

DATE OF DECISION	19 May 2020
PANEL MEMBERS	Helen Lochhead (Chair), Clare Brown, Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Nick Katris declared a conflict of interest as he is a part owner of a Commercial Property that is located on the other side of Rocky Point Road and within approximate 3-400 metres from the subject site. Con Hindi and Leesha Payor both declared a conflict as they were present at a meeting where Council was briefed on the matter. Accordingly, none of these members participated in the Panel for this matter.

REZONING REVIEW

2020SSH002 – Georges River – RR_2020_GRIVE_001_00 at 193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☒ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☒ **should not** be submitted for a Gateway determination because the proposal
☒ has demonstrated strategic merit but not site-specific merit

The Panel was unanimous in their decision.

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.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Roberta Ryan
 Clare Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2020SSH002 – Georges River – RR_2020_GRIVE_001_00 193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate
2	LEP TO BE AMENDED	Kogarah Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	<p>The rezoning review application (the application) relates to a planning proposal for 193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate (known as the Ramsgate Village site) to amend the Kogarah Local Environmental Plan (LEP) 2012 to:</p> <ul style="list-style-type: none"> •rezone the site to B2 Local Centre (from part B2 Local Centre and part R3 Medium Density Residential); •increase the maximum height of buildings from part 15m and part 21m 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. <p>The application was submitted by Ethos Urban on behalf of the landowners.</p>
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Rezoning review request documentation • Briefing report from Department of Planning, Industry and Environment
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: Various. Due to Coronavirus precautions, the Panel visited the site independently, prior to 19 May 2020. • Briefing with Department of Planning, Industry and Environment (DPIE): 19 May 2020, 9am <ul style="list-style-type: none"> ○ Panel members in attendance: Helen Lochhead (Chair), Clare Brown, Roberta Ryan ○ DPIE staff in attendance: Brendan Metcalfe, Kris Walsh, Alex Galea • Joint Briefing with Council, Applicant and Department: 19 May 2020, 10am <ul style="list-style-type: none"> ○ Panel members in attendance: Helen Lochhead (Chair), Clare Brown, Roberta Ryan

		<ul style="list-style-type: none">○ DPIE staff in attendance: Brendan Metcalfe, Kris Walsh, Alex Galea○ Council representatives in attendance: Rebecca Lau, Linda Rodriguez, Catherine McMahon○ Proponent representatives in attendance: Chris Ferreira, Samir Touk, Samantha Polkinghorne, Oscar Stanish, Ben Craig, Michael Lee, Michael Harrison, Karl May, Rob Burton
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