

Subject site - Planning Proposal History

The background and key events relating to the proposal are as follows:

Previous Planning Proposals for the site

- The site has an extensive history of planning proposals, dating back to December 2015 (refer to pp.17-18 of the planning proposal).
- In **September 2019** a planning proposal was lodged with Council by the previous landowner. The land subject to this proposal comprised a site area of 7,116m² and included 193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate.
 - This proposal sought to amend the (former) Kogarah LEP 2012 to:
 - to rezone the site from part B2 Local Centre and part R3 Medium Density Residential to B2 Local Centre
 - increase the maximum height of buildings from part 21 and part 15m, to part 16m, part 25m, part 29m, part 31m and part 35m; and
 - increase the maximum floor space ratio from part 1.5:1 and part 2.5:1, to 3.2:1.
 - The intent of the previous proposal was to facilitate the redevelopment of the site, to include:
 - a publicly accessible village square and through-site link with landscaped elements;
 - three mixed-use buildings up to a maximum of 10 storeys;
 - 197 apartments;
 - ground floor retail including a subterranean supermarket;
 - space for community facilities; and
 - four (4) levels of basement accommodating the supermarket and underground car parking.

Georges River Local Planning Panel Meeting – December 2019

- This proposal was considered by the Georges River Local Planning Panel (LPP) in December 2019, who recommended deferral of the planning proposal.
- The recommendations of the LPP in respect to the proposal included:
 - *Lowering of the height of the building located on the corner of Targo Road and Rocky Point Road with the aim to reduce the scale of the built form.*
 - *A review of the proposed Height of Building and Floor Space Ratio of the controls located on the western edge of the site in order to reduce the bulk and scale of the future built form and resulting impact on the amenity of the adjoining residential area.*
 - *Consideration of the proposed built form controls in relation to the sites 203-219 Rocky Point Road Ramsgate (including the siting of the heritage items).*
 - *In order to manage the risk of the planning proposal being inconsistent with a future Masterplan for Ramsgate Centre, an analysis be undertaken to consider a holistic and place-based planning approach for the centre, including:*
 - *Consideration of the impact of the planning proposal on the Commercial Centres hierarchy within the LGA.*

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- *Consideration of the future strategic planning activities on the eastern side of Rocky Point Road within the Bayside Council LGA.*
- *Analysis of the impact of the planning proposal in the absence of a Masterplan for the whole of the centre and consideration of the implication of piecemeal development, the provision of services and infrastructure and the impact on the local and regional road networks.*
- In **January 2020** a rezoning review request was lodged as Council had failed to indicate support for the proposal within 90 days.

Sydney South Planning Panel Meeting – May 2020

- The proposal was considered by the Sydney South Planning Panel on **19 May 2020** who determined that the proposal should not be submitted for a Gateway determination because the proposal has demonstrated strategic merit but not site-specific merit. An extract from the Panels Record of Decision is provided below:

REASONS FOR THE DECISION

The proposal has strategic merit in that it provides revitalisation of the local centre consistent with the Sydney Regional Plan and Sydney District Plan.

It has some site specific merit in terms of the amalgamation of sites to enable an integrated mixed-use development including a supermarket, the provision of a publicly accessible open space, the acknowledgment of the adjoining heritage buildings, however, the planning proposal's height and bulk and consequent impacts on the current and future context needs further interrogation and resolution.

This planning proposal is not supported on the basis that the following site-specific issues have not been resolved:

- the interface with, and potential impact on the amenity of the neighbouring sites
- the street-wall heights and their impact on the pedestrian scale and amenity
- the size of the supermarket relative to the impacts on traffic and parking
- certainty regarding the provision of publicly accessible open space in the proposed controls.
- RMS confirmation of support of intersection upgrades as presented in planning proposal

It is unclear whether resolution of these issues will not result in a reduction in height and FSR and so the Panel cannot recommend this planning proposal proceed to Gateway.

Current planning proposal subject to the rezoning review

Pre-lodgement consultation

- A summary of the key consultation undertaken by the proponent in preparation of this proposal is provided below:
 - In **May 2021** two meetings between the proponent and Council officers were held to discuss the preliminary scheme and progress on the proposal.
 - In **July 2021** a meeting was held between the proponent, the project traffic engineer (CBRK) and Transport for NSW (TfNSW) to discuss matters raised by TfNSW on the previous proposal, and to obtain feedback on the access arrangements/road works proposed as part of the current planning proposal.
 - Between **June to September 2021** the proponent undertook pre-lodgement community engagement comprising a telephone survey, focus groups and a community information session.

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Lodgement of proposal

- On **15 October 2021** the planning proposal was lodged with Georges River Council (PP-2021-6179) on behalf of Point Gate Developments Pty Ltd (the Proponent).

Post-lodgement engagement

- On **29 November 2021**, WSP (independent planning consultant for Council) provided feedback on the proposal. The feedback acknowledged the strategic merit of the proposal however, raised a number of site-specific issues pertaining to the proposed height, public square, vehicle access, deep soil landscaping, western boundary interface and neighbourhood amenity, traffic and affordable housing.
- In a letter to Council dated **1 February 2022**, Transport for NSW provided detailed comments on the proposal. A copy of TfNSW's letter to Council is included as Attachment B to the Addendum Traffic Report, dated May 2022, submitted in support of the proposal.
- On **4 March 2022** a meeting between TfNSW, Council officers, WSP, the proponent and project team was held to discuss the planning proposal and the potential transport and traffic related issues. An amended concept was presented at this meeting.
- On **18 March 2022** the proponent received a letter from WSP, providing feedback on the proposal. The letter raised issues regarding the overall bulk and scale; proposed setbacks; revised architectural plans; consistency of the proposal with Council's DCP; absence of deep soil landscaping in the concept scheme; and need for consideration of wind tunnelling impacts, pedestrian amenity and further traffic analysis.

(Refer to pp.39-46 of the proposal for overview of feedback and the proponent's response to the issues raised)

Lodgement of updated planning proposal package to Council

On **14 June 2022** an updated planning proposal package was submitted to Council by the proponent. The updates seek to address the matters raised by the independent assessment **Figure 1** provides an overview of the key changes.

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Indicator	Development outcome (October 2021)	Updated Reference Scheme (June 2022)
Site Area	6,881 sqm	No change
Total GFA	25,331 sqm	24,772 sqm
Below street retail GFA	5,652 sqm	5,780 sqm
Ground level retail GFA	2,434 sqm	2,405 sqm
Residential GFA	16,945 sqm	16,587 sqm
FSR	<ul style="list-style-type: none"> Above street level (visible bulk and scale): 2.84:1 Below street level: 0.84:1 (refer to Section 9 for further details on the proposed supermarket incentive floorspace/excluded floor space) Combined: 3.68:1 	<ul style="list-style-type: none"> Above street level (visible bulk and scale): 2.76:1 Below street level: 0.84:1 (refer to Section 9 for further details on the proposed supermarket incentive floorspace/excluded floor space) Combined: 3.6:1
Overall maximum height	32 metres Excluding roof top elements associated with communal open space, including lifts and lift lobbies to service the communal open space, awnings etc. Refer to Section 9 for further details on a separate LEP clause to allow greater flexibility for future development on the site to provide roof top communal open space.	29 metres Excluding roof top elements associated with communal open space, including lifts and lift lobbies to service the communal open space, awnings etc. Refer to Section 9 for further details on a separate LEP clause to allow greater flexibility for future development on the site to provide roof top communal open space.
Building A	9 storeys	8 storeys
Building B	8 storeys	No change
Building C	6 storeys	No change
Number of units	185 units	176 units
Car parking	Will be provided, as a minimum, in accordance with the requirements under the GRDCP 2021	No change
publicly accessible open space	750 sqm	No change

Figure 1. Comparison of development controls and potential development outcomes for the site under the original (October 2021) and updated proposal (June 2022). (Source: Extract from Planning Proposal (June 2022), p.56)

Request for rezoning review and alternative Planning Proposal Authority (PPA) for current proposal

- On **23 June 2022** Urbis lodged a rezoning review application with the Department (on behalf of the proponent) as Georges River Council had failed to indicate its support for the planning proposal within the 90 days.
- In a letter to the Department dated **8 July 2022**, Urbis requested the appointment of an alternative Planning Proposal Authority to take carriage of the proposal, citing Council's potential conflict of interest as justification.
- The rezoning review package was reviewed and considered adequate for the Panel's consideration on **14 July 2022**.