

19 March 2025

Nick Steele  
Corporate Property  
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Dear Mr Steele.

**Subject – Planning Proposal PP2024/0001 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate**

Gyde Consulting are engaged by Georges River Council (Council) to independently assess Planning Proposal (PP) PP2024/0001 for 193 and 197-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate.

The PP was reported to the Georges River Local Planning Panel (LPP) (LPP052-24) on 5 December 2024. At this meeting, the LPP recommended in part:

*3(a)(ii) Council and TfNSW to be satisfied regarding traffic and transport issues, including but not limited to the following:*

- a) The state and local road network, within an area of minimum of 800m radius of the site, can perform satisfactorily.*
- b) The operation of the proposed signalised junction at Rocky Point Road and Targo Road can achieve a satisfactory level of service for motor vehicles and pedestrians at all times.*
- c) The operation of the existing signalised junction at Rocky Point Road and Ramsgate Road can achieve a satisfactory level of service for motor vehicles and pedestrians at all times.*
- d) Any impacts on existing bus stops and potential need for their relocation.*
- e) The egress and ingress for the loading dock accessed from Ramsgate Road.*

Since the LPP meeting, the Proponent has provided additional information in relation to traffic and transport, including:

- an updated Traffic Impact Assessment (January 2025);
- Electronic copy of Update SIDRA Network Modelling; and

- Response to TfNSW comments in Annexure B (SIDRA modelling) of letter 17 October 2024

TfNSW reviewed the submitted documentation and provided detailed comments at **Attachment A** of its letter dated 28 February 2025. In summary, the key unresolved or unsupported traffic issues raised by TfNSW are:

- SIDRA model results showing Level of Service (LoS) “E” for Targo Road at Targo Road / Rocky Point Road and Ramsgate Road/Targo Road/The Promenade intersections, with a recommendation for either further sensitivity testing or identifying appropriate mitigation measures so that this leg continues to operate at an acceptable level of service.
- TfNSW advice noted that Council as Road authority would also need to consider whether to accept the LoS of “E” on Targo Road from day one of proposed new traffic signals being operational at these two intersections, if approved.
- Queue length of 188m in Thursday PM peak for vehicles waiting to turn right on to Targo Road from Rocky Point Road and queue length of 240m in Thursday PM peak on the eastern leg of Ramsgate Road on day one of signals opening, requiring appropriate mitigation measures to manage queuing.
- Unacceptable impact of the existing driveway on eastern side of Rocky Point Road at 272 Rocky Point Road (Bayside Council LGA) with further consultation required between the Proponent, Georges River Council with Bayside Council to formally make this driveway a LILLO, noting TfNSW would otherwise not support the proposed new signals and “No Right Turn” restrictions during AM and PM peak at the intersection of Rocky Point Road/Targo Road.
- Further clarification required regarding timing for closing the vehicular access at existing driveway at 262-270 Rocky Point Road (Bayside Council LGA). This existing driveway may impact functioning of proposed traffic signals at intersection of Targo Road and Rocky Point Road.
- Need for Council's review of any loss of parking on western side of Ramsgate Road together with proposed loss of parking on Rocky Point Road.
- Vehicle access difficulties into and out of loading dock on Ramsgate Road during AM /PM peak requiring appropriate mitigation measures including LILLO restrictions.
- Proposed traffic signals at the intersection of Ramsgate Road/Targo Road/The Promenade the Degree of saturation (DoS) and Level of Service (LoS) on Ramsgate Road east will change DoS and LoS from 0.796 and “D” to 1.011 and “F” which is unacceptable to TfNSW.

Council's Traffic Engineers also provided the following comments regarding the Proponent's submitted documentation and TfNSW comments:

- Worsened performance from the existing Level of Service (LoS) D to LoS F for traffic signal operation at Rocky Point Road/Ramsgate Road is unacceptable. While TfNSW suggested that mitigation should be considered, Council's opinion is that there are no obvious mitigations available.
- Southbound queue of 188 metres on Rocky Point Road at the proposed traffic signal at Rocky Point Road/Targo Road will extend beyond adjacent intersections at Hastings Road, Meurants Lane, and Clarkes Road, blocking vehicles to and from these intersections, impacting access to several local roads and result in potential safety risks.
- Council raises serious concerns about the increased traffic on Targo Road as a result of the signalisation of Ramsgate Road/Targo Road and Rocky Point Road/Targo Road. SIDRA results indicate that Targo Road will experience an additional peak hour traffic volume of approximately 200-300 vehicles per hour (in both directions) during peak hours due to the traffic generated by the PP. It is noted that Targo Road currently carries approximately 50 vehicles during peak hours in both directions. Council is of the opinion that any proposed traffic calming measures cannot effectively control the volumes passing through Targo Road but can only passively manage speeding issues that may occur. Any improved LoS at the Targo Road approach to meet TfNSW requirements will further exacerbate the rat run issue, as additional demand will be induced by shorter travel times. This will permanently change the amenity of Targo Road from a quiet local street to one that carries some regional traffic flows.
- Removal of a significant number of premium on-street parking spaces (at least 21 spaces) along Rocky Point Road to accommodate the new traffic signal will impact businesses along Rocky Point Road, noting that while the subject site may offer basement parking, it won't offer the same level of convenience, particularly for short-term pickups for the businesses.
- Traffic Impact consideration of 10-year horizon scenarios with appropriate background growth applied and cumulative impacts has not been considered.
- Based on the above considerations, the PP will have a significant adverse impact on the surrounding road network and therefore cannot be supported in its current form from a traffic and parking perspective.

### **Recommendation:**

It is Gyde Consulting recommended that Council not support the proposed amendments to GRLEP 2021 contained in PP2024/0001 for the following reasons:

- The PP does not demonstrate site-specific merit as the proposal will result in unresolved traffic impacts in the surrounding road network, including an unacceptable LoS for Rocky Point Road/Ramsgate Road and Rocky Point Road/Targo Road intersections, loss of on-street parking with potential adverse impacts on local business, and potential amenity impacts on Targo Road from increased traffic volumes.
- The Proposal's traffic impacts raised by TfNSW in its letter dated 28 February 2025 and in the comments received from Council's Traffic Engineers 11 March 2025, confirms that Council and TfNSW are not satisfied regarding traffic and transport issues, therefore the PP has not adequately addressed the LPP's recommendations regarding the unresolved traffic and transport issues.
- Despite the PP demonstrating strategic merit and site-specific merit for all other matters, except for those relating to traffic and parking, the PP's potential adverse impact to the surrounding state and local road network as identified by TfNSW and Council cannot be supported.

Council acknowledges your efforts to date in attempting to resolve the outstanding state road, local road, and parking impacts of the planning proposal. However, based on the recommendation from Gyde Consulting and the feedback from TfNSW and Council traffic engineers, Council does not support the PP and recommends that it does not proceed to Gateway. Council encourages you to withdraw the PP; if it is not withdrawn, it will be reported to the Environment and Planning Committee and Council for refusal.

Should you require any further information, please contact Ms Michelle Fawcett, Strategic Planner on 9330 9469.



Luke Oste  
**Coordinator Strategic Planning**

