

## Rezoning Review Briefing Report – PP-2021-6179

**193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate (known as Ramsgate Village) - (176 residential units; Approximately 307 jobs during construction and 376 ongoing jobs)**

Element	Description
Date of request	23 June 2022 (Adequate on 14 July 2022)
Department ref. no	PP-2021-6179 & RR-2022-22
LGA	Georges River Local Government Area
LEP to be amended	Georges River Local Environmental Plan 2021
Address	193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate (known as Ramsgate Village)
Reason for review	<input type="checkbox"/> Council notified the proponent it will not support the proposed amendment <input checked="" type="checkbox"/> Council failed to indicate support for the proposal within 90 days
Has council nominated PPA role	Council has advised that it will not be accepting the PPA role as Council owns land within the site that is covered by the planning proposal.
Consultation	The proponent has undertaken consultation with Council and Transport for NSW.
Brief overview of the timeframe/progress of the planning proposal	<p>The following provides a summary of the key events relating to the proposal.</p> <ul style="list-style-type: none"><li><b>15 October 2021:</b> Planning proposal lodged with Georges River Council (Council).</li><li><b>29 November 2021:</b> WSP (independent Consultants on behalf of Council) provided preliminary feedback on the planning proposal to Council.</li><li><b>1 February 2022:</b> Transport for NSW (TfNSW) provided detailed comments on the planning proposal to Council.</li><li><b>4 March 2022:</b> Meeting held between Council officers, WSP, the proponent and project team to discuss the planning proposal.</li><li><b>18 March 2022:</b> Proponent received feedback from WSP on the proposal</li><li><b>14 June 2022:</b> Proponent submitted updated planning proposal package to Council. The updates seek to address matters raised by key stakeholders during the post-lodgement stage.</li><li><b>23 June 2022:</b> Rezoning review request lodged with the Department. The proponent is seeking a rezoning review as Georges River Council has failed to indicate its support for the planning proposal within 90 days of its lodgement.</li></ul>

Element	Description
	<ul style="list-style-type: none"> <li><b>8 July 2022:</b> Proponent wrote to Department requesting appointment of alternative PPA.</li> <li><b>14 July 2022:</b> Department considered the proposal adequate for Panel's consideration.</li> <li><b>18 July 2022:</b> Department wrote to Council advising of rezoning review request and seeking its comments on the proposal.</li> <li><b>8 August 2022:</b> Council submitted comments to Department regarding the proposal.</li> </ul> <p>Further background information and planning proposal history is included in <b>Attachment E</b> of this report.</p>
Department contact:	Claire Mirow, Senior Planning Officer, (02) 9274 6472

## Planning Proposal

Table 1. Overview of planning proposal

Element	Description
Site Area	6,881m <sup>2</sup> (15 allotments)
Site description	<p><u>Site location</u></p> <p>The site is located at 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Beverley Park (Ramsgate Village), at the eastern edge of Georges River LGA and interface between the South and Eastern City Districts.</p> <p>The site is bound by Targo Road <b>to the north</b>; Ramsgate Road <b>to the south</b>; Rocky Point Road (a classified State road) <b>to the east</b>, mixed uses including local heritage listed 'shops', and residential flat building <b>to the east and south</b> and 1-2 storey townhouses <b>to the south and west</b> (Refer to <b>Figure 1</b>).</p> <p>The site is currently occupied by a range of developments and uses, including 2 to 4 storey mixed use developments containing ground floor retail and commercial/residential uses above, an at-grade car park and 1-3 storey detached dwellings. (Refer to <b>Figure 1</b>).</p>
Proposal summary	<p>The planning proposal seeks various amendments to the Georges River Local Environmental Plan 2021 to enable the redevelopment of the site for number of uses, including a large format supermarket, new public open space, 176 apartments, retail space and car parking to support the development.</p> <p>The Planning proposal and supporting documentation can be found in <b>Attachment 1</b>.</p>

# Rezoning Review – Briefing Report

PP-2021-6179 & RR-2022-22

Element	Description
Relevant State and Local Planning Policies, Instruments	<ul style="list-style-type: none"><li>• Greater Sydney Region Plan: <i>A Metropolis of Three Cities</i></li><li>• South District Plan</li><li>• Future Transport Strategy 2056</li><li>• Georges River LSPS 2040 - Local Strategic Planning Statement (February 2020)</li><li>• The Plan: Working together for a better future – Community Strategic Plan 2022-2032 (June 2022)</li><li>• Georges River Council – Local Housing Strategy (August 2020)</li><li>• Local Planning Directions - Section 9.1 Directions</li><li>• State Environmental Planning Policy Transport and Infrastructure 2021</li><li>• State Environmental Planning Policy Resilience and Hazards 2021</li><li>• State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</li></ul>



**Figure 1. Subject site** (Source: Nearmap, July 2022)

(Refer to site location and context maps in **Attachment 2**)

The planning proposal seeks to amend the Georges River LEP 2021 as per the changes below.

**Table 2. Current and proposed controls**

Control	Current	Proposed
<b>Zone</b>	Part B2 Local Centre Part R4 High Density Residential (Refer to <b>Figure 1 in Attachment 4</b> )	B2 Local Centre (Refer to <b>Figure 2 in Attachment 4</b> )
<b>Maximum height of building</b>	Part 21 metres Part 15 metres (Refer to <b>Figure 3 in Attachment 4</b> )	Part 9 metres Part 15 metres Part 24 metres Part 29 metres (Refer to <b>Figure 4 in Attachment 4</b> )
<b>Floor space ratio</b>	Part 2.5:1 Part 1.5:1 (Refer to <b>Figure 5 in Attachment 4</b> )	Above Street level FSR: 2.76:1 Supermarket incentive floorspace/excluded floor space: 0.84:1 (Total FSR: 3.6:1) (Refer to <b>Figure 6 in Attachment 4</b> )
<b>Estimated dwelling yield</b>	N/A	Approximately 176 residential units
<b>Estimated jobs created</b>		Approximately 307 jobs during construction and 376 ongoing jobs
<b>Reclassify land from 'community' to 'operational'</b>	N/A	Insert Lot 301 DP 1142822 into Schedule 4 'Classification and reclassification of public land' from 'community land' to 'operational land' to enable future acquisition from Council and eventual redevelopment of the land.

The proposal also seeks the following amendments to the written provisions of the Georges River LEP 2021:

- **Insert new site-specific provisions relating to the maximum permitted height controls on the subject site**
  - The intention of this provision is to allow greater flexibility for future development on the site to provide roof top communal open space.

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

## Key Issues

The Department notes the need for the Sydney South Planning Panel to consider the strategic and site-specific merits of the planning proposal (see criteria in Section 2 of the *Department's Local Environmental Plan Making Guideline*, December 2021), and key issues raised by Council in its correspondence to the Department on 8 August 2022 (see **Attachment C**). The key issues raised by Council regarding the proposal are summarised below:

### **Issue no. 1: Height and bulk**

#### **Council view**

- The height and bulk of the proposal is incompatible with the surrounding development and provides poor interface and transition with adjacent heritage apartments at 70 Ramsgate Road.

#### **Proponent view**

- The overall height has been reduced from 9 storeys to 8 storeys and most of the street wall height has been reduced to 4 storeys. A 6 storey street wall at the corner to Targo and Rocky Point Road has been retained to align with the neighbouring building.

### **Issue no. 2: Interface to the west**

#### **Council view**

- The proposal does not allow adequate height transition, which will reduce the amenity and solar access of existing dwellings to the west.

#### **Proponent view**

- The western boundary setback has been increased from 1.5 m to 3 m to provide a more significant buffer between the site and the neighbouring uses to the west of the site. The draft site-specific DCP has been updated to reflect the increased setback along the western boundary

### **Issue no. 3: Limited visibility of the public square**

#### **Council view**

- There is limited visibility of the public domain from the street, with a lack of opportunity for public surveillance of the laneway provided.
- Evidence that the plaza will not generate wind tunnel impacts has not been provided.

#### **Proponent view**

- the pedestrian link entrance from Ramsgate Road has been widened from 4.1 m to 6 m to improve sight lines to the publicly accessible open space.
- Advice regarding wind impacts was prepared by MEL Consultants (Appendix M of **Attachment 1**). The advice concludes that wind mitigation measures could be employed at DA stage and would be subject to further testing

### **Issue no. 4: Lack of deep soil landscaping**

#### **Council view**

- Deep soil landscaping has not been provided across the site, especially at the western boundary interface.

#### **Proponent view**



- Substantial planting soil volumes to be accommodated along the western boundary setback for significant vegetation to provide an additional buffer between the sites. Extensive green roof areas have been included.

## **Issue no. 5 Vehicle access and traffic generation**

### **Council view**

- The proposal will generate a significant increase in residents and workers on the site, which will exacerbate traffic congestion in the area, especially during peak hour.
- Without upgrades, the proposed development will worsen the traffic impacts.
- Access for 201-209 Rocky Point Road relies on the 3m wide easement at the entrance on Ramsgate Road by the proposed scheme and existing 3m setback of the heritage item. Concerns were raised about the lack of evidence that this will guarantee the safe movement of waste collection, vehicles and pedestrians.

### **Proponent view**

- Vehicle/service access to the site has been developed in consultation with TfNSW.
- Intersection upgrade works are proposed as part of the public benefit offer, which will improve the traffic flow on the local road network compared to the existing. The significant cost associated with the delivery of the upgrades will be borne by the Proponent (and have been addressed as part of the VPA offer to Council)

## **Issue no. 6: Impacts on adjoining heritage properties**

### **Council view**

- The supporting Heritage Impact Statement (HIS) does not address the transition in scale of the proposed building envelopes, to mitigate impacts to heritage items at 70 Ramsgate Road (I294) and 211-219 Rocky Point Road, (I295);
- The HIS includes a building height diagram that does not accord with the draft DCP and should be revised.

### **Proponent view**

- Street wall heights have been reduced from 8 storeys to part 6, part 4 storeys along Rocky Point Road, reflecting the neighbouring development to the north, stepping down to the adjacent lots at 201-209 Rocky Point Road and the heritage item at 211-219 Rocky Point Road beyond.

Council's correspondence includes several recommendations identified in the independent assessment of the proposal. Recommendations are supported by Council (see pp.4-5 of Council's letter at **Attachment 3**).

Council's traffic engineers have identified local traffic management works required to address potential traffic impacts of the proposal, including the installation of traffic signals at intersections, the removal and/or installation of on-street parking in specific locations, local bus stop upgrades and the installation of pedestrian refuge islands.

A complete list of the traffic management works required, including Council's preliminary review of the current draft VPA offer, is provided on page 6 of Council's letter (**Attachment 3**).

Transport for NSW has also provided detailed comments on the proposal, including concerns regarding the traffic count survey data and SIDRA modelling used, and lack of clarification and justification provided for certain works. A copy of TfNSW's detailed comments on the proposal are included as 'Attachment 3' to Council's letter at **Attachment 3**).

## Attachments

**Attachment 1** – Rezoning Review Application Package (including the request prepared by Urbis and its Attachments A-H. Planning Proposal and its Appendices A-N are at Urbis' Attachment A)

**Attachment 2** – Site location/context map

**Attachment 3** – Council Comments – 8 August 2022

**Attachment 4** – Existing and proposed LEP map

**Attachment 5** – Subject site – planning proposal history



Kendall Clydsdale

Manager, Eastern and South Districts

9 August 2022



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9 August 2022

### Department contact

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