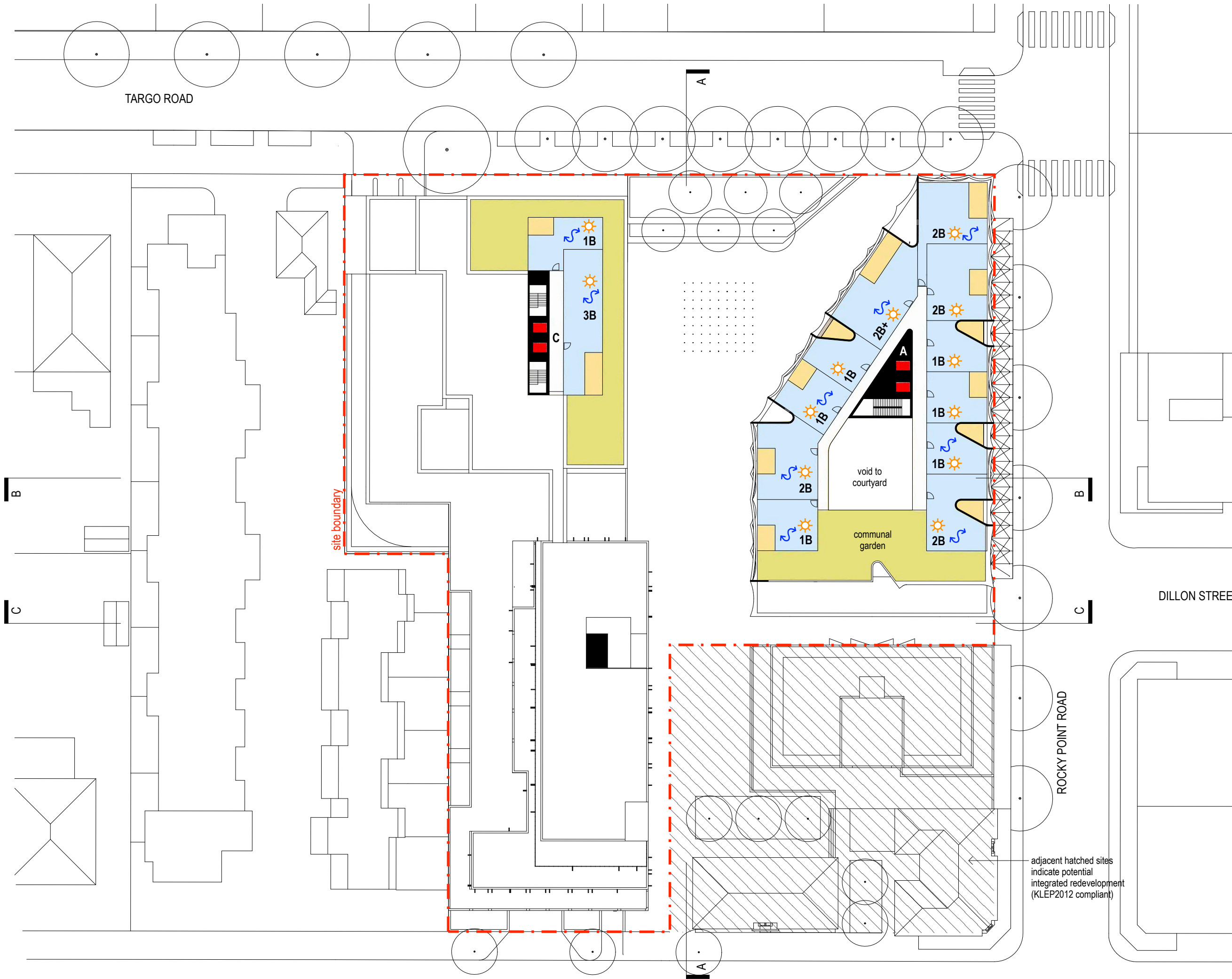
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title		
LEVEL 05 INDICATIVE PLAN		
drawing scale		
1:500 at A3	date	north
	14/08/19	
project		
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW		
client		
CAPITAL HILL GROUP		



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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title		
LEVEL 06 INDICATIVE PLAN		
drawing scale		
1:500 at A3	date	north
	14/08/19	
project		
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW		
client		
CAPITAL HILL GROUP		



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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title

LEVEL 07
INDICATIVE PLAN

drawing scale

1:500 at A3

date

14/08/19

north

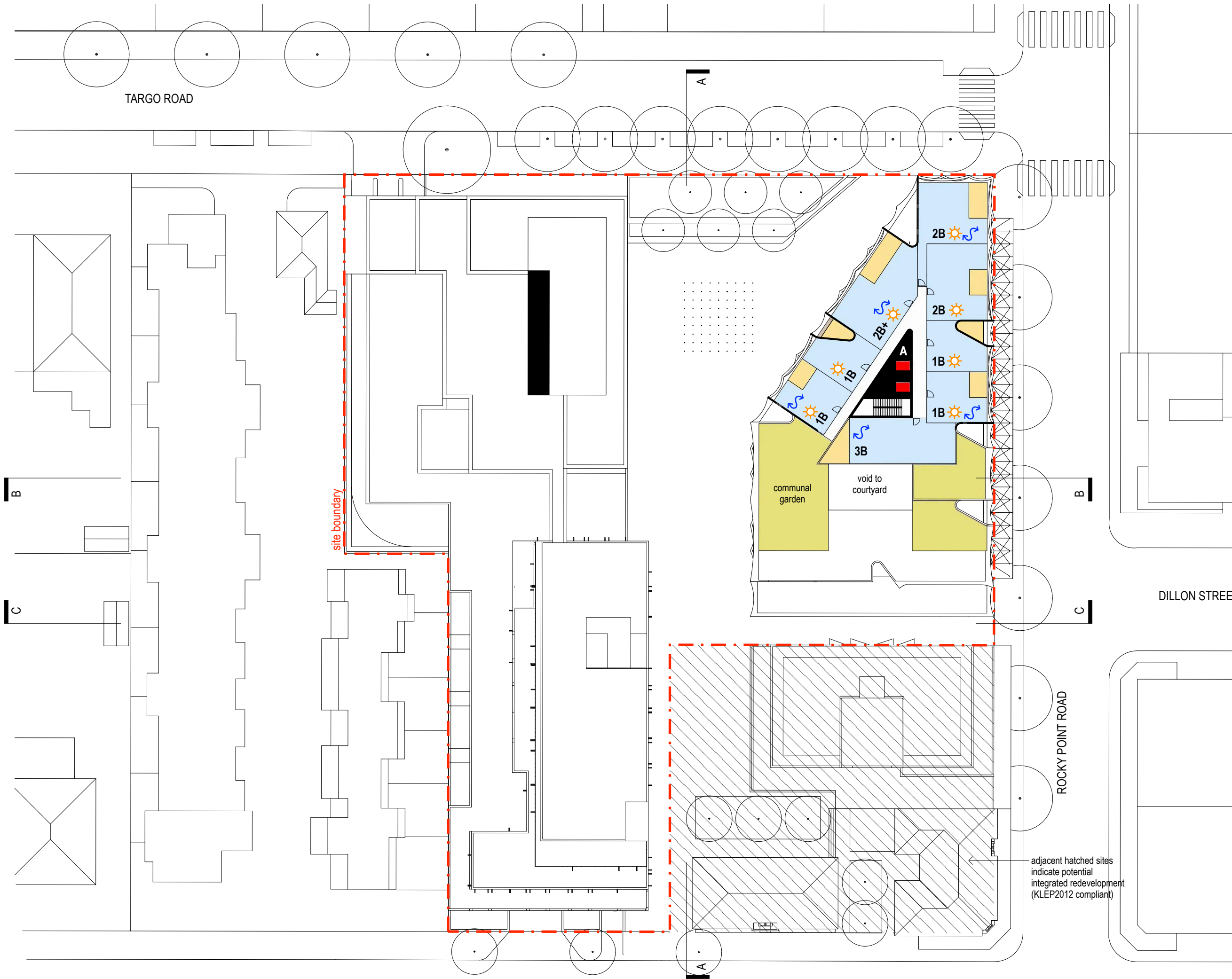
project

193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client

CAPITAL HILL GROUP

adjacent hatched sites
indicate potential
integrated redevelopment
(KLEP2012 compliant)



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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title

LEVEL 08
INDICATIVE PLAN

drawing scale

1:500 at A3

date

14/08/19

north

project

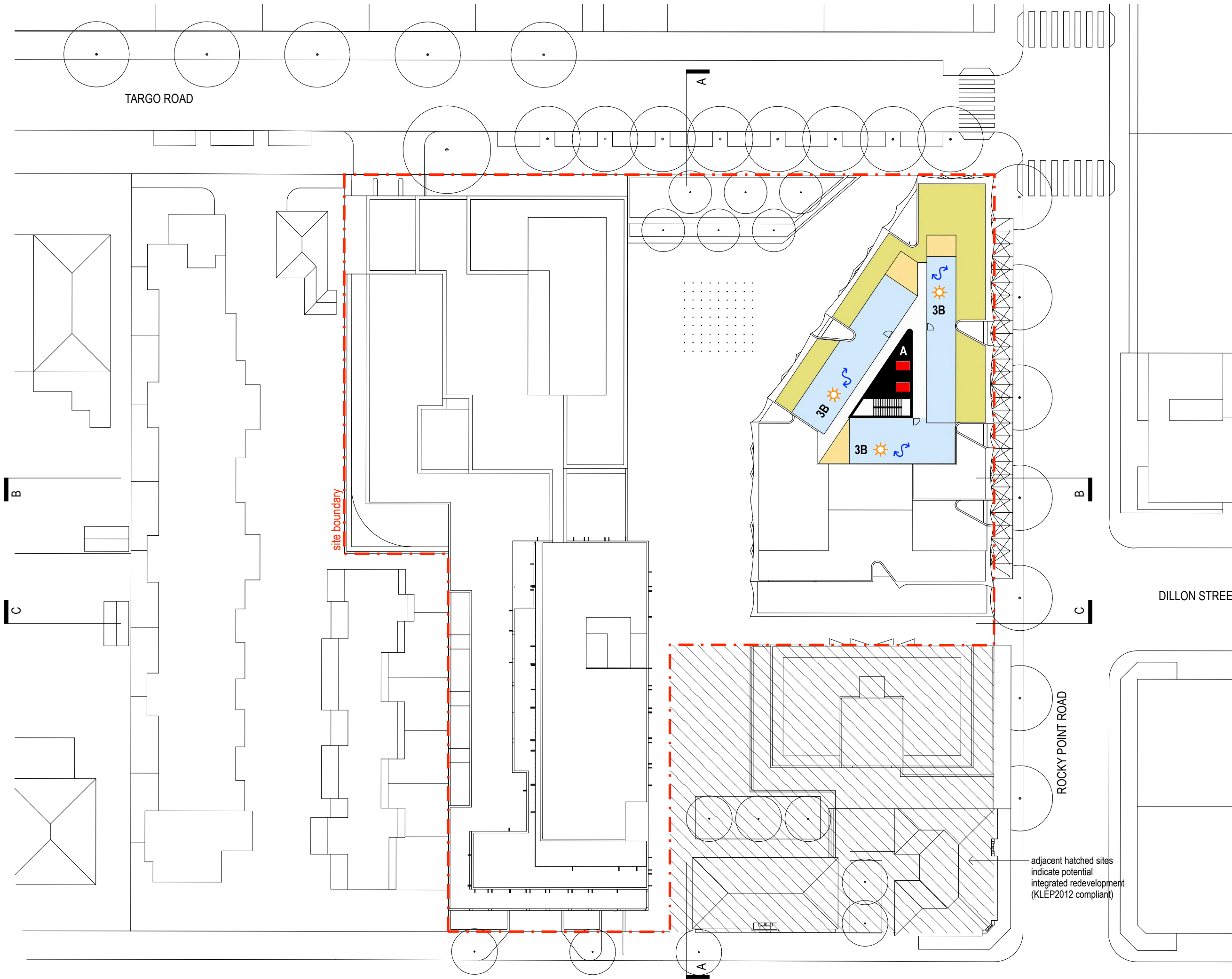
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client

CAPITAL HILL GROUP


adjacent hatched sites
indicate potential
integrated redevelopment
(KLEP2012 compliant)

RAMSGATE ROAD



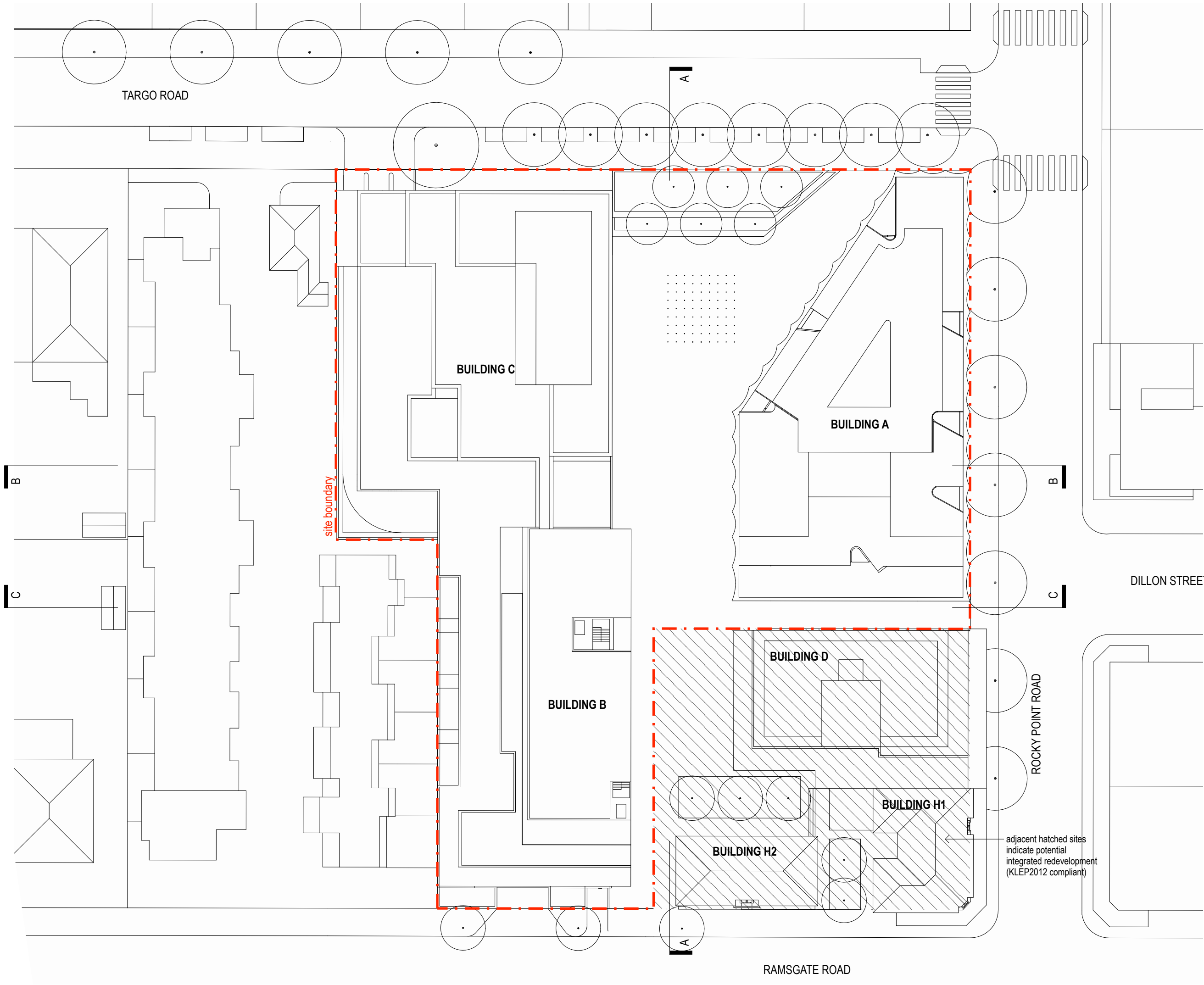
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title
**LEVEL 9
INDICATIVE PLAN**

drawing scale 1:500 at A3 date 14/08/19 north 

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title

ROOF PLAN
INDICATIVE PLAN

drawing scale

date

north

1:500 at A3

14/08/19

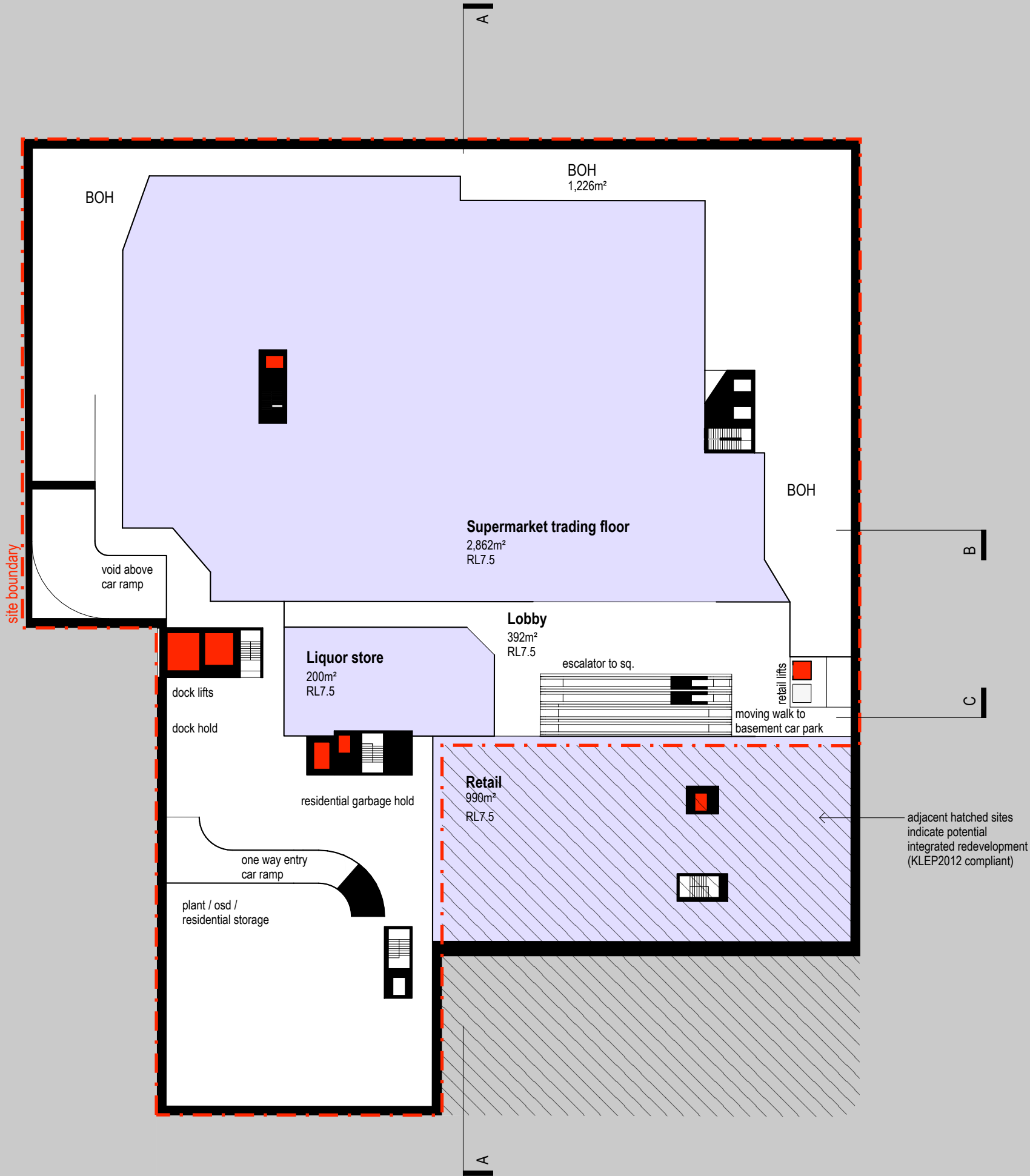
project

193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client

CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



drawing title
**BASEMENT LEVEL 1
INDICATIVE PLAN**

drawing scale
1:500 at A3

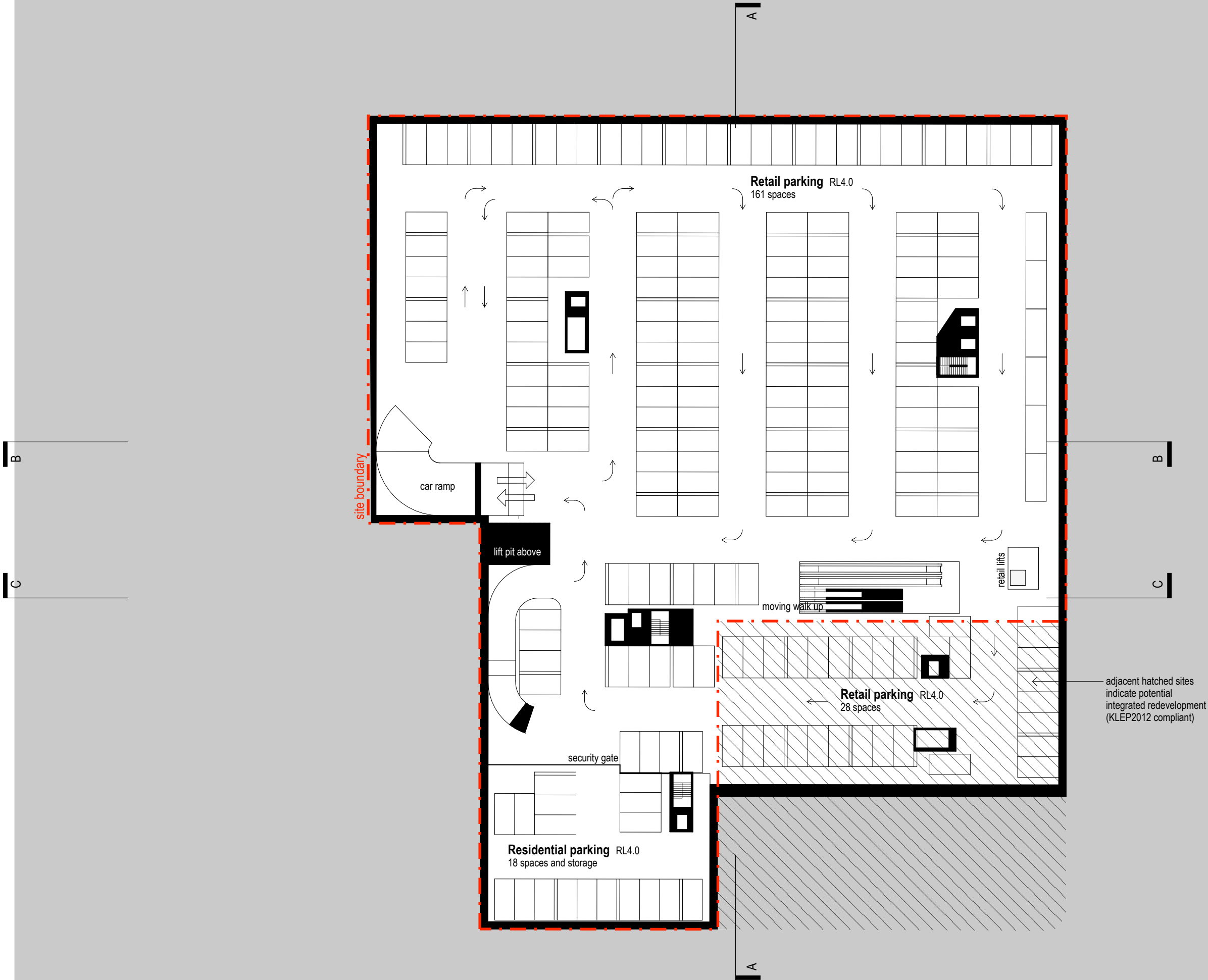
date
14/08/19

north

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

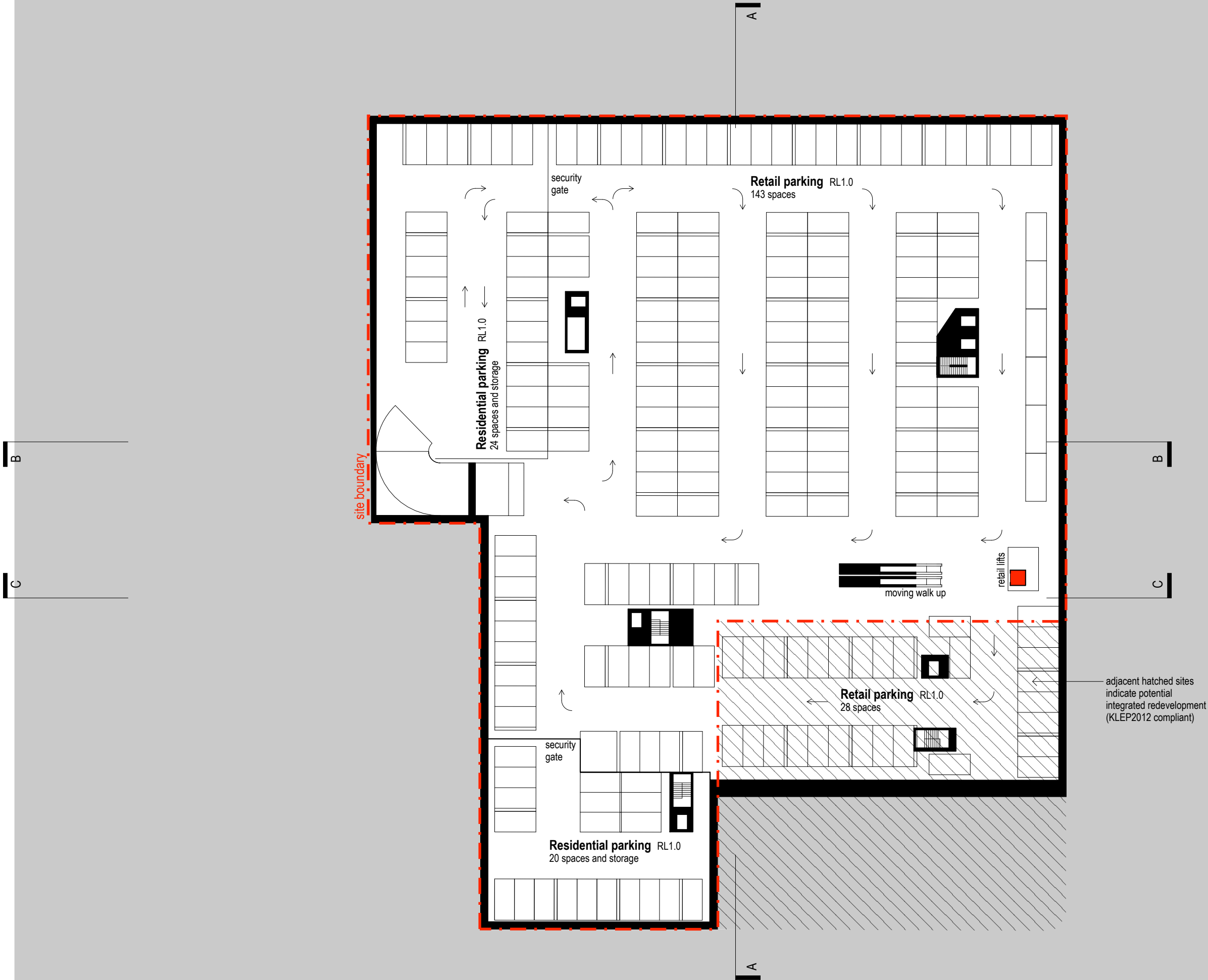


drawing title
**BASEMENT LEVEL 2
INDICATIVE PLAN**

drawing scale 1:500 at A3
date 14/08/19
north

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

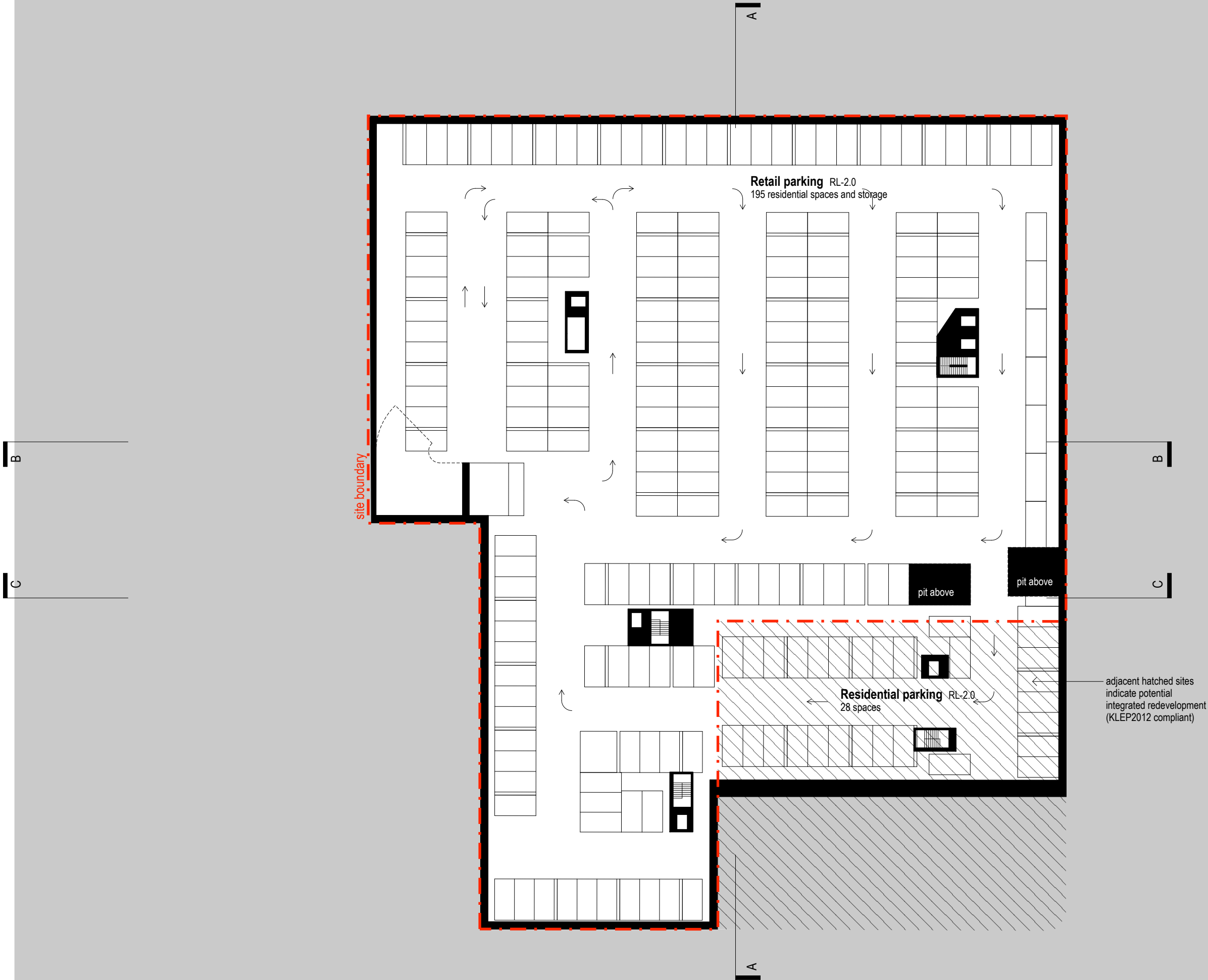


drawing title
**BASEMENT LEVEL 3
INDICATIVE PLAN**

drawing scale date north
1:500 at A3 14/08/19

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

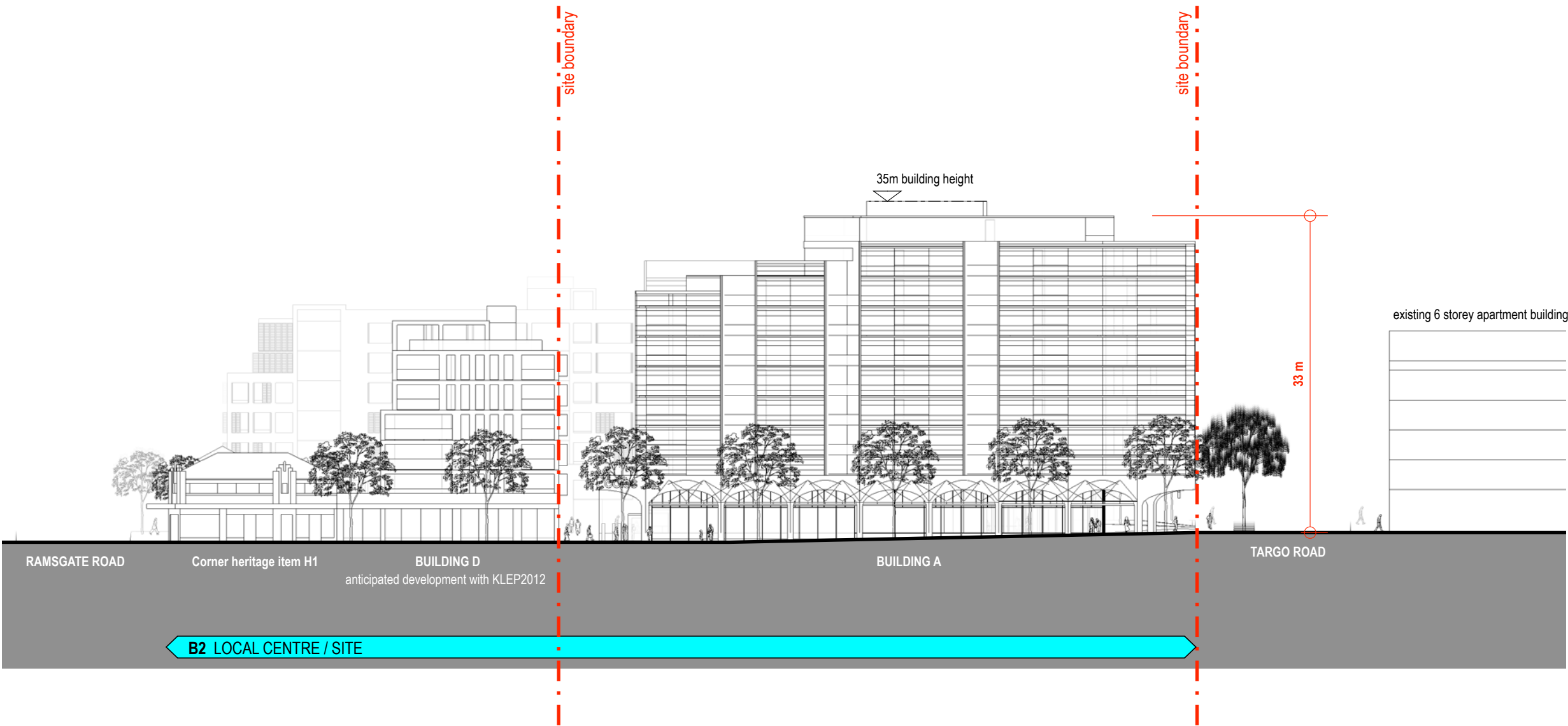


drawing title
**BASEMENT LEVEL 4
INDICATIVE PLAN**

drawing scale 1:500 at A3
date 14/08/19
north

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



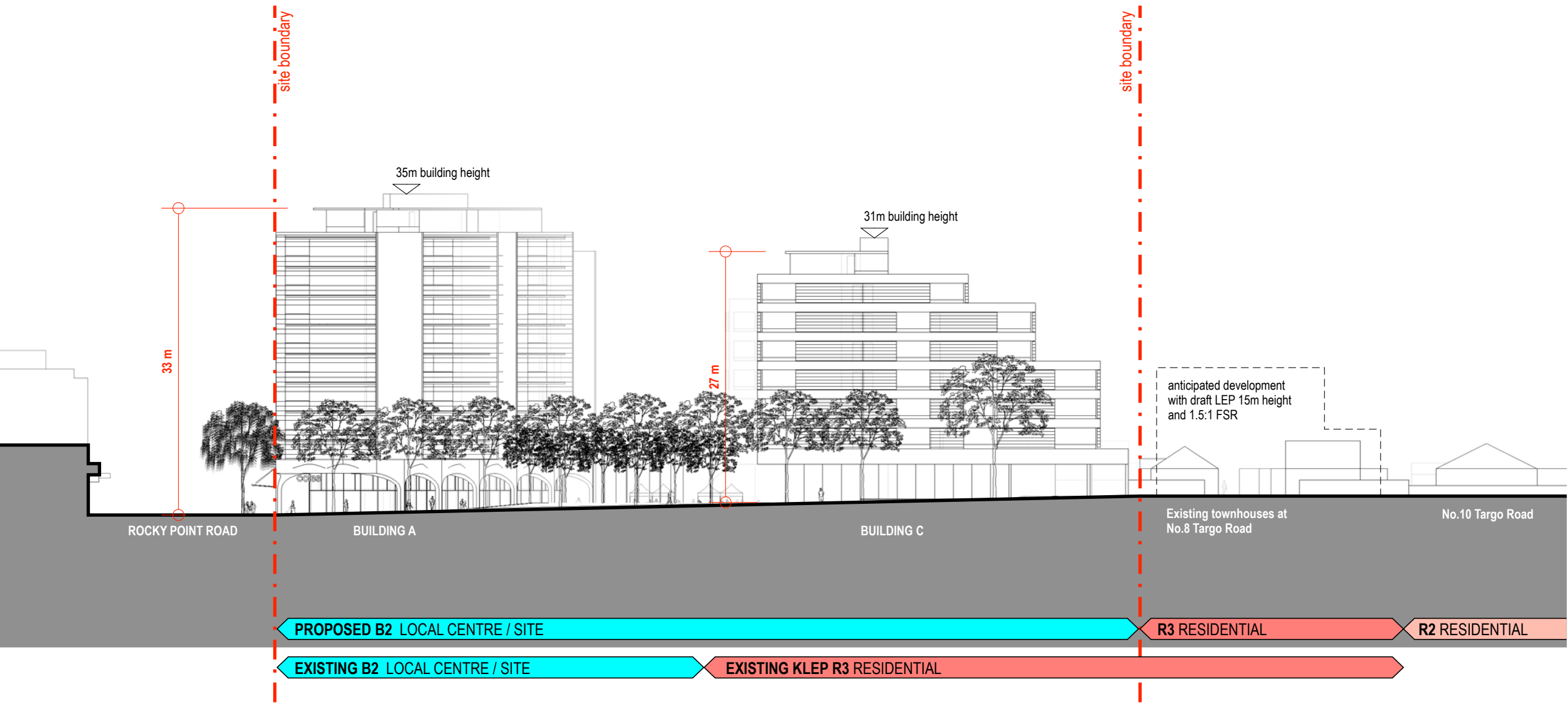
drawing title
**ROCKY POINT ROAD
STREET ELEVATION
INDICATIVE SCHEME**

drawing scale	date	north
1:500 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



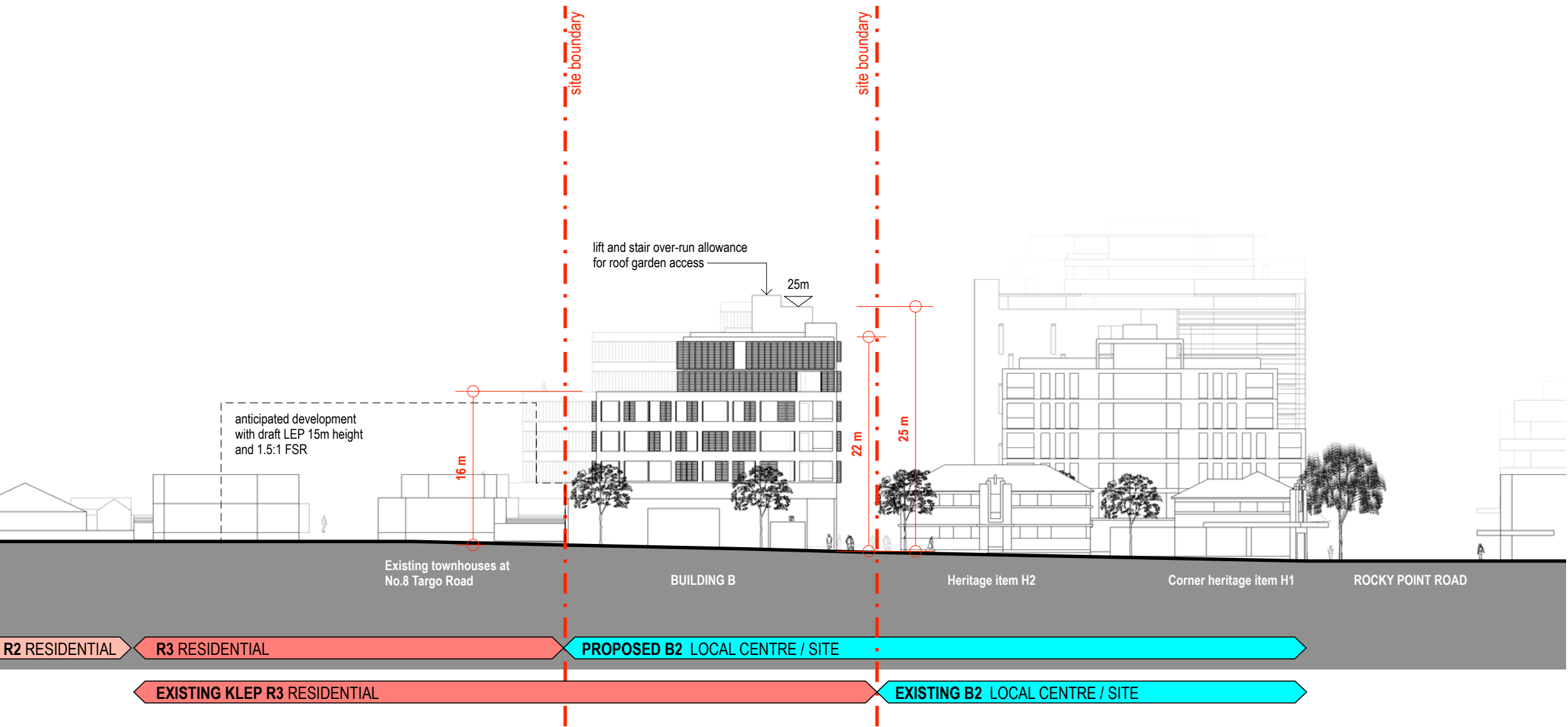
drawing title
TARGO ROAD
STREET ELEVATION
INDICATIVE SCHEME

drawing scale	date	north
1:500 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



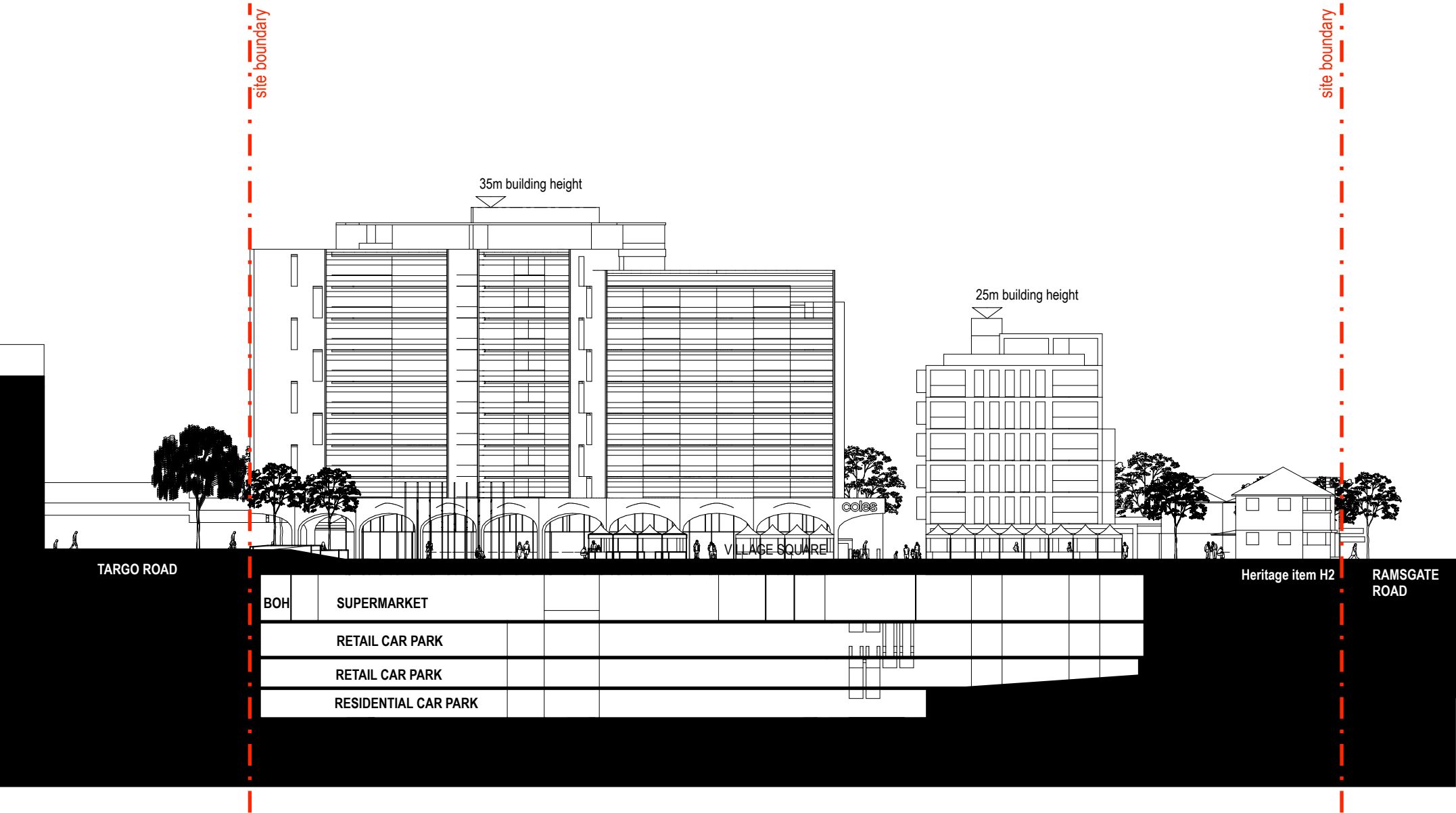
drawing title
**RAMSGATE ROAD
STREET ELEVATION
INDICATIVE SCHEME**

drawing scale	date	north
1:500 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



drawing title

INDICATIVE SECTION AA (RAMSGATE THROUGH SITE LINK)

drawing scale	date	north
1:500 at A3	14/08/19	

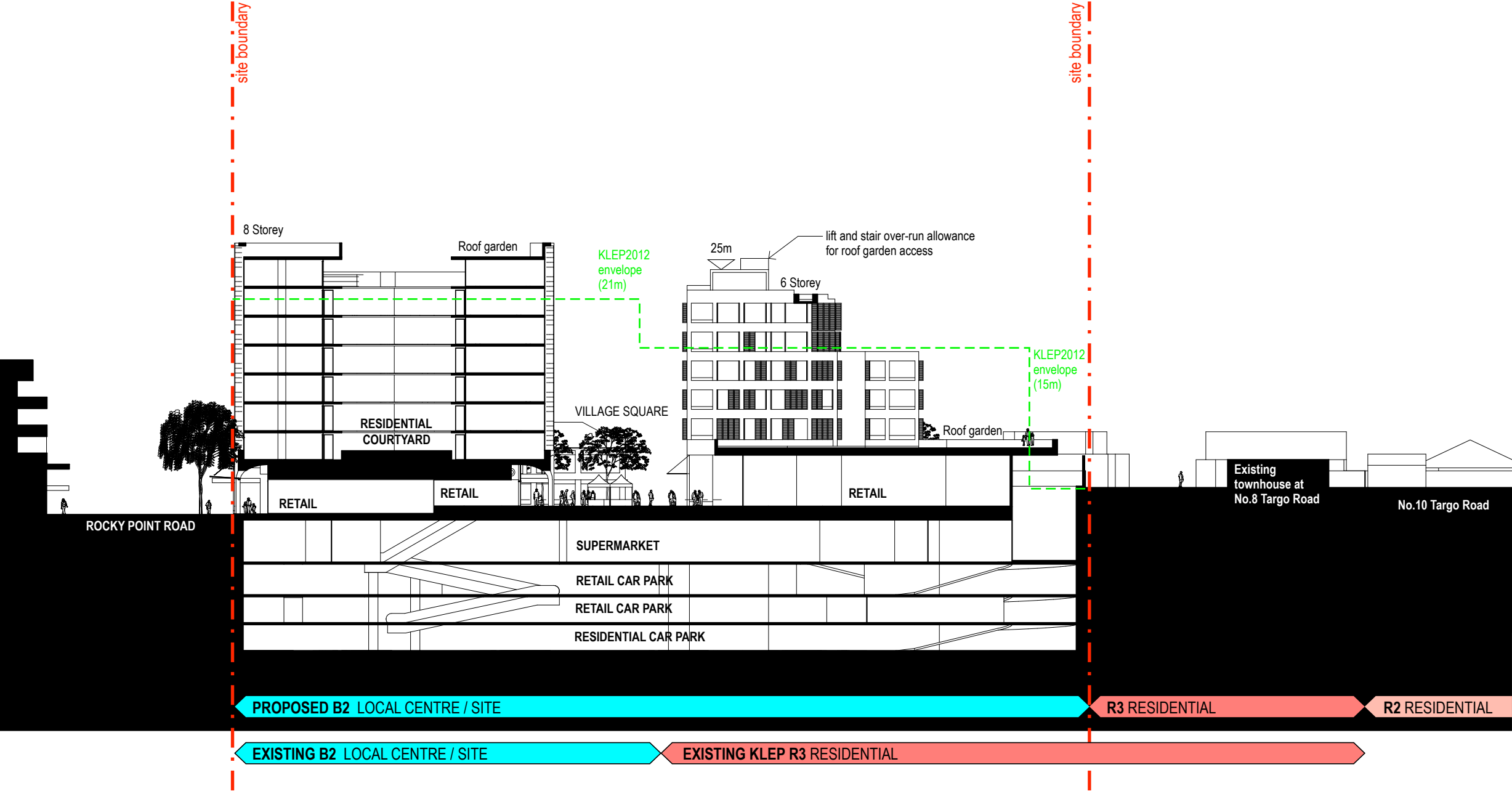
project

193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client

CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

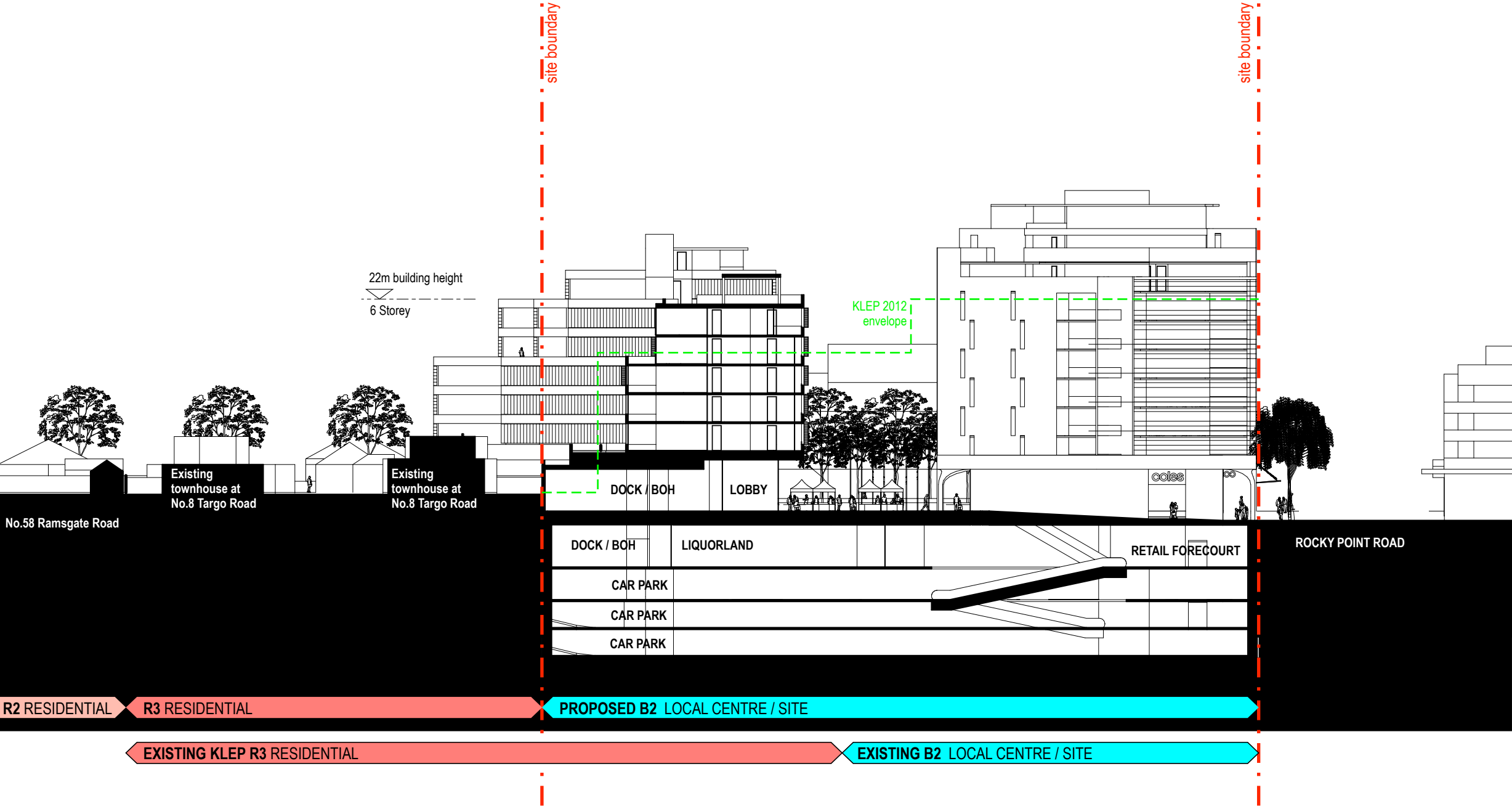


drawing title
INDICATIVE SECTION BB

drawing scale	date	north
1:500 at A3	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



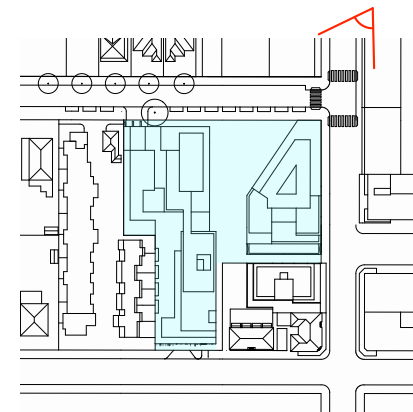
drawing title
MASSING SECTION CC
EXISTING NEIGHBOUR
CONDITION

drawing scale date north
1:500 at A3 14/08/19

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

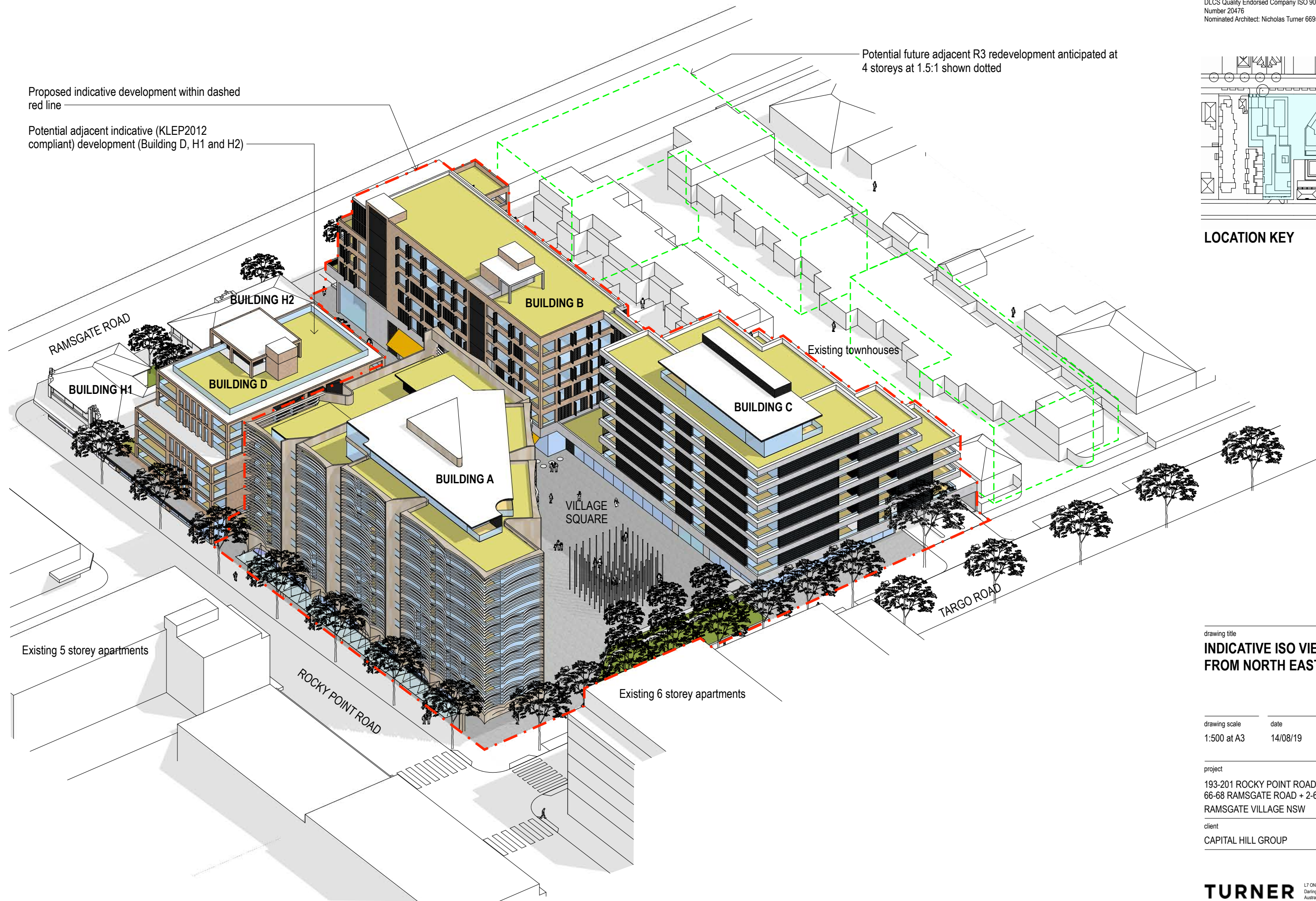


LOCATION KEY

Proposed indicative development within dashed red line

Potential adjacent indicative (KLEP2012 compliant) development (Building D, H1 and H2)

Potential future adjacent R3 redevelopment anticipated at 4 storeys at 1.5:1 shown dotted



drawing title

INDICATIVE ISO VIEW FROM NORTH EAST

drawing scale

1:500 at A3

date

14/08/19

north

project

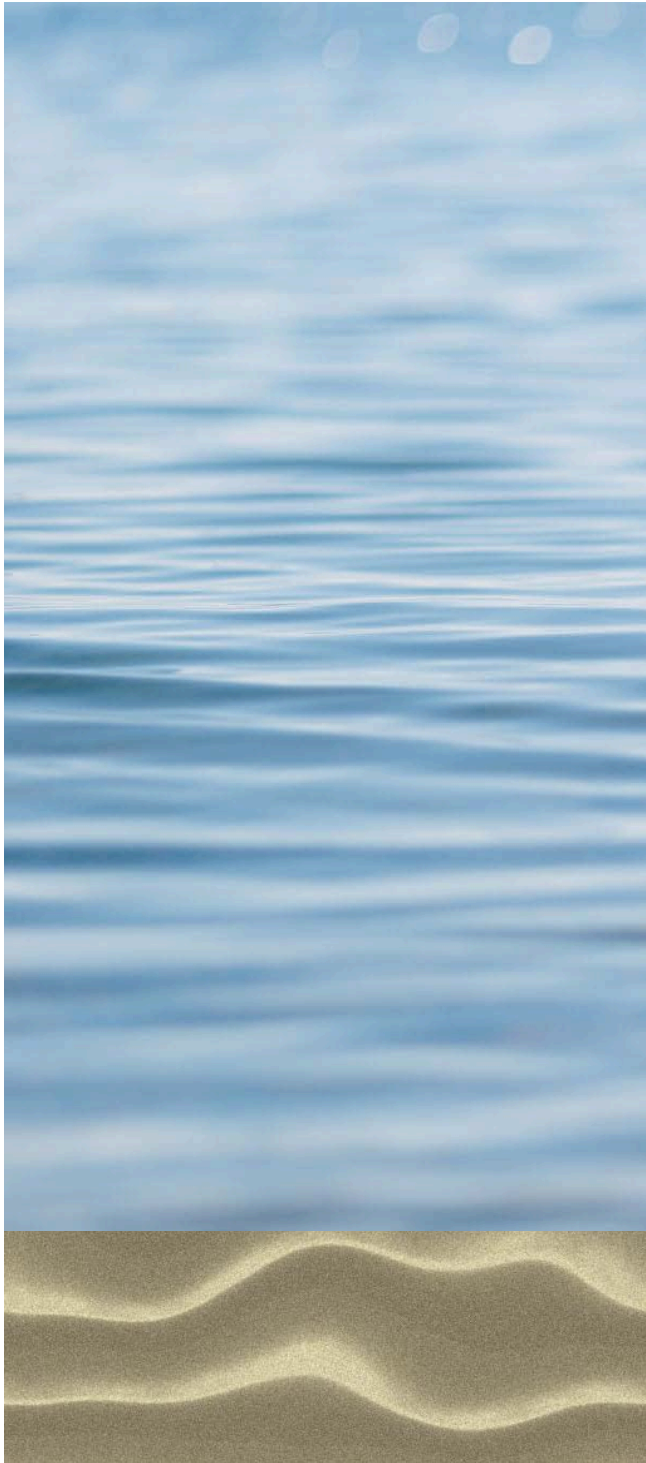
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client

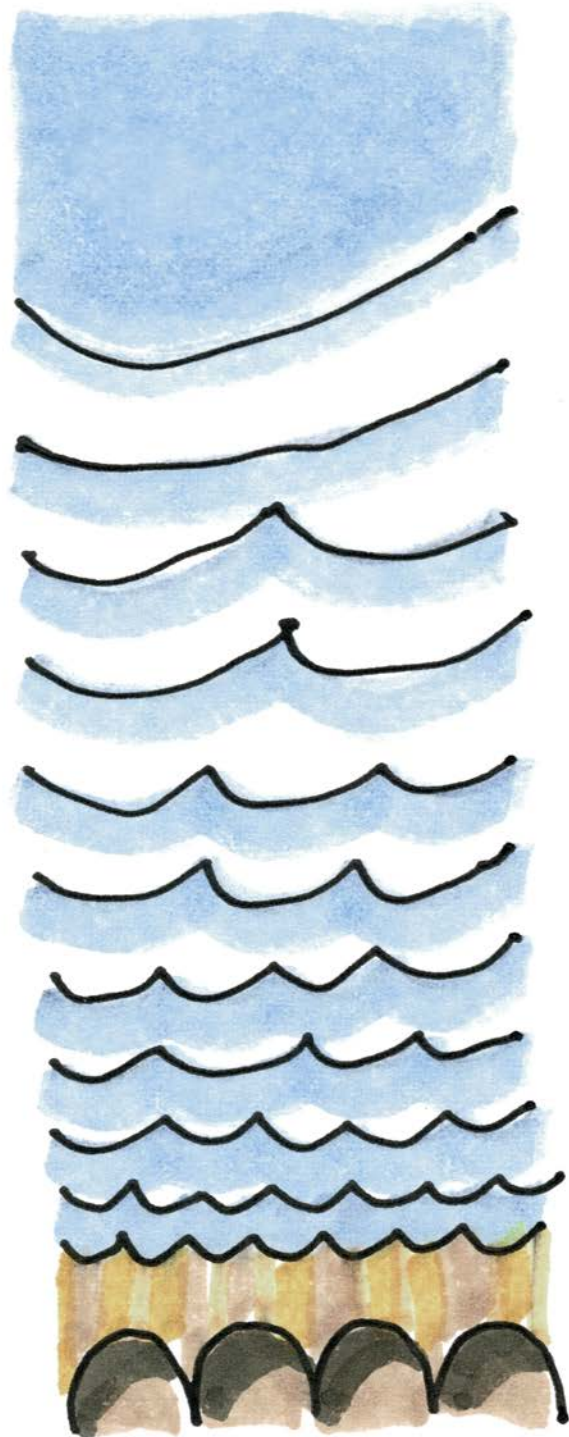
CAPITAL HILL GROUP

TURNER

L7 ONE Oxford Street
Darlinghurst NSW 2010
Australia
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



MATERIAL INSPIRATION



FACADE CONCEPT

SKY / HORIZON



SEA / WAVES
INTENSIFY
NEAR LAND

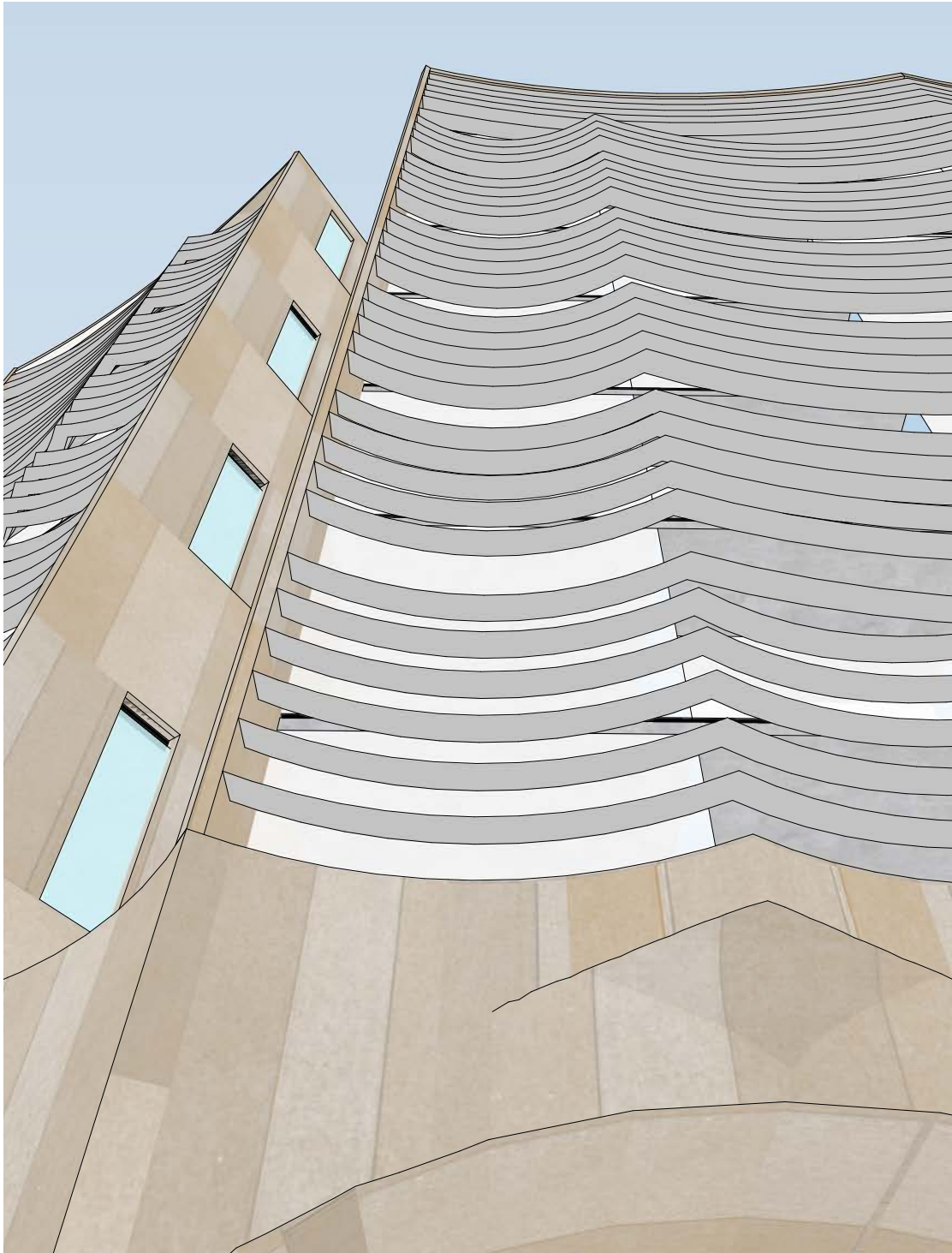


LAND / SAND

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

drawing title		
INDICATIVE FACADE CONCEPT		
drawing scale		
NTS	date	north
	14/08/19	
project		
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW		
client		
CAPITAL HILL GROUP		

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



INDICATIVE BUILDING A MATERIAL APPLICATION



BUILDING A INDICATIVE MATERIALS



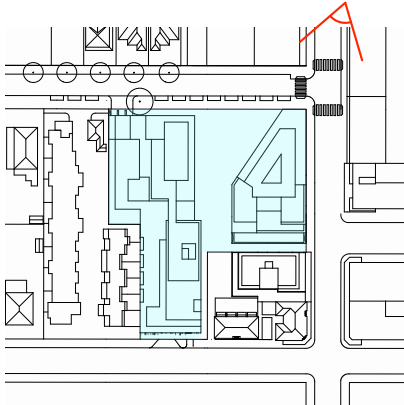
BUILDING B+C+D INDICATIVE MATERIALS

drawing title		
INDICATIVE MATERIAL PALETTE		
drawing scale	date	north
NTS	14/08/19	
project		
193-201 ROCKY POINT ROAD		
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD		
RAMSGATE VILLAGE NSW		
client		
CAPITAL HILL GROUP		



STREET VIEW FROM ROCKY POINT ROAD CNR WITH TARGO ROAD

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

drawing title
INDICATIVE PERSPECTIVE VIEWS

drawing scale	date	north
NTS	14/08/19	

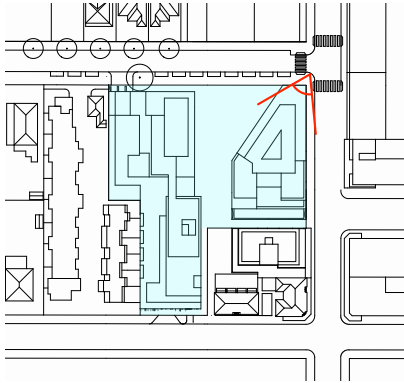
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



VIEW INTO SQUARE FROM TARGO ROAD

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

drawing title
INDICATIVE PERSPECTIVE VIEWS

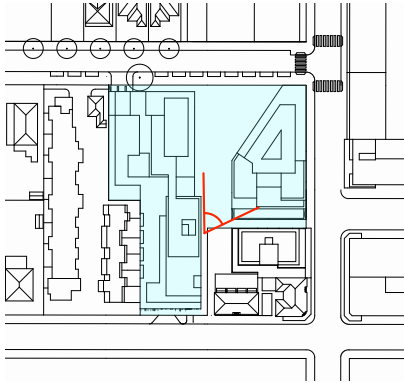
drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



VIEW OF SQUARE AND SUPERMARKET ENTRANCE

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

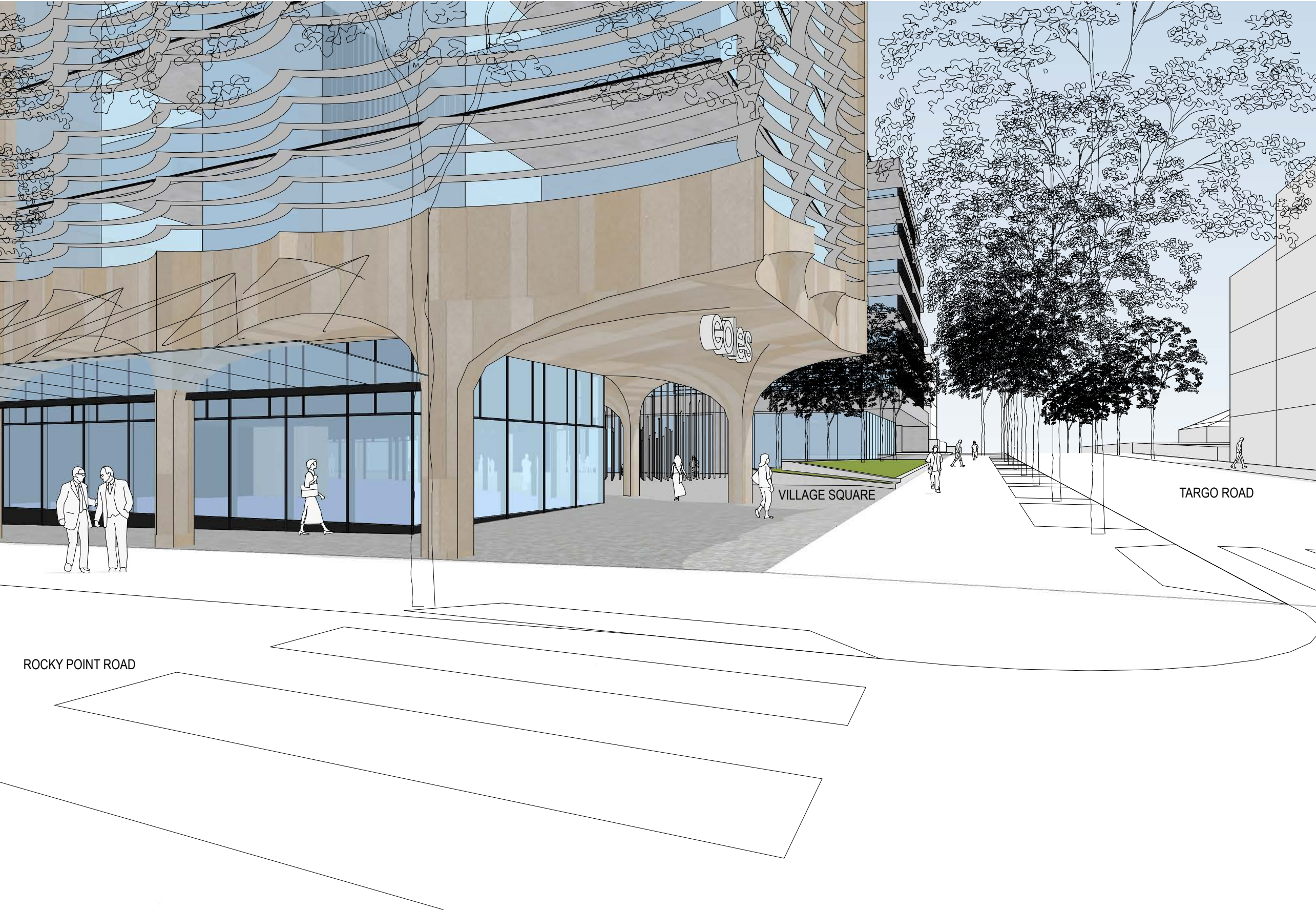


LOCATION KEY

drawing title
**INDICATIVE PERSPECTIVE
VIEWS**

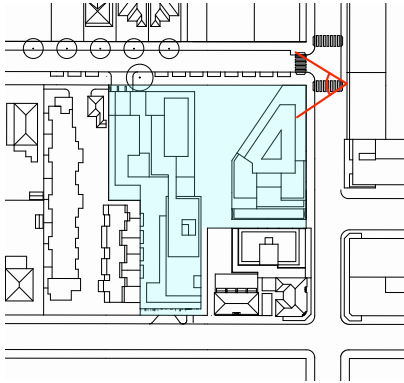
drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



STREET VIEW FROM ROCKY POINT ROAD CNR WITH TARGO ROAD

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

drawing title
INDICATIVE PERSPECTIVE VIEWS

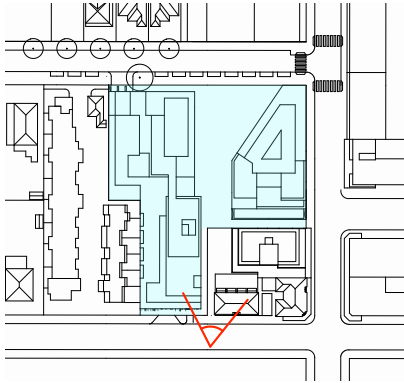
drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



STREET VIEW FROM RAMSGATE ROAD ALONG THROUGH SITE LINK

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

Proposal within red dashed-dotted line indicates potential for adjacent sites including the heritage buildings (203-219 Rocky Point Road)

Existing access easement to the rear of adjacent properties at 203-219 Rocky Point Road

drawing title
INDICATIVE PERSPECTIVE VIEWS

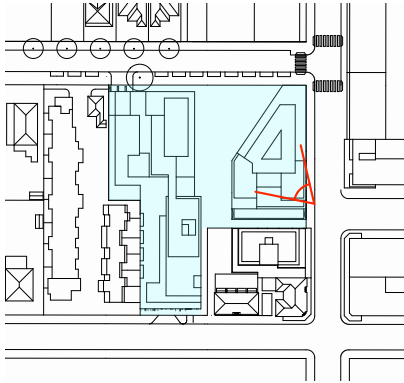
drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



VIEW INTO SQUARE FROM ROCKY POINT ROAD OPPOSITE DILLON STREET

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

drawing title
INDICATIVE PERSPECTIVE VIEWS

drawing scale	date	north
NTS	14/08/19	

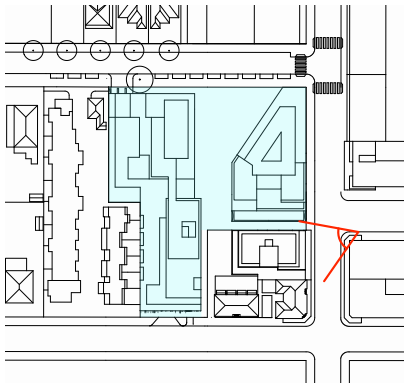
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



VIEW OF BUILDING D FROM JUNCTION OF DILLON STREET AND ROCKY POINT ROAD

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



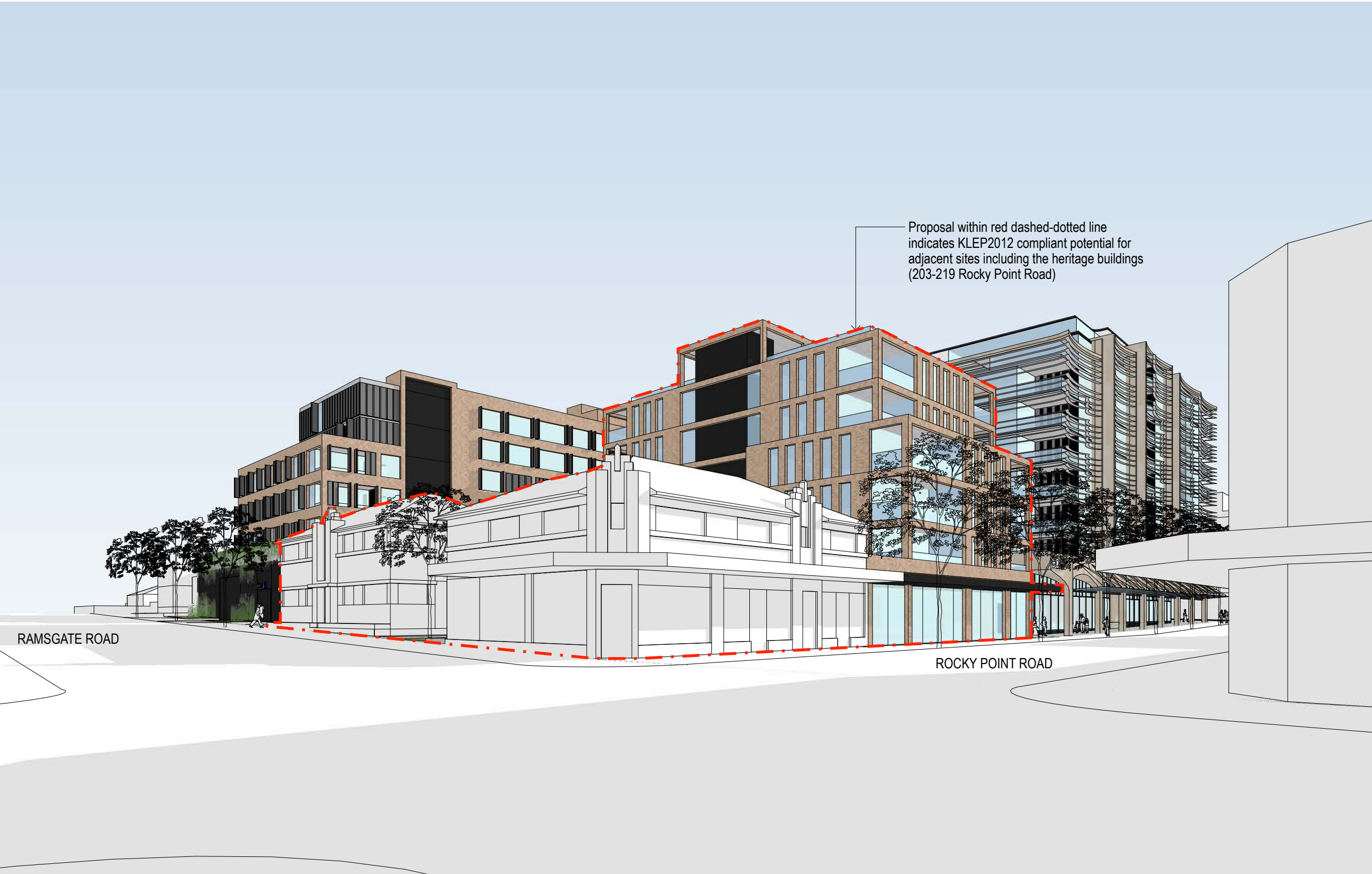
LOCATION KEY

Proposal within red dashed-dotted line indicates KLEP2012 compliant potential for adjacent sites including the heritage buildings (203-219 Rocky Point Road)

drawing title
INDICATIVE PERSPECTIVE VIEWS

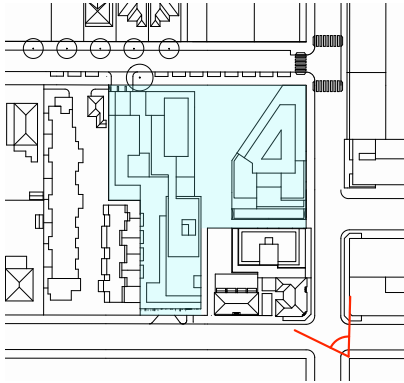
drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW
client
CAPITAL HILL GROUP



VIEW FROM CORNER OF ROCKY POINT ROAD AND RAMSGATE ROAD

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

drawing title
INDICATIVE PERSPECTIVE VIEWS

drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

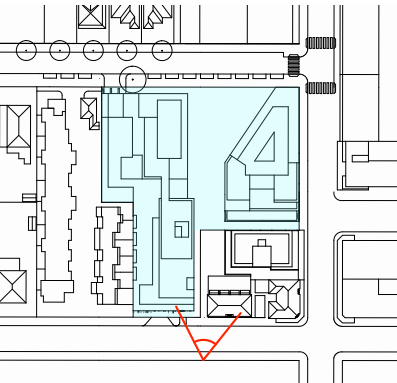
client
CAPITAL HILL GROUP



STREET VIEW FROM RAMSGATE ROAD ALONG THROUGH SITE LINK

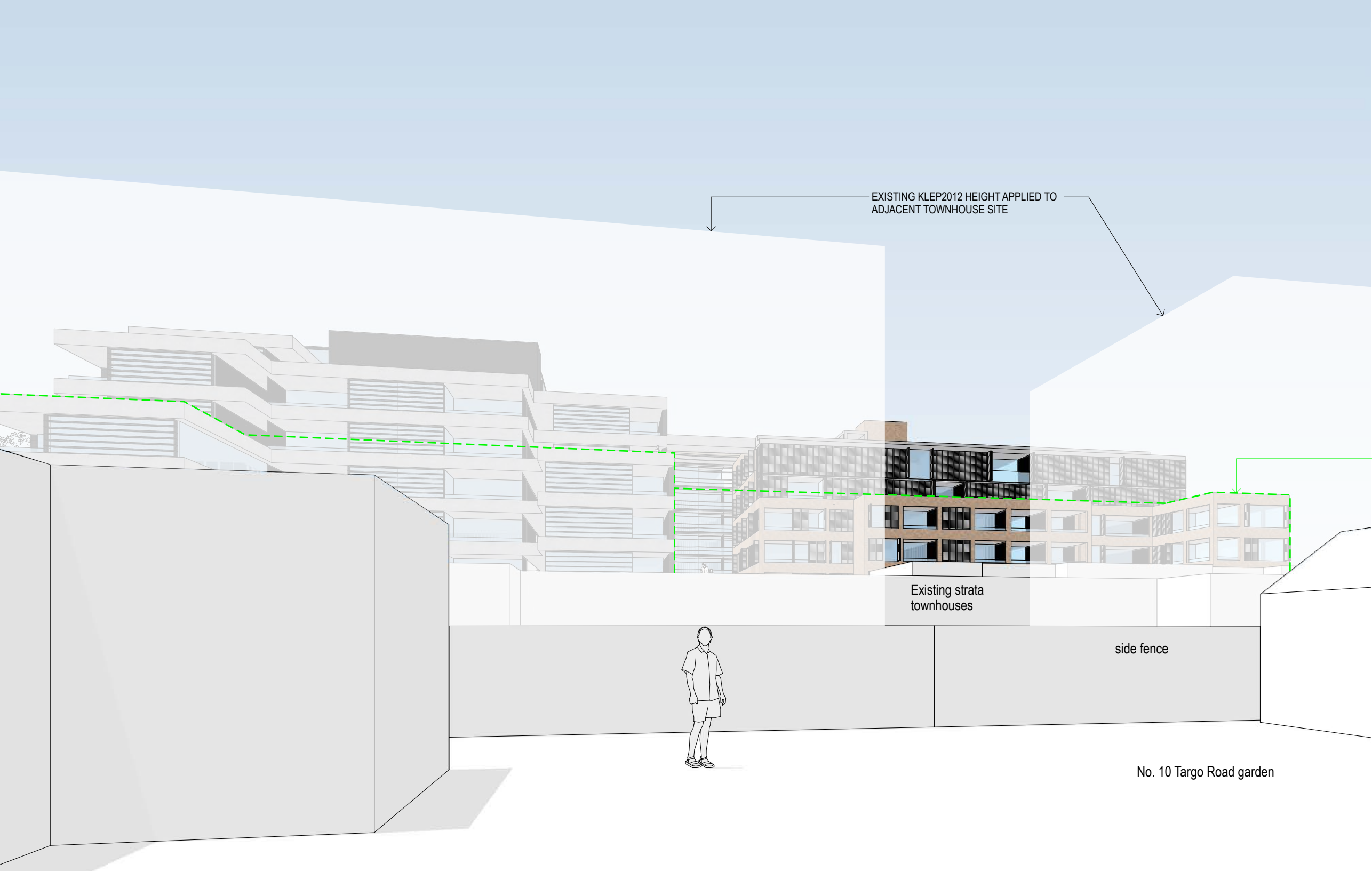
Proposal within red dashed-dotted line indicates KLEP2012 compliant potential for adjacent sites including the heritage buildings (203-219 Rocky Point Road)

Notes
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



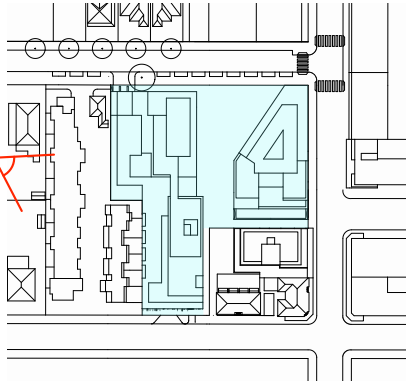
LOCATION KEY

drawing title		
INDICATIVE PERSPECTIVE VIEWS		
drawing scale		
NTS		
date		
14/08/19		
north		
project		
193-201 ROCKY POINT ROAD 66-68 RAMSGATE ROAD + 2-6 TARGO ROAD RAMSGATE VILLAGE NSW		
client		
CAPITAL HILL GROUP		



VIEW FROM No.10 TARGO ROAD PRIVATE OUTDOOR SPACE

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

EXISTING KLEP2012 HEIGHT APPLIED TO SUBJECT SITE

EXISTING KLEP2012 HEIGHT APPLIED TO ADJACENT TOWNHOUSE SITE

Existing strata townhouses

side fence

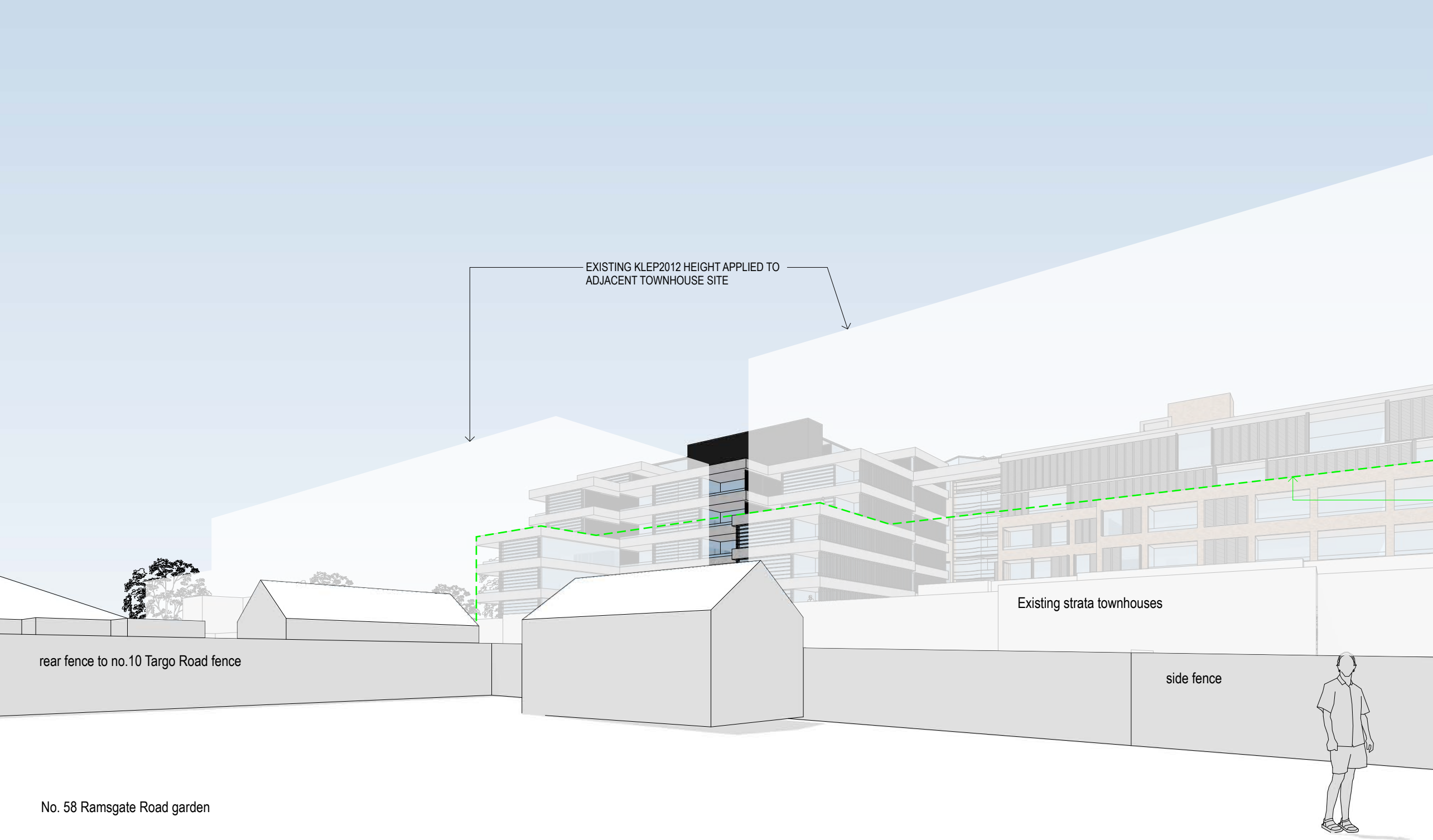
No. 10 Targo Road garden

drawing title
NEIGHBOUR IMPACT VIEW

drawing scale	date	north
NTS	14/08/19	

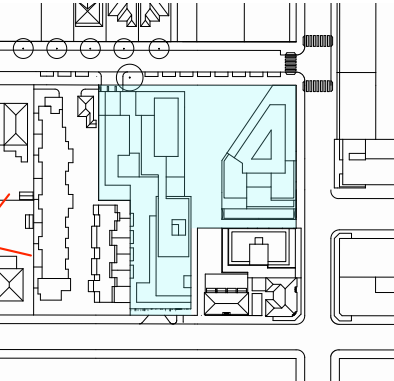
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



VIEW FROM No.58 RAMSGATE ROAD PRIVATE OUTDOOR SPACE

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

EXISTING KLEP2012 HEIGHT APPLIED TO SUBJECT SITE

drawing title
NEIGHBOUR IMPACT VIEW

drawing scale	date	north
NTS	14/08/19	

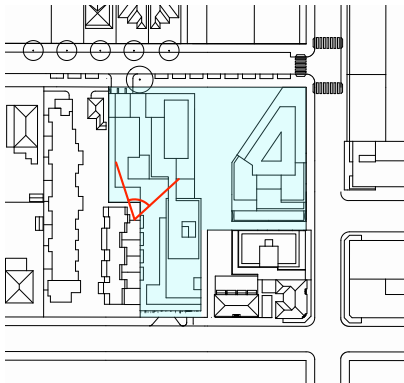
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



GARDEN VIEW LOOKING NORTH FROM 17/8 TARGO ROAD

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



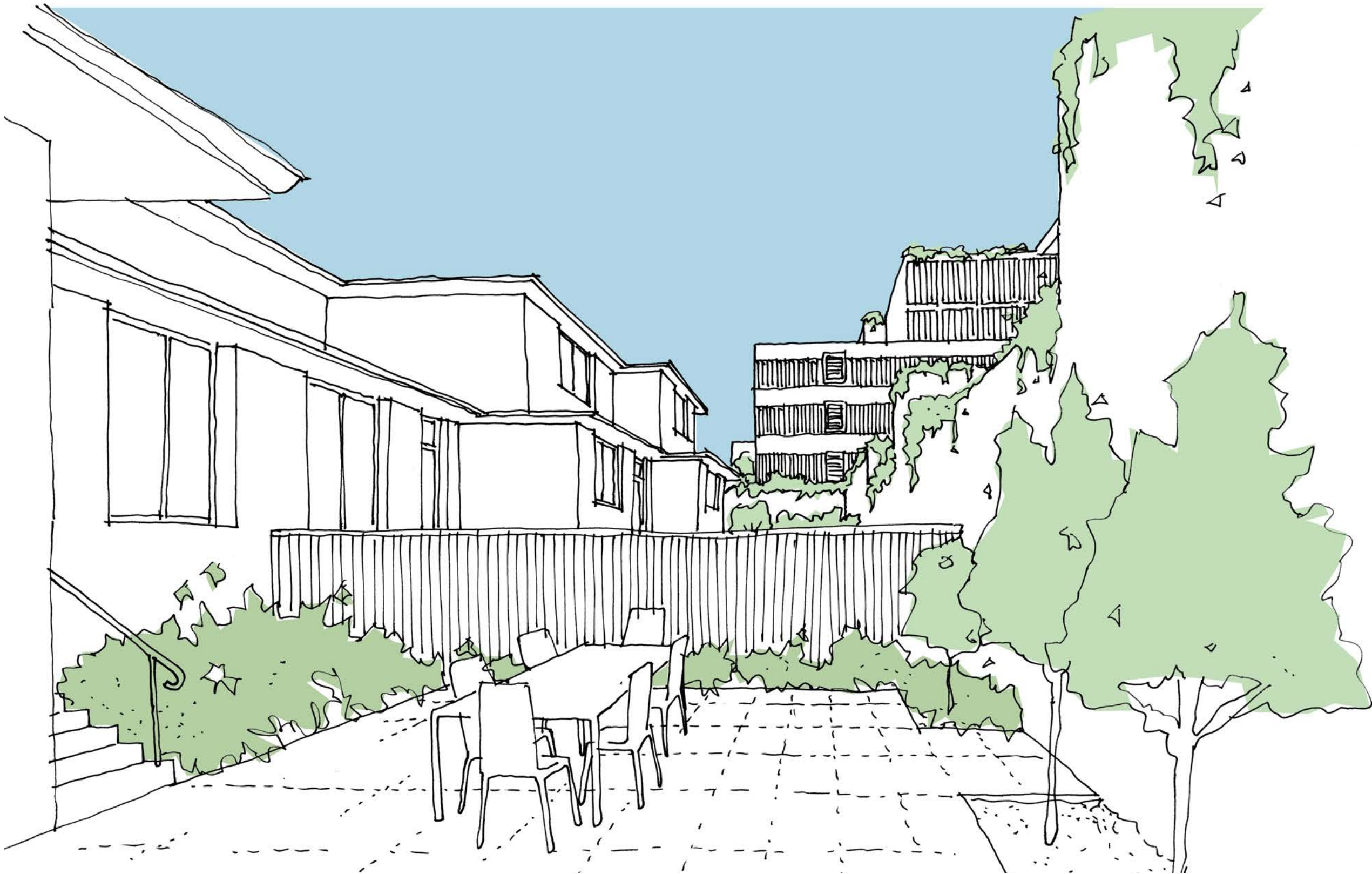
LOCATION KEY

drawing title
NEIGHBOUR IMPACT VIEW

drawing scale	date	north
NTS	14/08/19	

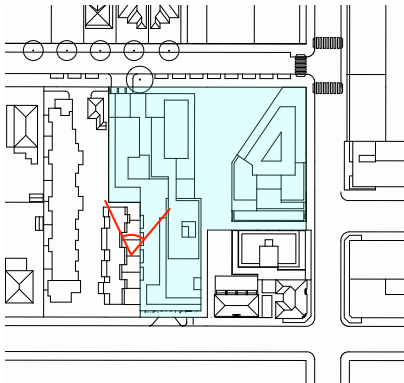
project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP



GARDEN VIEW LOOKING NORTH FROM 15/8 TARGO ROAD

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



LOCATION KEY

drawing title
NEIGHBOUR IMPACT VIEW

drawing scale	date	north
NTS	14/08/19	

project
193-201 ROCKY POINT ROAD
66-68 RAMSGATE ROAD + 2-6 TARGO ROAD
RAMSGATE VILLAGE NSW

client
CAPITAL HILL GROUP

VIEW INTO SQUARE FROM TARGO ROAD AND ROCKY POINT ROAD INTERSECTION





APARTMENT DESIGN GUIDE 07

APARTMENT DESIGN GUIDE SUMMARY

RAMSGATE VILLAGE

ADG Criteria	ADG benchmarks	RAMSGATE VILLAGE
Block planning Total Number of Apartments		197
% of naturally cross vented apartments	minimum 60%	61%
% of apartments receive min. 2 hours winter sun	minimum 70%	81%
% of apartments receiving no winter sun	maximum 15%	5%
Communal open space (sqm)	25% of site	35%
Deep soil zone area (sqm)	7% of site	0% *
Total Publicly Accessible Ground Floor opens space as % of site	N/A	35%

Notes:

* No deep soil on site. The supermarket requires all of the available footprint. Allowance for structural mature planting within square allowed within floor structure

Refer to indicative floor plans for cross ventilation and solar access to apartments

Building setbacks and separation distances are consistent with ADG

Principle 1

Design Quality

Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Proposal

The Site is bounded by Rocky Point Road to the east, Ramsgate Road to the south, Targo Road to the north and share a boundary with 8 Targo Road to the west.

The surrounding areas, currently, consist of a range of medium to large apartment developments, low scale retail/commercial and low scale residential. However, the anticipated future context based on the Kogarah LEP 2012 is for a B2 local centre with adjacent R3 medium density housing. This anticipates an increase in scale, height and density.

This is conceptually demonstrated in the proposed envelope which is one possible scenario under the above-mentioned plan.

The concept plan for the site responds to vision for the future context of a new Ramsgate Town Centre, by increasing its the retail offerings and housing options. The built form responds to the site’s prominence character, its transitioning edges and interface with surrounding residential areas.

Massing of the built form has been crafted to allow for transition while taller buildings define landmark town centre character of the town centre, within the core of the Precinct.

Street edges and public open square provide for an active street life. The proposed basement retail (including basement supermarket) allows a permeable ground plane to provide accessible active public space with good amenity.

Principle 2

Design Quality

Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms

of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Proposal

The site is located within an evolving urban area within the centre of Ramsgate. The proposed urban form is consistent with state and local government policies on the location of denser, urban infill development close to future transport and employment areas.

The placement of taller building mass has been with a view to minimise shadow and visual impacts to the neighbouring properties while the proposed lower bar buildings allow for a stepped transition to the adjoining lower scaled existing residential buildings to the to the west and to the heritage buildings on the corner of the site to the south. The taller built form marks a civic corner at the junction of Rocky Point Road and Targo Road marking an entrance into the new public square.

The concept plan has generally aligned buildings either side of a north/south public square that allows greater solar access, site permeability and high quality of open space. The buildings are separated and defined by varying heights that transition towards the south and west. Building A is primarily 9 storeys on the civic north east corner with a setback 10 storey roof pavilion. This building transitions to 7 storeys to the south. Building B to the south west corner is primarily 6 storeys with a 4 storey edge facing the existing townhouses. Building C to the north west corner is primarily 7 storeys with an 8 storey setback roof pavilion with a 4 storey edge facing the existing townhouses. Building D (potential adjoining development) is a 6 storey building with a 4 storey setback to the street and interface to the 2 storey heritage buildings.

The concept plan provides strong street defining built edges with clear, legible and consistent street-walls whilst maintaining a fine grain interface to reflect the characteristics of these streets.

Principle 3

Design Quality

Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

Proposal

The concept plan provides a higher level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

The current concept allows for 197 apartment dwellings which is considered appropriate and consistent with the anticipated population growth for the area.

This is supplemented by a further 6,847sqm of non-residential floor area to allow for retail, supermarket, commercial and community uses to support employment within the town centre of Ramsgate.

Principle 4

Design Quality

Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight

for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

Proposal

The scheme provides a good level of natural cross ventilation and sunlight access to apartments.

Overall 61% of apartments are naturally cross ventilated and 81% receive 2 hours of sun during winter.

The development will seek to recycle and reuse materials and waste throughout the construction process and use sustainable materials where possible. In addition, the principles of transit orientated development (TOD) also apply, as reflected in State Government planning policy of the ‘30-minute city’ whereby increased housing densities are provided in closer accessibility to employment, recreation, health and education facilities.

Principle 5

Design Quality

Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood management.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long-term management.

Proposal

The design recognises the interaction of the landscape and buildings through provisions of communal open spaces over podium and landscaped plaza and through-site-link to increase amenity for residents as well as visitors to the site.

Rooftop communal garden areas are provided that allow generous planting to provide a high level of amenity, shelter, increased bio-diversity, water sensitive urban design approach and urban heat island mitigation. This structured deep soil approach on podiums and rooftops is to offset the lack of natural deep soil due to the required footprint of the basement retail.

The building alignment to communal open spaces will provide passive surveillance and the ground level retail will encourage greater active use of the public domain, through site links and landscaped spaces.

Principle 6

Design Quality

Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

Proposal

The concept plan proposal provides a greater level of amenity for both building occupants and ground level users.

A better connected and sequence of internal spaces provide a focus community uses supported by retail and commercial uses.

A stronger street legibility that is activated by built form encourages greater use. In turn, the local streets will provide a place of pride and delight for the local community. The outlook afforded by proposed occupants will be added to through the stepping down of built form towards the west.

Principle 7

Design Quality

Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

Proposal

The proposed concept plan retains active interface on all street sides by retail uses to allow for greater passive surveillance. The public square is engaged and connected to the surrounding streets and forms part of the precinct-wide network of pedestrian connections.

The proposal is also consistent with Crime Prevention Through Environmental Design (CPTED) and optimises the safety of the public domain.

Principle 8

Design Quality

Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

Proposal

The proposed mixed-use activity of the site offers the broader and surrounding community increased opportunity for social interaction.

Items such as housing diversity will meet DCP and SEPP 65 requirements to provide a development that provides opportunity for a mix of household types, sizes, mix and affordability ranges.

Principle 9

Design Quality

Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Proposal

The concept plan is derived from site analysis which specifically defines a new urban pattern, built-form, orientation, street edge definition and building interface. A key driver has been the articulation of a new higher density residential neighbourhood within Ramsgate’s centre, currently a low scale traditional urban centre.

The concept provides the opportunity for a range of architectural expressions as well as the palette of materials of the surrounding area.

A key component of the concept has been the arrangement of buildings across the site which enables the opportunity to place building mass along the primary street edges of the site, whilst scaling the heights down to interface with adjoining residences along Targo Road and the heritage items on the corner of Rocky Point Road and Ramsgate Road.

SEPP 65 _ Apartment Design Guide Assessment _ Key criteria

Part	Page	Recommendation	Current
2E	35	10-18m wide buildings (glass to glass).	YES with qualifications <i>The proposed building envelopes allow for flexibility in the planning of the future tower internal layout.</i> <i>The indicative floorplan of Building A is a courtyard typology that allows central cross ventilation.</i> <i>Building B is a U shaped form that steps in section so that additional corners are formed to ensure natural cross ventilation is achieved.</i> <i>The indicative floorplans included in this submission illustrate excellent compliance with solar and natural cross ventilation.</i>
2F	37	Distance between buildings: Up to 4 storeys (approximately 12m) 12m between habitable / balconies 9m habitable / balconies to non-habitable 6m non-habitable to non-habitable 5 to 8 storeys (approximately 25m) 18m between habitable / balconies 12m habitable / balconies to non-habitable 9m non-habitable to non-habitable 9 storeys and above (over 25m) 24m between habitable rooms / balconies 18m habitable and non-habitable rooms 12m non-habitable to non-habitable	YES with qualifications <i>The proposed building envelopes comply with the separation distances, with the exception:</i> <i>Between buildings B and C. Here there is 9m separation between 6 storey buildings which can be managed through appropriate aligned screening</i> <i>Between Building A and D. Here there is 9m separation between 6 storey buildings which can be managed through appropriate aligned screening or angled windows.</i>
2H	49	Side and rear setbacks are to be appropriate to the context and should assist in achieving amenity, especially adequate daylight.	YES Refer to the architect's drawings which show compliance with setbacks.
3D	55	Communal open space to be 25% of site area.	YES <i>The site has a total area of 7,116sqm.</i> <i>The communal open spaces have a total of 2,520sqm which is 35% of the site area. The whole site has a potential for additional 3,150sqm of public open space (35% of total site area)</i>
3E	61	Minimum 25% open space area to be deep planting.	NO <i>The provision of basement supermarket and retail parking makes this target impossible. There are opportunities to create deep structured planting for trees in the public domain and areas of roof top planting for communal gardens.</i>
4A	79	70% of units to receive minimum 2 hours of direct sunlight in winter to living rooms and private open spaces.	YES The design is indicative at this stage, however the indicative plans allow for greater than 70% compliance
4B	85	60% of units to be naturally cross-ventilated in the first 9 storeys of the building.	YES The design is indicative at this stage, however the illustrative plans allow for greater than 60% natural cross ventilation.
4C	87	2.7m min ceiling height in habitable areas.	YES 3.1m floor to floor, therefore 2.7m is achievable to ceilings.
4C	87	2.4m ceiling height in non-habitable.	YES 3.1m floor to floor, therefore 2.4m is achievable to ceilings.
4D	89	8m max to rear of kitchen from glass.	YES The internal layouts of the apartments have not been designed at this stage. The proposal allows for this requirement to be provided.
4D	89	8m maximum depth to single aspect units.	YES The internal layouts of the apartments have not been designed at this stage. The proposal allows for this requirement to be provided.
4E	93	Private courtyards to be minimum 3m deep and minimum 15 sqm.	YES The proposal allows for this requirement to be provided.
4E	93	2m min balcony width, unless furniture layout can be demonstrated.	YES The internal layouts of the apartments have not been designed at this stage. The proposal allows for this requirement to be provided.
4F	97	1. The maximum number of apartments off a circulation core on a single level is 8. Where this design criteria is not achieved, no more than 12 apartments should be off a circulation core on a single level.	YES Buildings B and D have no more than 5 apartments off a single core. Building C has 11 apartments off a single core to minimise core impact on supermarket floor plate below. NO <i>Building A has 13 apartments off a single core to minimise impact on supermarket floor plate below. This is mitigated by a large central courtyard atrium that allows generous natural light and opportunity for natural cross ventilation</i>
4F	97	Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	YES The proposal allows for this requirement to be provided.
4G	101	Storage provision – 1 bed: 6 cu m; 2 bed: 8 cu m; 3 bed: 10 cu m. Minimum 50% within unit.	YES The internal layouts of the apartments have not been designed at this stage.

SUMMARY OF STATISTICS 08

DEVELOPMENT SCHEDULE

RAMSGATE VILLAGE

Date: 14/08/2019

LEVEL	BUILDINGS A, B and C						ADG KEY CRITERIA						RES GFA	NON RESIDENTIAL GFA					PARKING (indicative)			
	Studio 40sqm	1 bed 52sqm	1 Bed + 56sqm	2 Bed 76sqm	2 Bed + 80sqm	3 Bed 100sqm	Total Apts	Res NSA sqm	Cross Vent	Winter solar	No Winter solar	Communal rooftop area sqm		Supermarket GFA incl Liquor+BOH	Retail/ Shops	Specialty Retail/Café/ Restaurant	Medical Suites	Community space	Commercial	Res cars	Retail cars	
Roof									min 60%	min 70%	max 15%	min 25% site										
Level 9						3	3	294		3			342									
Level 8		4		2	1	1	8	538	5	7		175	626									
Level 7		6	1	4	1	1	13	850	8	13			989									
Level 6		7		10	1		18	1204	13	16		985	1400									
Level 5		10		15	1	2	28	1936	18	25			2252									
Level 4		10		15	1	2	28	1936	18	24		120	2252									
Level 3		13	1	15	1	3	33	2246	19	24	2		2612									
Level 2		13	1	15	1	3	33	2246	19	24	3		2612									
Level 1		13	1	15	1	3	33	2246	19	24	4	1240	2612									
Ground													84		1440	500	130	97				
Basement 1													4680									
Basement 2																			18	161		
Basement 3																			44	143		
Basement 4																			195			
Total no. apts up to 9 storeys							194															
	0	76	4	91	8	18																
Totals			80			99	18	197	13496	119	160	9	2520	15780	4680	1440	500	130	97	0	257	304
%			40.6%			50.3%	9.1%	85.5%	61.3%	81.2%	4.6%	35.4%										
														TOTAL GFA								22627
														SITE AREA								7116
														FSR								3.2 :1 FSR
														FSR (without supermarket)								2.5 :1 FSR

PUBLIC BENEFITS 09



Proposed public benefits

- VILLAGE SQUARE
- COMMUNITY SPACE
- PUBLIC ART
- THROUGH SITE LINKS
- PUBLIC TOILET FACILITIES
- ADDITIONAL CAR PARKING
- PUBLIC WI-FI
- PUBLIC DOMAIN UPGRADES
- NEW STREET TREES
- ROAD NETWORK UPGRADES

Other public benefits?

- STREETScape IMPROVEMENTS
- MEDICAL CENTRE
- UNDERGROUND SERVICES
- ADDITIONAL TRAFFIC MANAGEMENT



TURNER

ETHOS URBAN

CAPITAL HILL GROUP / GRESHAM