

Vijay Prabhu

From: Catherine McMahon <cmcmahon@georgesriver.nsw.gov.au>
Sent: Wednesday, 18 August 2021 2:24 PM
To: Andrew Harvey; Vijay Prabhu
Cc: Harkirat Singh; Andrew Spooner; Meryl Bishop
Subject: Ramsgate Village - advice from presentation to Council on 16 August 2021

Thankyou all for meeting today.

As I advised the Director Environment and Planning - Meryl Bishop was not able to attend neither the briefing on Monday evening nor the meeting today and has sent her apologies.

Please note that the General Manager did attend the briefing on Monday evening and assisted with the presentation to Councillors.

The briefing went for over an hour on Monday night. Unfortunately due to technical issues the videos only played for some Councillors so a link was sent to all Councillors to review the videos at their own time. In any case the PowerPoint presentation prepared by Meryl and I covered in detail the Design and Planning Document prepared by SJB Architects.

I covered in the presentation to the Councillors on Monday evening:

- Where Ramsgate sits in the Centres hierarchy
- The Council owned land – lot 301 - and that the proponent is seeking to purchase Lot 301
- Existing zoning, height and FSR in the GRLEP and what was being sought under the revised concept
- Background – that this will be the third PP over the site; that the Sydney South Planning Panel indicated that the previous PP demonstrated strategic merit but did not have sufficient site specific merit
- That the revised concept had attempted to address the site specific issues – interface, street wall heights, supermarket size and the traffic impacts
- The comparison diagram on the setbacks was shown – which showed increased setbacks for the current concept
- Cross sections through the site
- Elevations
- Traffic and pedestrian movements
- Because there is no strategic study – masterplanning work – for Ramsgate a slide comparing what was being sought against the controls in the draft masterplans for Beverly Hills and Mortdale Local centres was also presented. This slide indicated the FSRs and heights that were being proposed by both of these master plans.

During the briefing a number of the Councillors were vocal – and I advise that these Councillors sit on the Environment and Planning Committee.

The issues raised were:

- Height and bulk – no support over existing height and FSR controls
- Issue with FSR – 3.48:1 which was higher than what was previous sought – the intensification of such an FSR notwithstanding 0.85:1 is in a basement level
- Traffic and parking impact on the surrounding community and traffic routes for delivery vehicles
- Transition to the west – still of concern to the 4 Councillors

As you are aware Stage 2 of the Centres Strategy is not due to be completed until 2023. So what was presented to the Councillors was a possible interim policy position in order to assist in the activation of the local centres until Part 2 of the Centres Strategy is commenced and due for completion in 2023. An interim policy would also assist in assessing the planning proposals (such as Ramsgate Village and Mortdale RSL) until the wider strategy is completed.

It was suggested to Councillors that the Interim Policy be developed before the commencement of Part 2 of the Centres Strategy in 2022 and cover:

- allowing FSR that exceeds the FSR controls where the floor space is located below ground level
- the additional floor space – below ground level - is used for activities such as supermarkets, clubs, gyms, cinemas, pharmacies
- height and FSR above ground level complies with the controls – base height 22m and FSR 2.5:1 and 28m and 3:1 for including affordable housing provision (based on the master planning work in Mortdale Local Centre)
- all development matters such as traffic, interface, loading, parking are compliant

The Interim Policy would outline the criteria to guide its implementation, identifies centres where the policy would apply, level of variation that would be considered, and the assessment criteria. The investigation of such a policy was supported by Councillors – but that is no guarantee that the policy will be adopted.

What this would mean for the Ramsgate Village site is:

- Maximum height of 28m (includes affordable housing)
- Maximum FSR 3:1 above ground (includes affordable housing) but enabling additional FSR underground (putting the supermarket and other suitable non-residential underground)

Please note that a couple of the Councillors raised concern with additional FSR underground as that FSR does add to the overall intensification of the site.

Given the above the following options are presented:

1. Lodge the Planning Proposal with no change or
2. Lodge the Planning Proposal with changes – by working with Council officers to further address the height (reduced to 28m at its highest point), FSR and interface issues.
However there is no guarantee that the Council would support the amended proposal.

With regard to Lot 301 I confirm:

- That it is classified as “community land”. There is no current Council resolution to reclassify the land.
- The DCP applying to the site and S94 Plan for the Ramsgate Local Centre indicate the acquisition at the rear of properties fronting Rocky Point Road for the construction of a new laneway.
- I am seeking confirmation on whether or not we have levied for road widening within the Ramsgate Local Centre under this S94 Plan.
- There is a Restriction over Lot 301 – that the owners of Lot 300 shall have the use of Lot 301 for the provision of vehicle maneuvering subject to adequate maintenance of the lot until such time as Council dedicates the land to the public as road and constructs the laneway in accordance with the DCP and Council DA No. 47/2007

The lodgment of the Ramsgate Village Planning Proposal which includes Lot 301 would commence the assessment process for the disposal of Lot 301.

Finally as the site includes Council owned land Council will be appointing Elton to assess any Planning Proposal lodged. There will be opportunity for your team to brief Elton during the preliminary assessment period.

Cathy



Catherine McMahon Manager, Strategic Planning

Georges River Council
Corner of MacMahon and Dora Streets
Hurstville NSW 2220
Phone: +61293306260
Mobile: 0402835697
Email: cmcmahon@georgesriver.nsw.gov.au
www.georgesriver.nsw.gov.au



Georges River Council acknowledges that Bidjegal people of the Eora Nation are the original inhabitants



and custodians of all land and water in the Georges River region.



This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. **If you have received this e-mail in error please notify the originator of the message, delete the communication from your system and destroy any copies. Any unauthorised copying, disclosure or distribution is strictly prohibited.** This footer also confirms that this e-mail message has been scanned for the presence of computer viruses. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Georges River Council. Scanning of this message is performed by Symantec E-mail Filter software in conjunction with virus detection software.

PLEASE CONSIDER THE ENVIRONMENT BEFORE YOU PRINT THIS E-MAIL