

**193 and 197-199 Rocky Point Road, 66-68
Ramsgate Road and 2-4 Targo Road,
Ramsgate
Site-Specific Development Control Plan**

27 March 2025

Version 2.0

Introduction

Explanatory Note

This section of the Development Control Plan (DCP) establishes a framework to guide development on land at 193 and 197-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate.

Land where this chapter applies

This chapter applies to land identified on the map at **Figure 1: Land Application Map**.

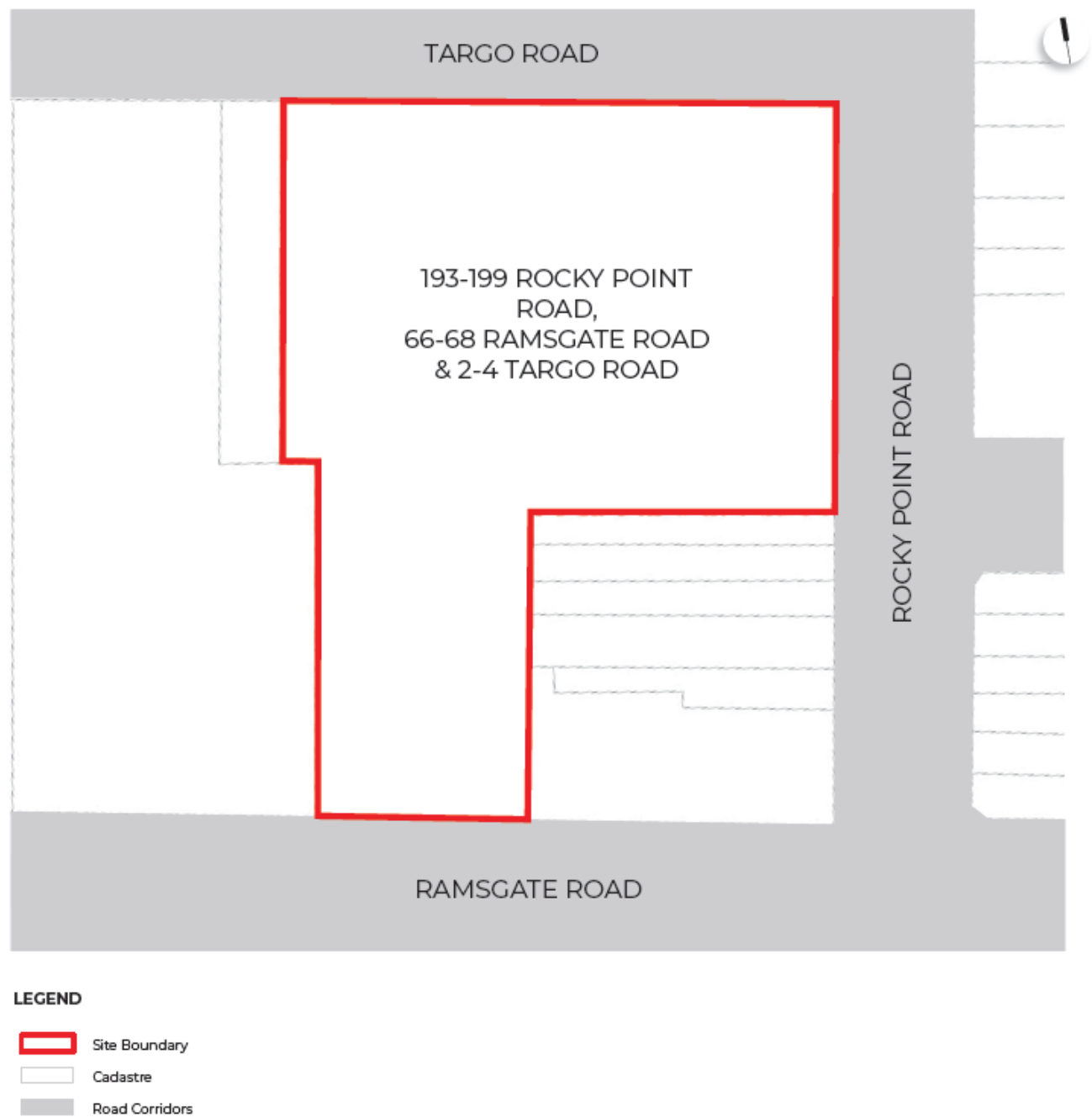


Figure 1 Land Application Map

The land comprises 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate, incorporating the following lots:

Table 1 *Site address, legal description and ownership*

Address	Lot and DP
193 Rocky Point Road	• Lot 8 DP 653883
	• Lot A DP 311887
	• Lot B DP 311887
197 Rocky Point Road	• SP 83814
	• Lot 301 DP 1142822
199 Rocky Point Road	• SP 77494
66 Ramsgate Road	• Lot B DP 371250
68 Ramsgate Road	• Lot 12 DP 455810
	• Lot 13 DP 455810
	• Lot 14 DP 455810
2 Targo Road	• Lot 1 DP 1338117
	• Lot 2 DP 1338117
	• Lot 1 DP 970582
4 Targo Road	• Lot B DP 347589

Development to which this chapter applies

This chapter applies to development on the site that requires development consent and seeks to utilise Part 6 of the Georges River LEP 2021 which are applied under Section 6.18 “Development of land at 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate”.

Aims of this DCP

The aims of this chapter are:

- To provide for redevelopment of the consolidated site which supports the growth of Ramsgate as a local centre.
- To ensure that new buildings exhibit design excellence, support a high quality design outcome, and respond to the site's context.
- To incorporate non-residential uses that reinforce the role of Ramsgate as a local centre and which maximise activation to Rocky Point Road.
- To ensure vehicular access points minimise disruption to the local road network.
- To ensure new development does not result in an unacceptable impact on the amenity of the adjoining residential locality.

Relationship to other parts of the DCP

This chapter is to be read in conjunction with the other parts of the Georges River Development Control Plan 2021 (GRDCP) that are relevant to the site.

Development of the Site will need to have regard to this sub-section of the DCP, as well as other relevant provisions in the GRDCP 2021. In the event of any inconsistency between this sub-section and other sections of the GRDCP 2021, this sub-section will prevail to the extent of the inconsistency.

State Environmental Planning Policies and Apartment Design Guide

The Apartment Design Guide (ADG) applies to residential flat buildings and the residential component of shop top housing developments. Such development is to have regard to the ADG and the relevant State Environmental Planning Policy in addition to the provisions set out below.

Site Layout and Land Use

Objectives

- O1** – To guide future development to realise the desired future character of 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-4 Targo Road, Ramsgate.

Controls

- C1** – Development within the site is to be configured in a manner that is generally in accordance with **Figure 2: Site Layout Plan**.
- C2** – Built form is to be of a high design quality and should support the achievement of high residential amenity for future occupants as well as appropriately manage impacts on the surrounding area.
- C3** – Façade articulation is to be provided along pedestrian thoroughfares to create activation during the day and night.
- C4** – Retail and commercial uses are to be located on the ground floor and present active frontages to streets and the public domain.
- C5** – Retail and commercial unit sizes at the ground floor are to support an activated streetscape environment.
- C6** – Any supermarket use is to be located below ground level and is to be supported by a clearly visible entrance at ground level.
- C7** – Future development is to incorporate a direct to boot collection service for customers of the supermarket in the basement level.
- C8** – Residential accommodation is not to be located at ground level, except for entrances, lobbies, common rooms and service facilities.

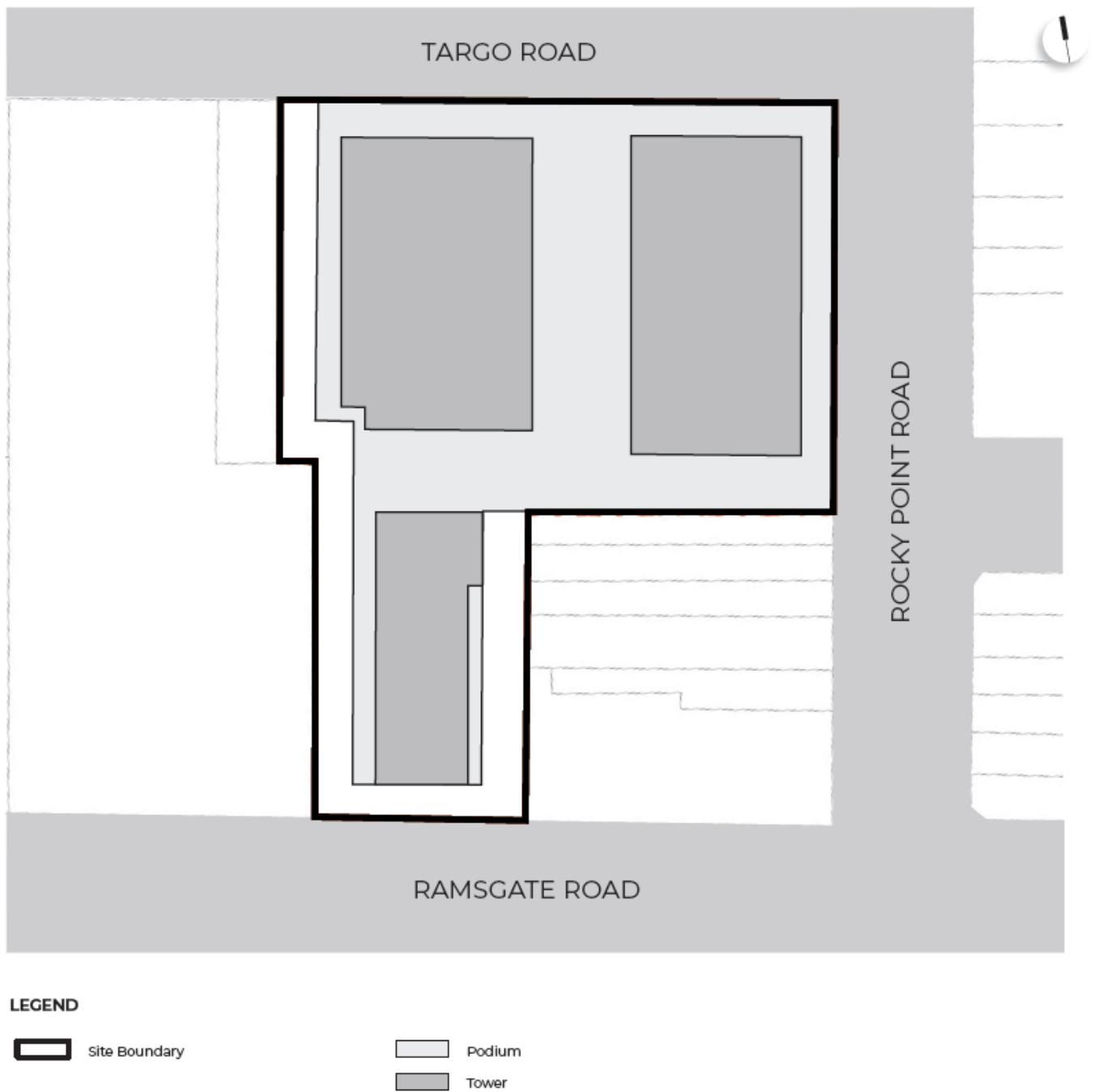


Figure 2 Site Layout Plan

Urban Structure

Urban character statement

The vision for the site is to deliver a high quality mixed-use development that responds to the needs of the Ramsgate community and delivers a high quality architectural outcome that complements and enhances the quality of the built form within the Ramsgate local centre.

This will be achieved by ensuring that new development:

- Delivers a high-quality architectural design that is well aligned with the desired character and density of the Ramsgate local centre.
- Achieves an appropriate interface with adjacent residential uses through careful transition, articulation and modulation of built form.
- Provides an appropriate mix of uses across the site that reinforce the centre's mixed-use character.
- Enhances the vibrancy and vitality of the Ramsgate mixed-use centre by delivering a new supermarket that meets the day-to-day goods and services needs of the local community.
- Is designed to deliver high-quality active frontages that positively contribute to the streetscapes along Rocky Point Road, Targo Road, and Ramsgate Road.
- Promotes environmentally sustainable design (ESD) principles such as conserving energy, facilitating natural ventilation and lighting, limiting the depth of buildings and providing favourable orientation.
- Employs strategies to reduce embodied carbon in its construction and ongoing operation.

Built Form and Design

Objectives

- 01** – To provide a built form that is well defined, is of a civic scale, and which creates a coherent urban street wall to Rocky Point Road that frames the streetscape and which reinforces the built form character of Ramsgate as a local centre.
- 02** – To provide a development outcome that appropriately responds to the scale and height of the surrounding built form.
- 03** – To ensure built form appropriately transitions down to the neighbouring residential development on Targo Road and Ramsgate Road.
- 04** – To achieve variety in architectural design and character within the Ramsgate centre.
- 05** – To ensure new development on the site exhibits design excellence.
- 06** – To incorporate high quality façade design and finishes.
- 07** – To allow flexibility and encourage the provision of high-quality roof top communal open space opportunities.

Controls

C1 – Building setbacks are to be in accordance with the diagrams in **Figure 3 – Figure 7** and with the following:

Table 2 Setback Controls

Northern Boundary (Targo Road Street Interface)
5 m setback from Targo Road above retail ground level
Eastern boundary (Rocky Point Road street interface)
1m setback from Rocky Point Road at Ground Level
5m setback from Rocky Point Road at Levels 1 – 6
8m setback from Rocky Point Road at Level 7
Western boundary (Interface with R4 zone boundary)
6m setback including 5m of deep soil planting at western boundary on ground level (northern portion)
6m setback including 6m of deep soil planting at western boundary on ground level (southern portion)
9m setback along western boundary at Level 1 courtyard
11m setback to façade at Levels 1 – 4
12 setback along western boundary at Levels 5 – 6
13.5m setback along western boundary at Level 7
Southern boundary (Local centre boundary interface)
9m setback from southern boundary to Building A at Levels 1 – 4
12m setback from southern boundary to Building A at Levels 5 – 7
6m setback to Building C along boundary with heritage structure to create a vehicular servicing laneway
6m setback from southern boundary to Building C at Levels 1 – 3

C2 – Building heights are to be limited to the following heights in accordance with **Figure 8**:

- (a) Building A – 8 storeys
- (b) Building B – 8 storeys
- (c) Building C – 4 storeys

Note site-specific LEP provision: An additional 4m is permitted on top of each building and may only be used for the provision of rooftop communal open space and associated built form elements (such as shade structures), including lifts and lift lobbies to provide access to the communal open space, as well as landscaping, plant and services. No habitable residential floor space is to be provided at this level.

C4 – All plant and other mechanical equipment is to be appropriately screened when viewed from the street utilising treatments of a high architectural standard.

C5 – Building mass and facades are to be articulated to break down the visual length of facades and to introduce adequate stepping along frontages to Rocky Point Road and Targo Road.

C6 – Building facades are articulated with a cohesive overall design composition that incorporates measures such as:

- a) Recessed and/or projecting balconies
- b) Blades or fins

C7 – Buildings are to be designed to maximise apartment orientation and optimise outlook and views to areas of high amenity.

C8 – High quality communal open space is to be provided and designed to be usable and appealing to maximise activity and to provide high amenity for residents.

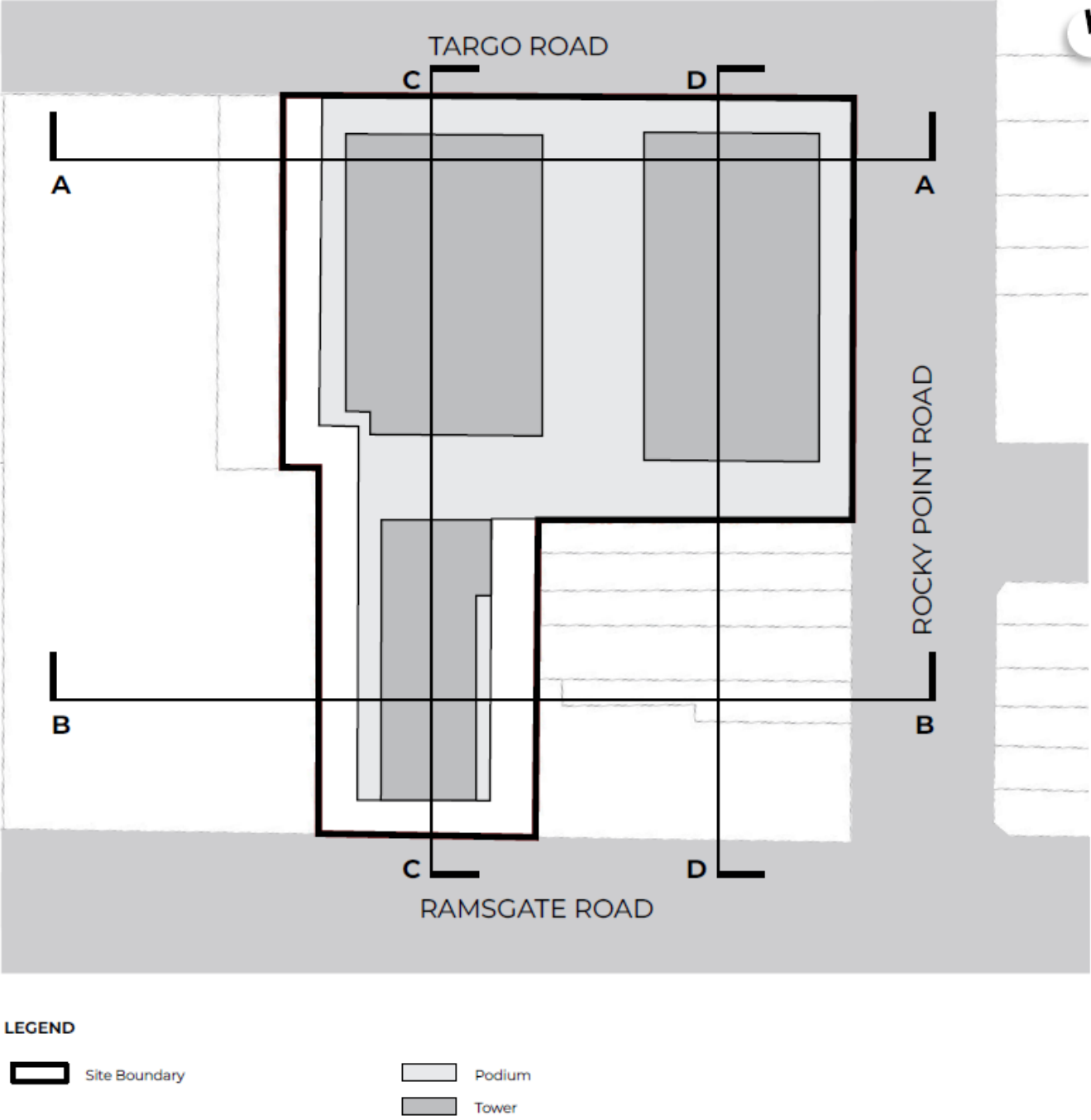


Figure 3 Indicative Section Locations Map

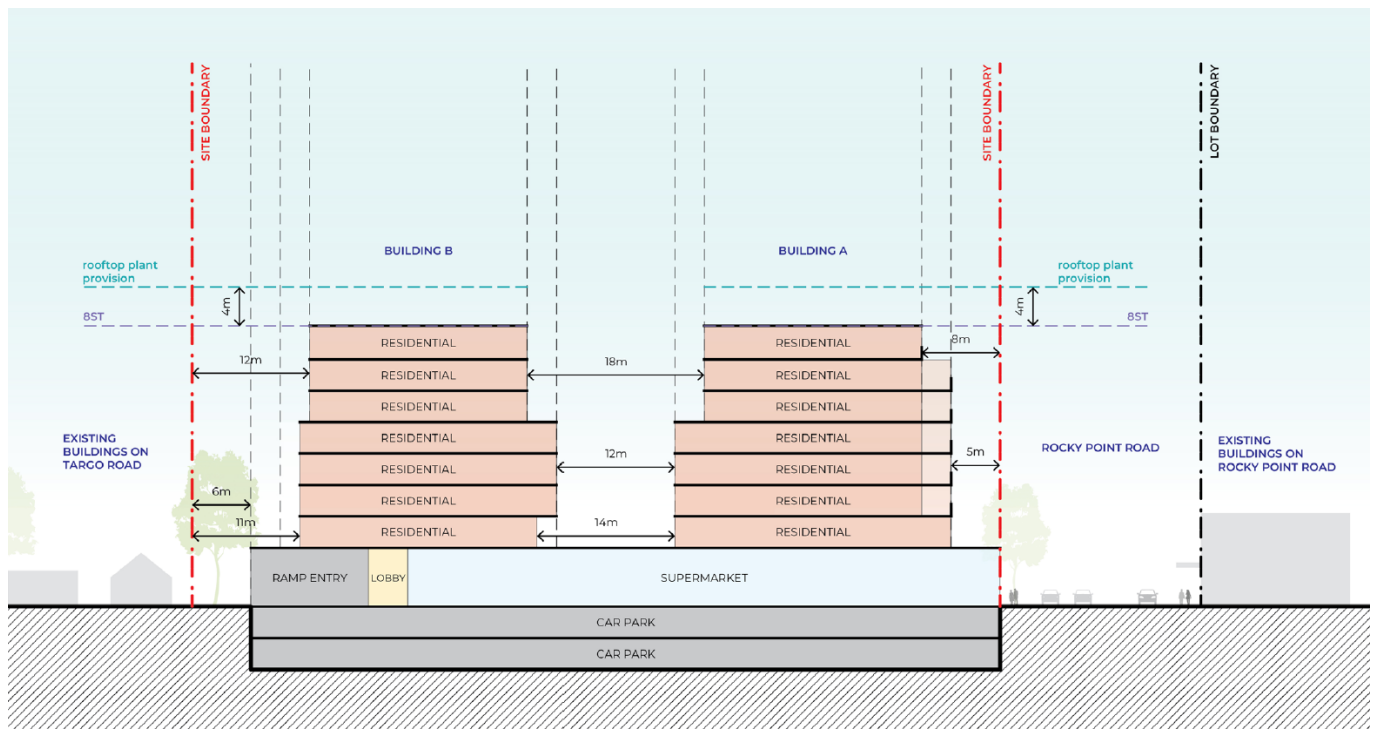


Figure 4 Section A

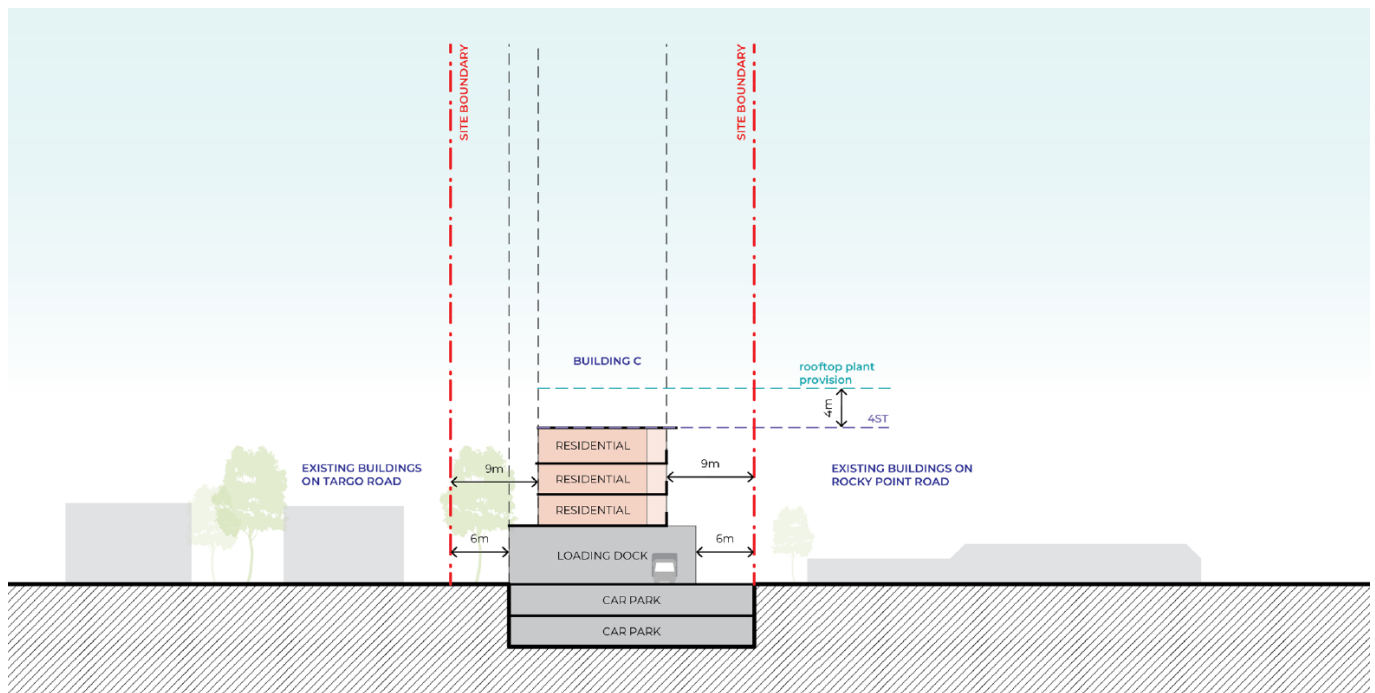


Figure 5 Section B

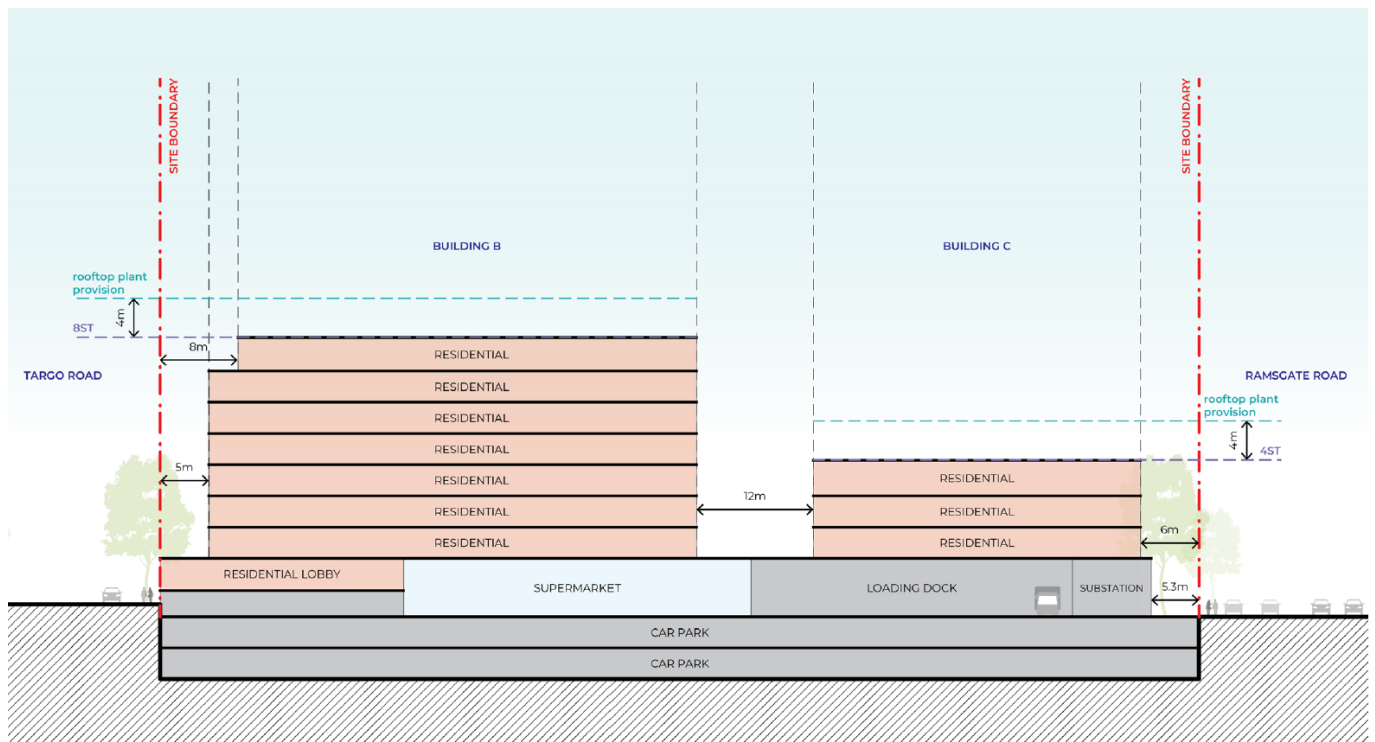


Figure 6 Section C

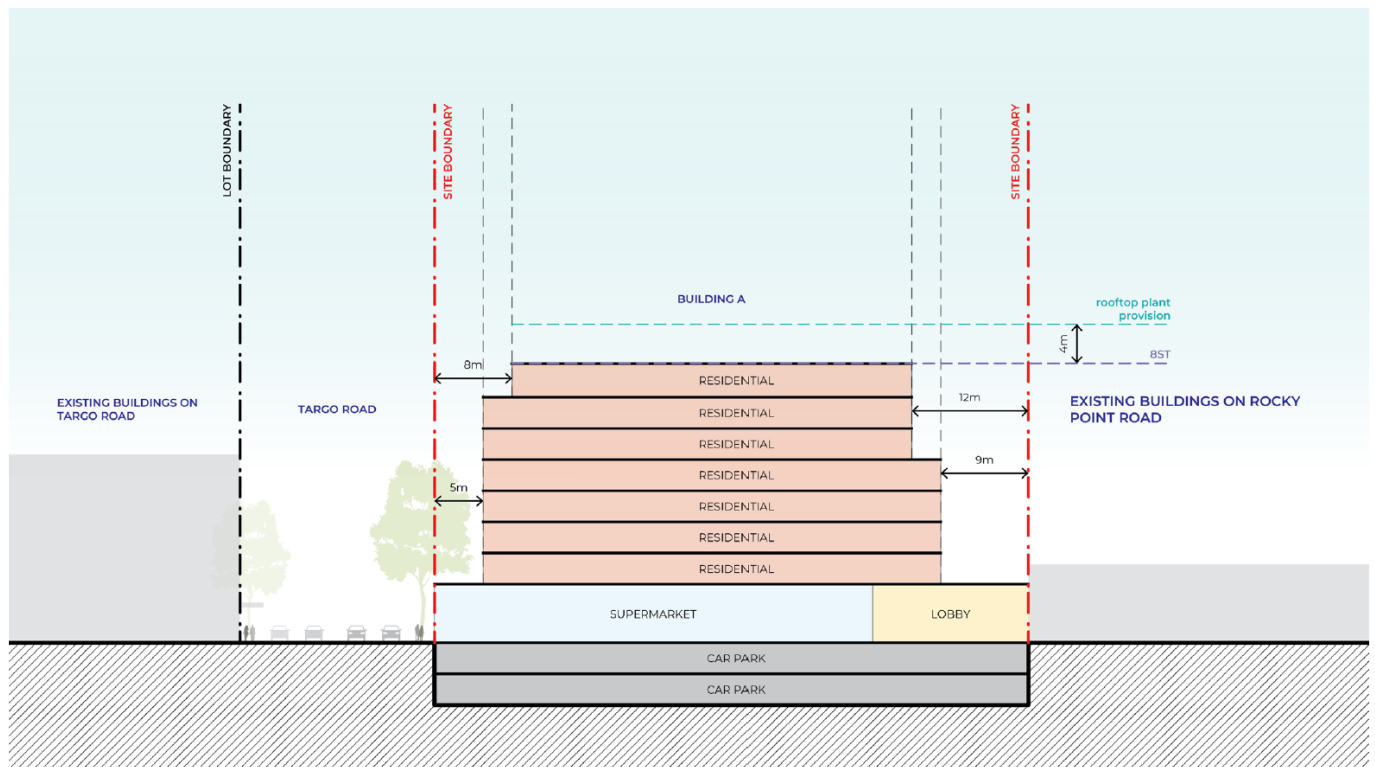
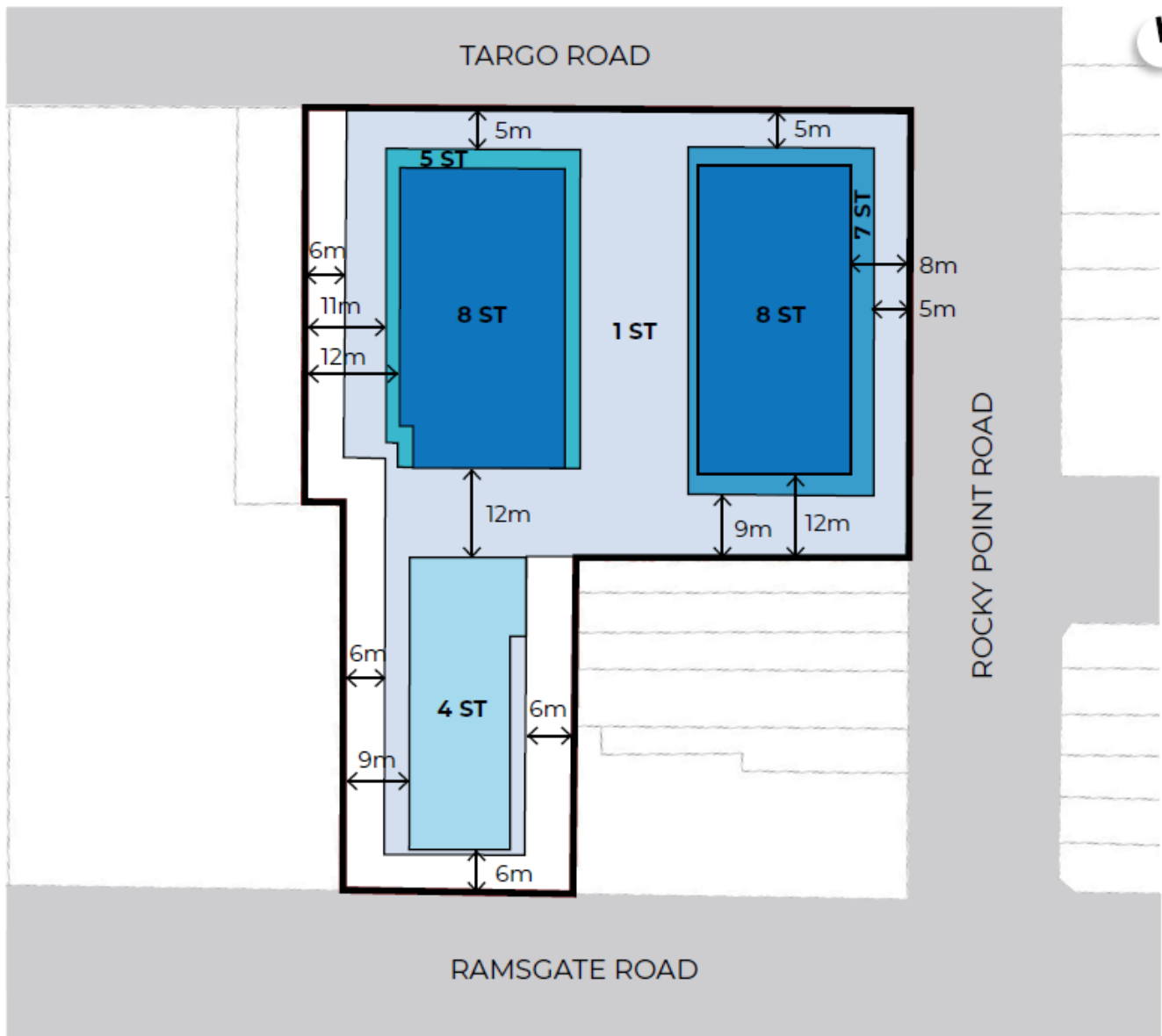


Figure 7 Section D



LEGEND



Site Boundary

- 8 Storeys
- 7 Storeys
- 5 Storeys
- 4 Storeys
- 1 Storey

Figure 8 Building Heights and Setbacks Map

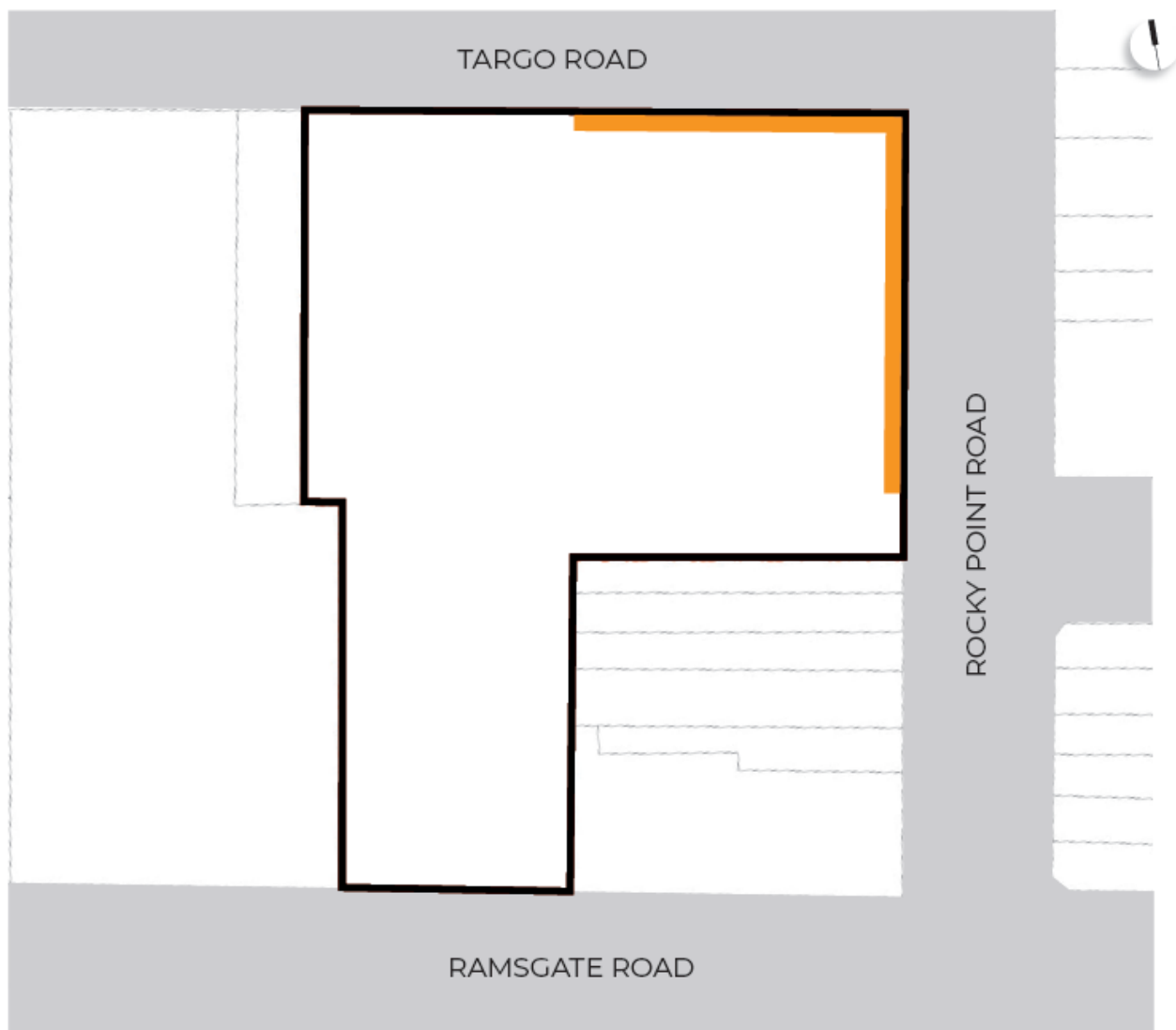
Active Frontages

Objectives

- O1** – Facilitate development that is sympathetic to the existing character of Ramsgate local centre.
- O2** – Encourage development that reinforces the site's corner location.
- O3** – Provide street level activation and enhance the quality of the site's presentation to Rocky Point Road, Ramsgate Road, and Targo Road by providing active frontages and building entrances.

Local character and retail activation

- C1** – The location of active land uses and frontages at ground floor is to be in accordance with **Figure 9: Active Frontages Map**.
- C2** – Ground level uses are to have a layout and design that maximises activation along Rocky Point Road and which presents a secondary active frontage to Targo Road and Ramsgate Road.
- C3** – Building design features, such as awnings, are to be provided along Rocky Point Road and part of Targo Road to ensure adequate protection for pedestrians from the elements.
- C4** – Active frontages incorporate large areas of transparent glazing or other openings that enable clear sightlines between the public domain and internal areas.
- C5** – Residential foyer entries are to be provided in locations generally in accordance with **Figure 9: Active Frontages Map**.



LEGEND

-  Site Boundary
-  Active Frontage

Figure 9 Active Frontages Map

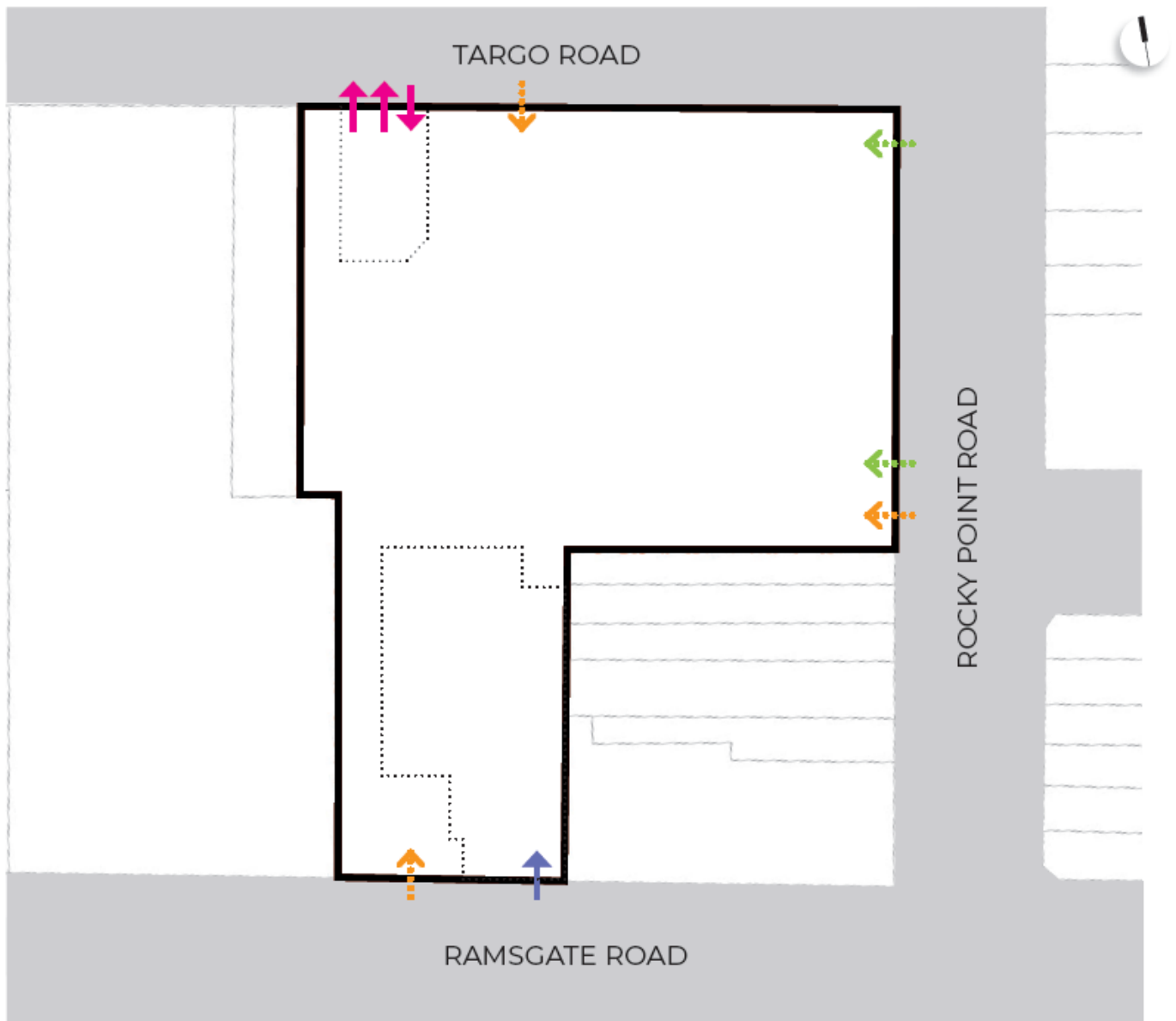
Vehicular and Pedestrian Access

Objectives

- O1** – To provide for adequate servicing entry and egress points on the site which minimise the disruption of the surrounding local road network.
- O2** – To ensure vehicle access points minimise conflicts and promote safety measures.

Controls

- C1** – Vehicular access to the basement car park is to be provided in accordance with **Figure 10: Pedestrian and Vehicle Access**.
- C2** – Service vehicle access to the loading area is to be provided in accordance with **Figure 10: Pedestrian and Vehicle Access**.
- C3** – A turntable is to be provided that will allow service vehicles to enter and exit the site in a forward direction.
- C4** – The vehicular driveways and crossovers are to be clearly visible and include active safety measures.
- C5** – A development application must be accompanied by a Traffic Management Plan which assesses potential traffic and safety impacts including truck movements to the site and considers timing of deliveries.
- C6** – Supermarket is to be supported by a direct to boot facility at basement level that is to be designed to minimise impacts on the local road network.
- C7** – Access to loading and unloading areas are to be designed to minimise conflict with residential and commercial car parking traffic.
- C8** – Loading, storage, refuse areas, and building services should be concealed and integrated into the building design to minimise the visible impact to public areas.



LEGEND






-  Site Boundary
-  Pedestrian Access
-  Residential Lobby Access
-  Vehicular / Carpark Access
-  Truck / Loading Access

Figure 10 *Pedestrian and Vehicular Access Map*

Parking

Objectives

- O1** – To minimise traffic congestion and ensure adequate traffic safety and management.
- O2** – To ensure an adequate environmental quality of parking areas (including both safety and amenity).
- O3** – To provide adequate car parking for building users and visitors.

Controls

C1 – Residential parking is to be provided in accordance with the following rates:

- a) Minimum 1 space per 1-bedroom unit;
- b) Minimum 1 space per two bedroom unit;
- c) Minimum 2 spaces per 3-bedroom unit; and
- d) Minimum 1 visitor space per 5 units.

C2 – Retail parking is to be provided in accordance with the following rates:

- a) Supermarket: Minimum 5 spaces per 100m² of GLA;
- b) Specialty retail: Minimum 5 spaces per 100m² of GLA; and
- c) Direct to Booth (DTB): Minimum 1 space per 650m² of GFA.

Note: In the event of any inconsistency, the above site-specific parking rates prevail over the general parking rates contained in Part 3.13 of Georges River DCP 2021.

Landscape Zones

Objectives

O1 – To provide appropriate landscaping and separation throughout the site.

O1 – To ensure site frontages are designed and integrated into the broader local centre.

Planting in separation zone

C1 – A landscaped separation zone is to be provided generally in accordance with **Figure 11: Landscape Zone Map** and is to be designed to:

- a) Provide a minimum overall separation zone width of 6m;
- b) Be open to the sky;
- c) Be closed off from public access at all times;
- d) Be of high quality and designed to provide comprehensive canopy landscaping for the purpose of privacy screening; and
- e) Comprise a deep soil component with a minimum perpendicular width of 5.1 metres to the parallel western side boundary.

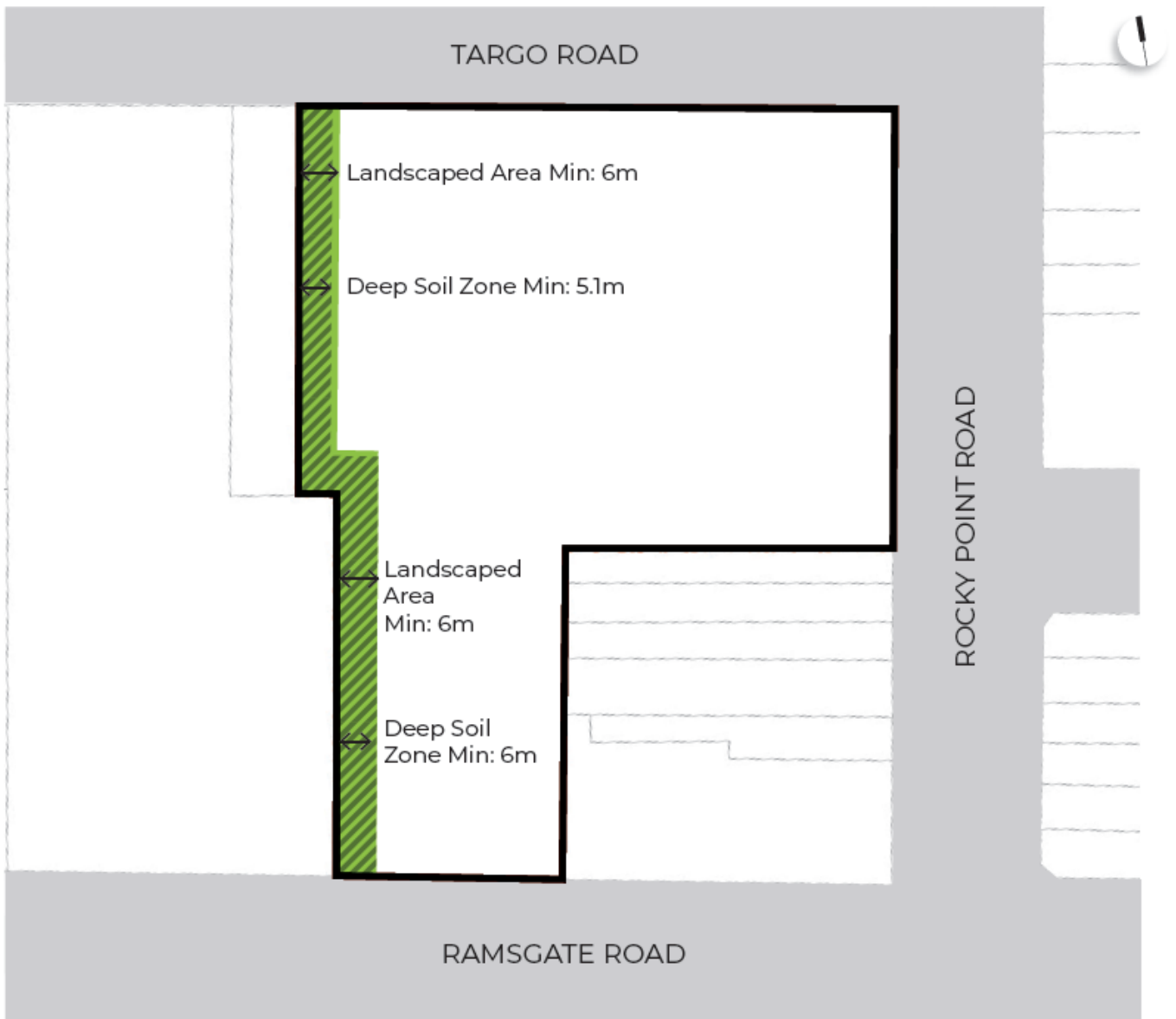
C2 – A detailed Landscape Plan is to be submitted with any development application that includes details of the following:

- a) Street trees and other vegetation;
- b) Paving and other hard surfaces; and
- c) Lighting, including the use of LED.

C3 – Planting along the site's western boundary is to soften the building appearance and provide a suitable buffer to residential properties to the west.

C4 – Footpath paving along property frontages are to be in accordance with Council's specifications.

C5 – Landscape designs should seek to screen rooftop plant where necessary.



LEGEND

-  Site Boundary
-  Landscaped Area
-  Deep Soil Zone

Figure 11 Landscape Zone Map

Ecologically Sustainable Development (ESD)

Objectives

O1 – Apply principles and processes that contribute to ecologically sustainable development.

Controls

C1 – Any future development on the site must be in accordance with the general ESD controls in Section 3.11 of the Georges River DCP 2021 and the following Environmental Planning Instruments:

- (a) State Environmental Planning Policy (Sustainable Buildings) 2022; and
- (b) Georges River Local Environmental Plan 2021 (Clause 6.11).

C2 – Any future development application applying to the site must encompass the following:

- (a) Retail:
 - 5-star Green Star Interiors v1.3 rating (fit out).
 - Other opportunities such as in-store recycling, recycled PVC materials.
 - Provision of Electric Vehicle charging stations.
- (b) Residential:
 - BASIX Water target: Pass score (40), i.e. Water score 45 for residential.
 - BASIX Energy target: Pass score (35), i.e. Energy score 40 for residential.