

Appendix A Overview of Planning Proposal History

Table 1 *Planning Proposal History*

Milestone	Description
Previous Planning Proposal July 2016 – Previous landowner	
Planning Proposal	<p>A Planning Proposal was submitted to Georges River Council (Council) in July 2016 and later withdrawn by Capital Hill Group Pty Ltd and was submitted in response to the results of the Ramsgate Centre Study carried out in 2015. The proposal applied to a smaller site that did not include 197 & 199 Rocky Point Road. The Planning Proposal was prepared prior to the implementation of Amendment No. 2 of the former Kogarah Local Environmental Plan 2012 (Former Kogarah LEP 2012) and sought the following amendments:</p> <ul style="list-style-type: none"> • Apply the B2 Local Centre zone to the entire site; • Increase the height of buildings control to 33m (9 storeys) on the norther portion of the site with a transition in height down to 21m in the centre of the site and 15m along the southern portion of the site; • Apply either a floor space ratio (FSR) of 3.2:1 or alternatively no floor space ratio subject to building envelope provisions; • Three-dimensional built form defined by building separation and setback requirements. <p>The key feedback provided by Council was the need to consider the following:</p> <ul style="list-style-type: none"> • Amalgamating additional sites within the block to reduce overshadowing and to address other amenity impacts; • Concentrating a tower form to the north-eastern corner of the block (corner of Rocky Point Road and Targo Road) to minimise impact; • Allowing the provision of a publicly accessible plaza.
Preliminary Design Concept March 2018	<p>In March 2018, a new preliminary design concept for the above Planning Proposal was submitted to Council at a pre-lodgement meeting. The scheme presented at the meeting covered a larger site area which include the amalgamation of 197& 199 Rocky Point Road and was for a 1-19 storey mixed use development comprising a full-line supermarket of 4,350sqm, retail floor space of 1,555sqm, commercial floor space of 935sqm, and 287 residential apartments.</p> <p>The feedback received from Council noted the potential role the site could play for Ramsgate Centre and recommended further refinement of the scheme. Council's comments on the scheme highlighted that the proposed height and scale was not supported, the need to amalgamate more sites (203-219 Rocky Point Road), address traffic and pedestrian access concerns, heritage impacts, and awaiting the completion of Council's Centres Study before proceeding with the Planning Proposal.</p>
Georges River Design Review Panel (DRP) August 2018	<p>In response to feedback received at the pre-lodgement meeting, a revised scheme was presented to the Georges River Design Review Panel (DRP) in August 2018. The new scheme involved a reduction in height from 19 storeys to 15 storeys and a stepped building form of 6, 8 and 10 storeys to transition in scale to the surrounding sites. Comments received by the DRP raised issues with the height and site coverage being too dense, the lack of integration of the public plaza with Rocky Point Road, the depth and width of the Village Square and the potential amenity impacts, and the interface of the built form with the residential uses to the west of the site.</p>
Previous Planning Proposal January 2019 – Previous landowner	
Planning Proposal	<p>Following an extensive period of negotiation to acquire the adjoining lots, a new Planning Proposal was prepared and submitted to Council in January 2019 responding to the feedback described above. The Planning Proposal included an indicative development concept which would enable a future 6-13 storey development comprising 211 apartments, 7,022 sqm of retail and commercial GFA, total GFA of 24,224</p>

	<p>sqm and 553 underground car parking spaces. The Planning Proposal sought the following amendments to the Former Kogarah LEP 2012:</p> <ul style="list-style-type: none"> • Rezone the site from part B2 Local Centre and part R3 Medium Density Residential to entirely B2 Local Centre; • Increase the height of building control for the site from part 15m and part 21m to variable height limits including 15m, 25m, 30m and 40m; • Increase the maximum FSR controls for the site from part 2.5:1 and part 1.5:1 to 3.4:1 across the entire site. <p>The Planning Proposal was assessed by Elton Consulting on behalf of Council. The key feedback received related to the bulk and scale of the development, the increased pressure on the road network and public transport, alignment with strategic policies, and impacts on surrounding heritage items.</p> <p>Revised concept plans were presented at a Councillor briefing by Council officers. Councillor feedback indicated support for a supermarket, but within the boundaries of the existing B2 Local Centre zone. With regard to building height, while Councillors did not support the proposed heights (up to 13 storeys), the feedback noted that Council may consider some increase in height if overshadowing and overlooking impacts could be managed.</p> <p>As a result of the Councillor briefing, a meeting occurring on 24 June 2019 where Council officers advised the Proponent to formally submit an amended Planning Proposal for consideration and assessment if they wished to proceed to rezoning review.</p>
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Previous Planning Proposal September 2019 (PP-2020-854) – Previous landowner

Planning Proposal	<p>In response to the above advice, an amended Planning Proposal was lodged in September 2019. It sought the following amendments to the former Kogarah LEP 2012:</p> <ul style="list-style-type: none"> • Apply the B2 Local Centre zone to the entire site; • Increase the maximum height from part 15m and part 21m to variable heights up to 35m; and • Increase the maximum FSR from part 2.5:1 and 1.5:1 to 3.2:1 across the entire site. <p>This Planning Proposal included an indicative development concept for a mixed-use development with heights ranging from 6-10 storeys, total GFA of 22,627 sqm retail and commercial GFA, 197 apartments and 457 underground car parking spaces.</p>
LPP Meeting December 2019	<p>The Georges River Local Planning Panel (LPP) considered the Planning Proposal at their meeting on 17 December 2019. The Council officer report to the LPP recommended the Planning Proposal not proceed to the Department of Planning and Environment (DPE) for Gateway Determination.</p> <p>At the LPP meeting, panel members voted to defer the Planning Proposal and did not fully endorse the Council officer recommendations, instead recommending amendments to a few site-specific components of the proposal, including lowering of height, consideration of the interface with surrounding residential properties along the western boundary, consideration of the proposed built form controls on surrounding properties including adjacent heritage items, and further analysis be undertaken to consider a holistic and place-based planning approach for Ramsgate Centre.</p>
Sydney South Planning Panel Rezoning Review Decision (RR-2020-5)	<p>A request for a rezoning review by the Sydney South Planning Panel (SSPP) was sought following a lack of decision by the Council within 90 days of lodgement of the previous Planning Proposal (PP-2020-854).</p> <p>On 19 May 2020, the SSPP determined to not support the Planning Proposal. The Panel were of the view that the proposal had strategic merit, however the concerns surrounding site-specific merit related to height and bulk and the consequent amenity impacts, interface with surrounding properties on the western boundary, traffic and parking impacts, and certainty regarding the provision of publicly accessible open space.</p>

Previous Planning Proposal October 2021 – Joint Venture

Planning Proposal	<p>The most recent Planning Proposal was submitted to Council in October 2021 by Point Gate Developments Pty Ltd, a joint venture between Australian developer Time and Place and the Proponent (Fabcot Pty Ltd). This Planning Proposal sought the following amendments to the Georges River LEP 2021 (GRLEP 2021):</p> <ul style="list-style-type: none"> • Amend the zoning of the site from part R4 High Density Residential and part B2 Local Centre to B2 Local Centre across the site;
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- Amend the building height standard on the site from part 15m and part 21m to variable height limits including 9m, 15m, 24m, 29m and 32m;
 - Amend the FSR standard on the site from part 2.5:1 and part 1.5:1 to 2.84:1 above ground and 0.84:1 below ground (supermarket incentive floorspace), resulting in a total FSR standard of 3.68:1;
 - Introduce site-specific provisions under Part 6 of the GRLEP 2021 relating to the application of the maximum permitted height and FSR controls in order to allow greater flexibility for future development on the site to provide roof top communal open space and end of journey facilities; and
 - Reclassify Council owned Lot 301 DP 1142822 (76.1 sqm) from 'community land' to 'operational land' to enable future acquisition from Council and eventual redevelopment of land, and insert details for the land into 'Schedule 4 Classification and reclassification of public land' of GRLEP 2021.

Preliminary feedback was provided by WSP (Council's independent assessment planners) in November 2021, noting the Planning Proposal has strategic merit, however raised site-specific merit issues pertaining to the proposed height, public square, vehicle access, deep soil landscaping, western boundary interface and neighbouring amenity impact, traffic, and affordable housing. Detailed comments were provided by Transport for New South Wales (TfNSW), raising concern regarding the potential traffic impacts of the proposal. A formal request for information (RFI) was issued by WSP in March 2022, which raised issues regarding the proposal's overall bulk and scale, proposed reference scheme plans, consistency of the proposal with Council's DCP, landscaping, wind impacts, pedestrian amenity, and further traffic analysis.
