



*Artist's impression of Potential Concept Design*

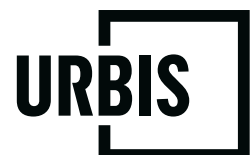
# DRAFT SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

Ramsgate Village

193-199 Rocky Point Road, 66-68 Ramsgate Road  
and 2-6 Targo Road, Ramsgate

RESPONSE TO POST-LOGGEMENT FEEDBACK

Prepared for  
**POINT GATE DEVELOPMENTS PTY LTD**  
14 June 2022



**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Andrew Harvey
Associate Director	Vijay Prabhu
Project Code	P0026152
Report Number	Draft Site Specific DCP (14 June 2022)

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# 1. DRAFT SITE-SPECIFIC DCP

## 1.1. PRELIMINARY

This Draft Site-Specific Development Control Plan (draft DCP) has been prepared by Urbis on behalf of Point Gate Developments Pty Ltd in support of a Planning Proposal to amend the *Georges River Local Environmental Plan 2021* as it applies to 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate, NSW 2217 (the Site).

The draft site-specific DCP provides detailed site-specific controls and guidance to support the high level LEP development standards. It provides development controls for the future development of the Site and identifies the location of building mass and scale on the site.

The draft site-specific DCP distils the principal design parameters of the reference design to set the detailed development objectives and controls for the Site and ensure future development achieves the urban design outcomes identified in the Planning Proposal.

This site-specific draft DCP should be read in conjunction with the 'Ramsgate Village Urban Design Report' (dated June 2022) by SJB, which sets out the site and context analysis, the vision and principles, and describes the key features of the reference scheme which represents a preferred future redevelopment option for the Site that would be enabled by the Planning Proposal.

## 1.2. BACKGROUND

The Planning Proposal reference scheme has been designed to address and resolve key site-specific design issues that were raised during the assessment of the previous Planning Proposal, including:

- The interface with and potential impact on the amenity of the neighbouring sites;
- The street wall heights and their impacts on the pedestrian scale and amenity;
- Certainty regarding the provision of the publicly accessible open space in the proposed controls; and
- Traffic and parking impacts.

As shown in the reference scheme, the Planning Proposal seeks to address and resolve these site-specific design issues by:

- Transitioning the built form massing on the Site from the site's western boundary;
- Providing adequate separation from neighbouring sites to maintain privacy and amenity to satisfy SEPP 65 requirements;
- Responding with a transition in scale by stepping down to the more sensitive residential uses to the west to ensure their access to sunlight in the middle of winter is protected;
- reinforcing the emerging built form character of Rocky Point Road by providing a street wall with setbacks above; and
- including a street wall along Ramsgate Road that responds to the neighbouring character and scale.

These key outcomes have been addressed in the site-specific DCP controls further below.

A key feature of the future redevelopment of the Site will be a publicly accessible open space. DCP provisions are proposed to ensure that any future redevelopment of the Site includes a high quality, well designed open space for the community that is protected from the noise and traffic of Rocky Point Road and provides high levels of amenity, solar access and character. A DCP provision is also proposed to ensure a minimum area of publicly accessible open space is provided on the Site.

Any future redevelopment of the Site will need to avoid isolating neighbouring sites and preventing future development on these sites. The DCP proposes provisions to ensure the future development on the Site does not prejudice the future redevelopment of amalgamated Lot 4, as identified in the Georges River Development Control Plan (DCP) 2021.

The provisions included in the site-specific DCP provide a mechanism to ensure that the design principles embodied in the reference scheme guide the future redevelopment of the Site.

## 1.3. VISION

The vision for Ramsgate Village is:

- For the repositioning and urban regeneration of the Ramsgate Local Centre so it can evolve to meet the needs of the community by delivering better quality local services, aligned with contemporary needs.
- To create a local destination with a community heart space to support greater patronage within the centre and support further development and commercial activity.
- To create a unique place that will accommodate a range of residential housing options that complement the surrounding single residential built fabric, while also delivering local convenience retailing that enables a more localised Ramsgate community.

## 1.4. OBJECTIVES

The draft site-specific DCP is based on the following objectives:

- To provide a high-quality publicly accessible open space for the community protected from the noise and traffic of Rocky Point Road with high levels of amenity, solar access and character.
- To enable the redevelopment of the Site to catalyse further investment by lifting the status of the centre and attracting further non-residential land uses that would increase the centre's offer to the broader community and increase employment options.
- To improve housing diversity, offering existing residents the opportunity to stay close to family and their community, and age in place.
- To enable the release of the ground plane for the publicly accessible open space through provisions that allow a full-line supermarket anchor to locate below ground.
- To ensure a transition in height from a taller element in the centre of the Site to lower rise elements to the west and south to ensure a more sensitive change in height and built form to neighbouring sites.
- To ensure new development responds to its context, including streetscape and adjoining properties, and provides appropriate levels of amenity for the private and public domain.
- To ensure the new development enhances the public domain through active frontages, modulation, articulation and the use of high-quality materials and finishes.
- To ensure traffic flow along Rocky Point Road, Ramsgate Road and Targo Road is managed appropriately.

## 1.5. LAND COVERED BY THIS DCP

This draft DCP applies to 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate, NSW 2217 (Ramsgate Village or the Site) as identified in **Figure 1**.

**Figure 1** – Land Application Plan



## 1.6. APPLICATION

The purpose of this draft site-specific DCP is to provide further detailed controls that support the provisions of the *Georges River Local Environmental Plan 2021 (GRLEP 2021) (as amended)*. Where a Development Application does not comply with all of the DCP provisions, the applicant should demonstrate to the consent authority how the objectives of the DCP controls have been met.

In the event of any inconsistency with other controls in the Georges River DCP 2021 (GRDCP 2021), the controls in this section take precedence.

## 2. PROPOSED SITE-SPECIFIC GUIDANCE

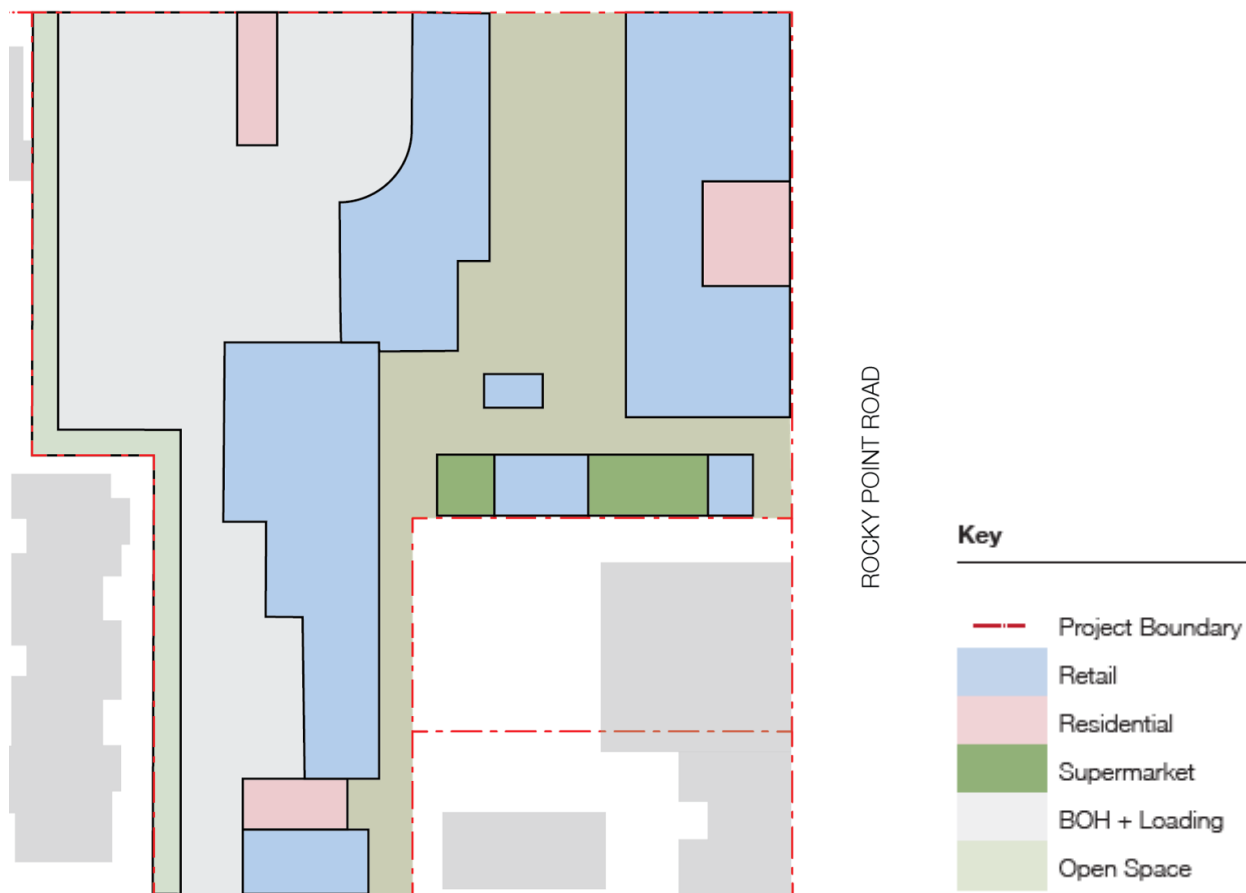
### 2.1. LAND USE AND LAYOUT

The Planning Proposal envisages a redevelopment of the Site to become a vibrant local centre incorporating a diverse mix of residential, retail, food and beverage and commercial uses as well as a publicly accessible open space. By locating the full-line supermarket anchor and associated retail uses below street level, the Planning Proposal will release the ground plane at the street level, allowing the delivery of a publicly accessible open space to function as a community heart space.

Based on the reference scheme, which has been prepared based on a detailed analysis of the Site's constraints and opportunities, the following DCP provisions provide guidance on the key land use and layout principles that apply to the site:

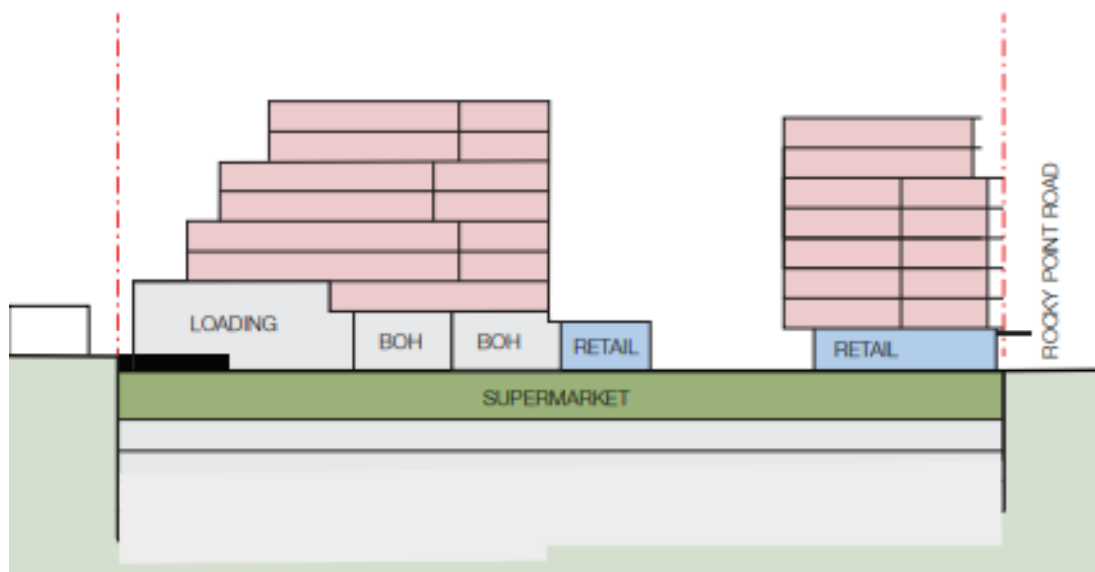
- Design and locate a mix of residential, retail and commercial uses below ground, at ground level and upper levels in accordance with the land use plans at **Figure 2** and **Figure 3**.
- Locate an integrated plaza on the Site comprising two distinct elements:
  - A publicly accessible open space in the form of a landscaped plaza for the community at street level, with retail and commercial uses located within and around the perimeter of the open space;
  - A full-line supermarket anchor along with associated retail uses and car park below street level, with pedestrian access from the street level plaza as well as the surrounding streets via pedestrian through-site links.
- Locate retail and commercial uses at street level fronting Rocky Point Road, Targo Road, and the publicly accessible open space.

**Figure 2** – Land use and layout plan





**Figure 3 - Land use and layout – section**



(Source: SJB)

## 2.2. ABOVE GROUND FLOOR SPACE RATIO

Part E3 – Ramsgate Centre of the Kogarah DCP 2013 (KDCP 2013) contained the following supermarket incentive floorspace provisions in relation to 183-191 Rocky Point Road and 1A Targo Road (immediately to the north of the site):

*“Maximum 2.5:1 as an amalgamated site. In circumstances where it is proposed that a supermarket be provided as part of the development, Council has the discretion to permit additional floor space for the supermarket use that is located in basement areas, as long as they do not project more than 1m above natural ground level.”*

183-191 Rocky Point Road and 1A Targo Road have since been redeveloped without a supermarket. A 6-storey mixed use residential development, with ground floor retail now exists on the site.

The Planning Proposal site presents an opportunity to provide a mixed-use development with a full-line supermarket anchor below street level as envisaged by Council’s DCP, while maintaining the above ground FSR close to the currently permissible maximum FSR along Rocky Point Road.

By locating the full-line supermarket anchor and associated retail uses below street level, the Planning Proposal intends to release the ground plane to enable the delivery of a publicly accessible open space. The full-line supermarket anchor on the Site will account for a significant proportion of the FSR on the Site (0.84:1), which will be located below street level.

To limit the apparent bulk and scale of any future development on the site, the following DCP provision is proposed:

- The maximum FSR on the Site for built form at street level and above is 2.76:1

## 2.3. BUILDING HEIGHT

The additional height sought as part of the Planning Proposal will allow more compact building footprints on the site, enabling the provision of a high quality and well-proportioned landscaped publicly accessible open space, and allow the mass and scale of the built form to be moved away from the sensitive neighbours to the south and west of the site.

The DCP provisions below provide further detail on the application of height across site, including a reduction in height from the current LEP height control adjacent to neighbouring developments along the western boundary of the site.

In order to allow flexibility and encourage the provision of high-quality roof top communal open spaces as part of any future development on the site, site-specific LEP provisions are proposed to clarify that the height of building (in storeys) controls excludes built form elements associated with rooftop communal open spaces, including lifts and lift lobbies to provide access to the communal open space, as well as lift overruns, plant and services.

The DCP provisions relating to building height are as follows:

- The maximum height of buildings (in metres) is to be in accordance with the *Georges River Local Environmental Plan 2021* (as amended).
- The maximum heights of buildings (in storeys) on the Site are to be in accordance with **Figure 4** and as set out below:
  - Building A – 8 storeys
  - Building B – 8 storeys
  - Building C – 6 storeys
- Any increase in height of buildings (in storeys) above the controls set out in this section are to be limited to built-form elements associated with rooftop communal open spaces, including lifts and lift lobbies to provide access to the communal open space, as well as lift overruns, plant and services. Except for lifts, lift lobbies and lift overruns, the other elements of the building above the maximum permitted height control under clause 4.3 of GRLEP 2021 should be set back from the edges of the buildings so as not to result in any additional overshadowing impacts between 10 am to 2 pm in mid-winter.

## 2.4. SETBACKS AND STREET WALL HEIGHTS

DCP controls are proposed to ensure future development on the site:

- provides adequate separation from neighbouring sites to maintain privacy and amenity;
- steps down to the more sensitive residential uses to the west to ensure their access to sunlight in the middle of winter is protected;
- includes a street wall along Ramsgate Road to respect the scale of the heritage building to the south east of the site; and
- includes a street wall along Rocky Point Road to reinforce the emerging built form character of Rocky Point Road.

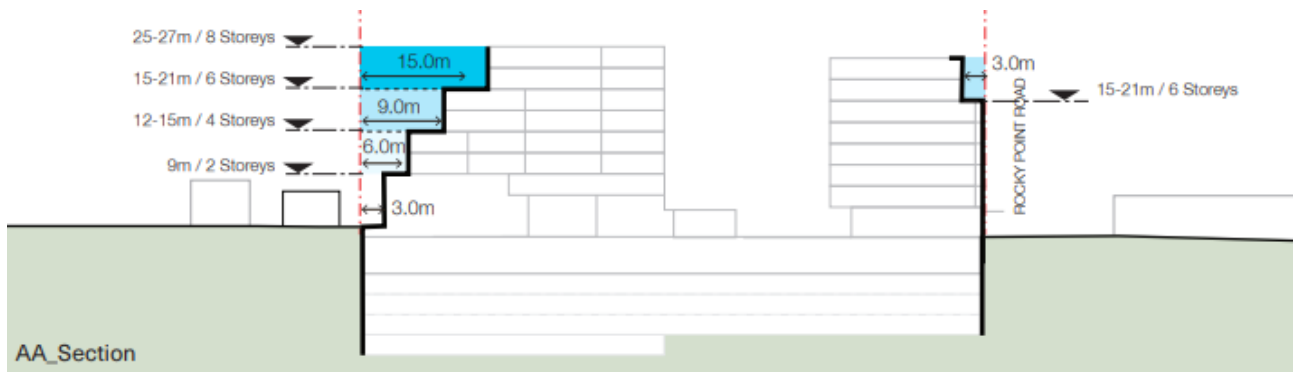
The Site setbacks and street wall heights for any development on the Site are to be generally in accordance with **Figure 4** and **Figure 5** below.

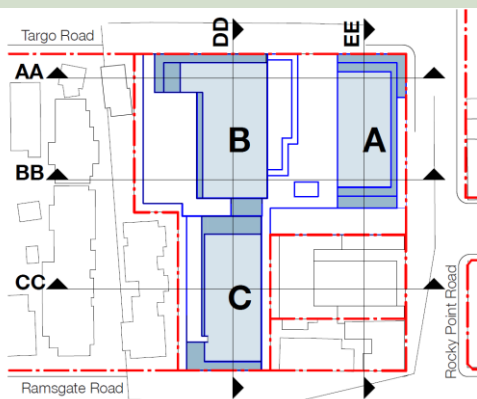
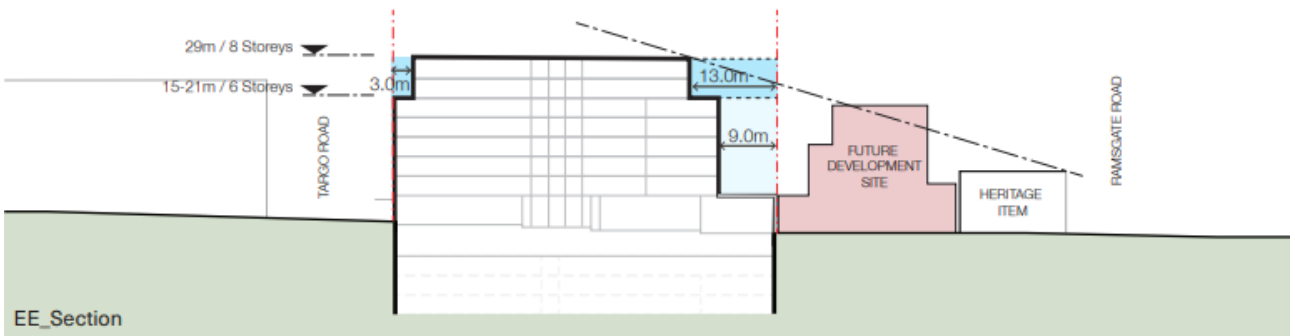
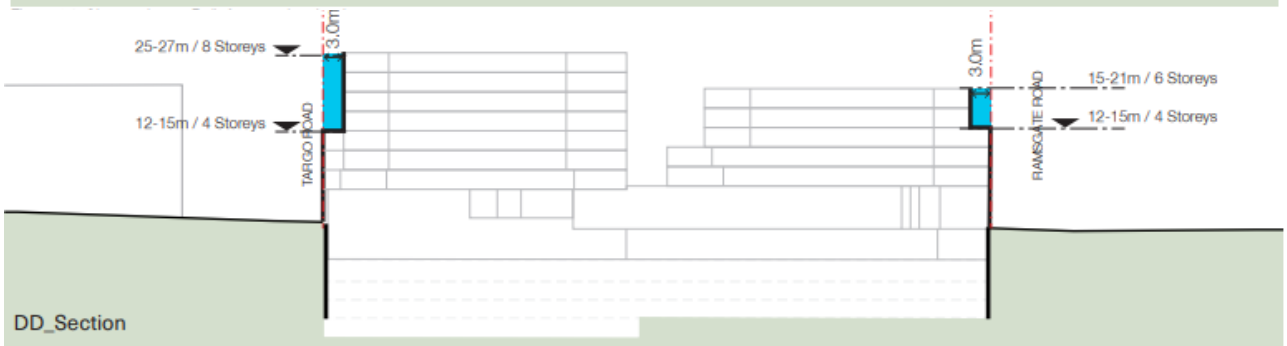
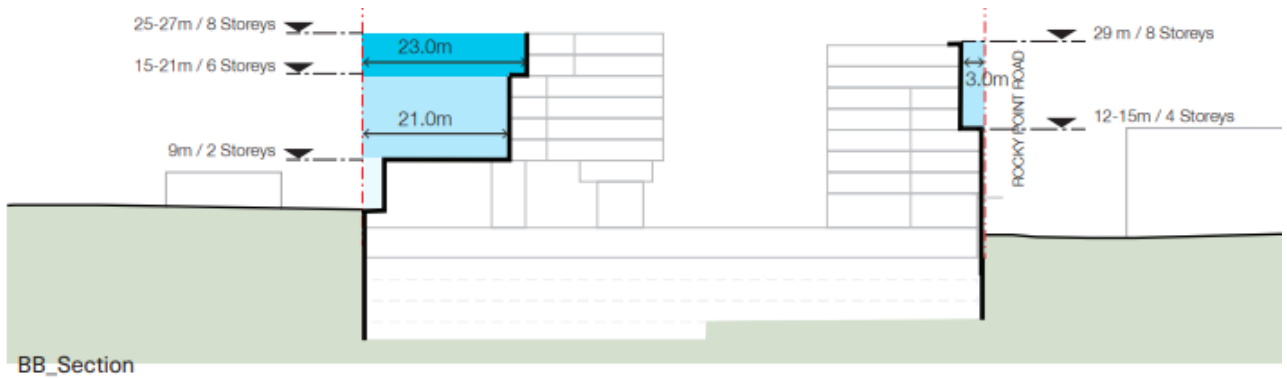
**Figure 4 – Building Height (in storeys), setbacks and street wall heights**



(Source: SJB)

**Figure 5 – Building Height (in storeys), setbacks and street wall heights – sections**





(Source: SJB)

## 2.5. PUBLICLY ACCESSIBLE OPEN SPACE

A key feature of the future redevelopment of the Site will be a publicly accessible open space. The following DCP provisions are proposed to ensure any future redevelopment of the Site includes a high quality, well designed open space for the community that is protected from the noise and traffic of Rocky Point Road and provides high levels of amenity, solar access and character.

To ensure adequate provision of publicly accessible open space on the site, a DCP control is proposed which sets out the minimum area (expressed in sqm) of this space to be maintained as open to sky and contiguous.

The provisions relating to the publicly accessible open space are as follows:

- As part of the future redevelopment of the site, a minimum 750 sqm of publicly accessible open space that is contiguous and open to sky, except for awnings, should be provided on the Site as indicated in the publicly accessible open space plan at **Figure 6**.
- The publicly accessible open space to be provided on the Site should be generally in accordance with, and incorporate the key elements and features of, the publicly accessible open space Plan at **Figure 6**.
- To ensure good solar access and amenity in the publicly accessible open space at least 50% of the publicly accessible open space is to receive direct sunlight for 2 or more hours between 9 and 3pm in mid-winter.
- In addition to the requirements under Clause 6.10 (5)(d)(vii) of the GRLEP 2021, to ensure user amenity and provide a plaza that is adequately protected from wind impacts as relevant to the proposed uses, any future development application for the site for buildings over 3 or more storeys above ground level (existing) should be supported by a wind tunnel study report.
- The ground floor uses fronting the plaza and along the street frontages of Targo Road, Rocky Point Road and Ramsgate Road should be provided with continuous awnings for weather protection. The awnings must be provided continuously and are to be of the same height and design along the shop frontages to provide weather protection for pedestrians.
- Through-site links to be provided as indicated in **Figure 6** and as follows:
  - Through site links to have a minimum width of 4 m.
  - The through site link between Ramsgate Road and Targo road to be open to the sky.
  - The pedestrian through site link between Ramsgate Road and Targo Road is to be provided immediately adjacent to the eastern boundary of neighbouring sites (fronting Rocky Point Road). This is to allow any future development on these sites to connect to the through-site link.

**Note:** the through-site links will be entirely publicly accessible but are to be maintained in private ownership to ensure safety and regular upkeep and maintenance without posing a cost on Council.
- The publicly accessible open space is to be of high quality in relation to its design, paving, materials and finishes, furniture and landscaping details.
- The design of the publicly accessible open space is to incorporate adequate infrastructure to manage stormwater drainage to Rocky Point Road.

**Figure 6 – Publicly Accessible Open Space and Landscaping Plan**



- 1 CREATING A CENTRAL GATHERING PLACE AROUND THE PROPOSED KIOSK FOR TEMPORARY AND COMMUNITY BASED EVENTS
- 2 AN ACTIVE LANDSCAPE SPINE WITH CENTRAL PLANTERS, SEATING EDGES, LIGHTING AND SPACE FOR RETAIL ACTIVATION
- 3 FEATURE PAVING BAND LINKING THE NORTH-SOUTH CONNECTION AND PROVIDING A PLAYFUL POINT OF INTEREST AND WAYFINDING JOURNEY EXPERIENCE. CATENARY LIGHTING TO COMPLIMENT PLAYFUL EXPERIENCE
- 4 STREETScape UPGRADES TO TARGO RD WITH KERB BLISTERS AND STREET TREES PROVIDED

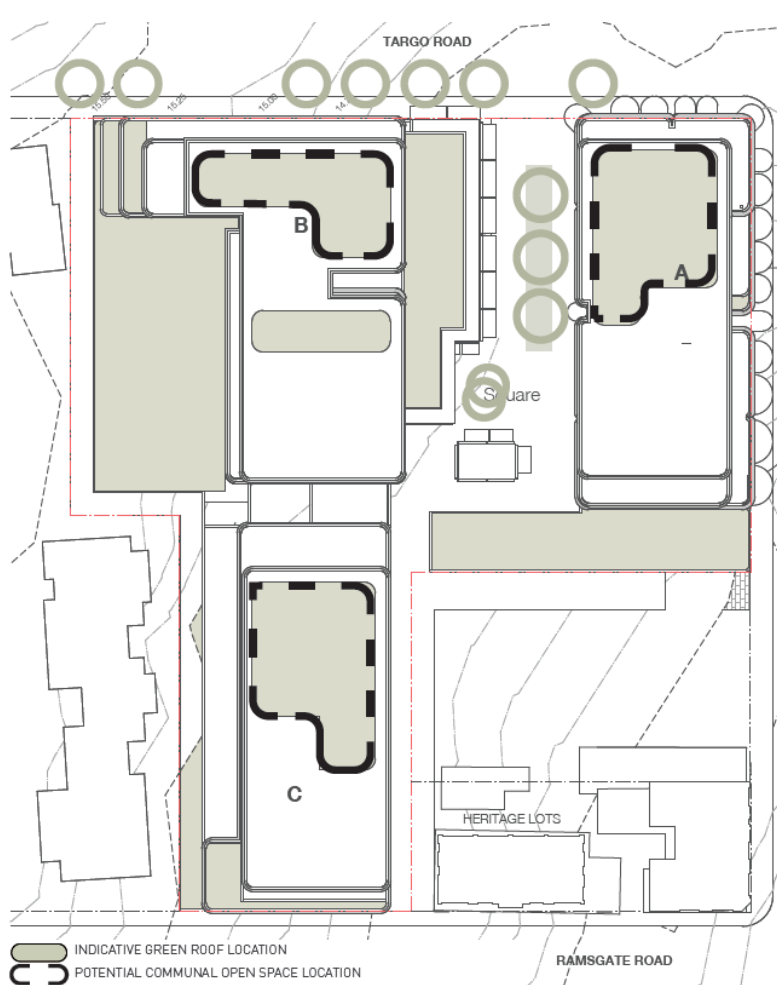
(Source: Landform)

## 2.6. LANDSCAPING AND COMMUNAL OPEN SPACE

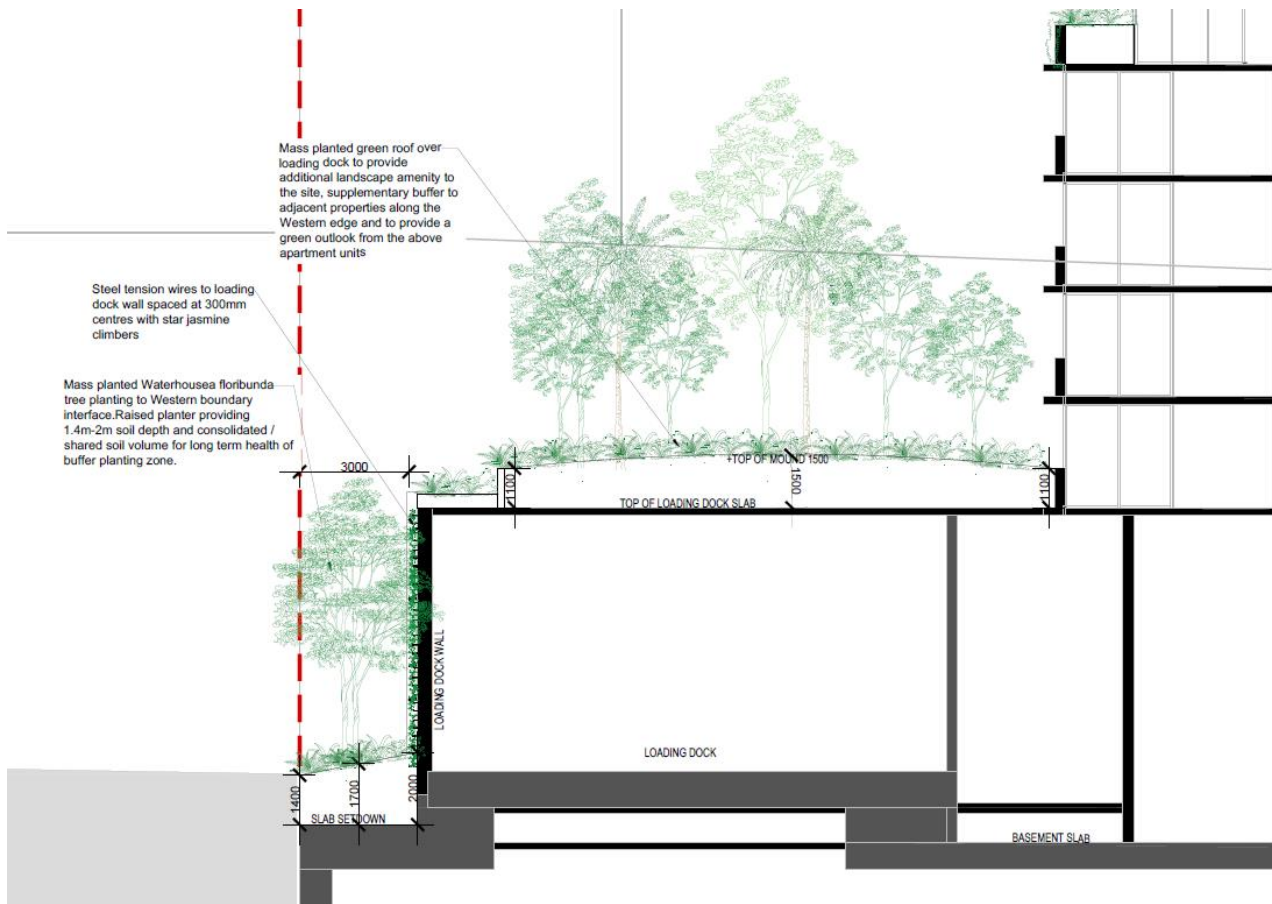
A key element in enhancing the amenity of the Site is landscaping and planting. The DCP provisions relating to landscaping of the Site are as follows:

- The design of the publicly accessible open space as well as other private and communal open spaces should maximise opportunities for landscaping and planting, and be generally in accordance with the Landscape Plan at **Figure 6**.
- Development on the Site is to maximise the provision of soft landscaping and planting. At least 20% of the Site area should be provided with landscaping.
- To maintain the amenity of the neighbouring sites to the west, development on the Site is to provide a vegetation buffer along the western boundary of the site. As shown in the indicative section in **Figure 8**, the vegetation buffer zone is to provide a width of 3 m and a minimum soil depth of 1.4 m with consolidated soil volume for long term health of the buffer planting zone.
- Opportunities should be explored to plant medium to large native trees along the western boundary vegetation buffer.
- Where roof top communal open space is proposed on a site adjoining lower density zone, any communal open space is to be set back a minimum of 4m from the edge of the roof of the floor immediately below adjacent to a lower density residential zone
- Communal Open Space to be provided generally in accordance with **Figure 7** below.

**Figure 7 - Potential Communal Open Space Locations**



**Figure 8 – Indicative Western Boundary Vegetation Buffer Planting**



## 2.7. ACCESS

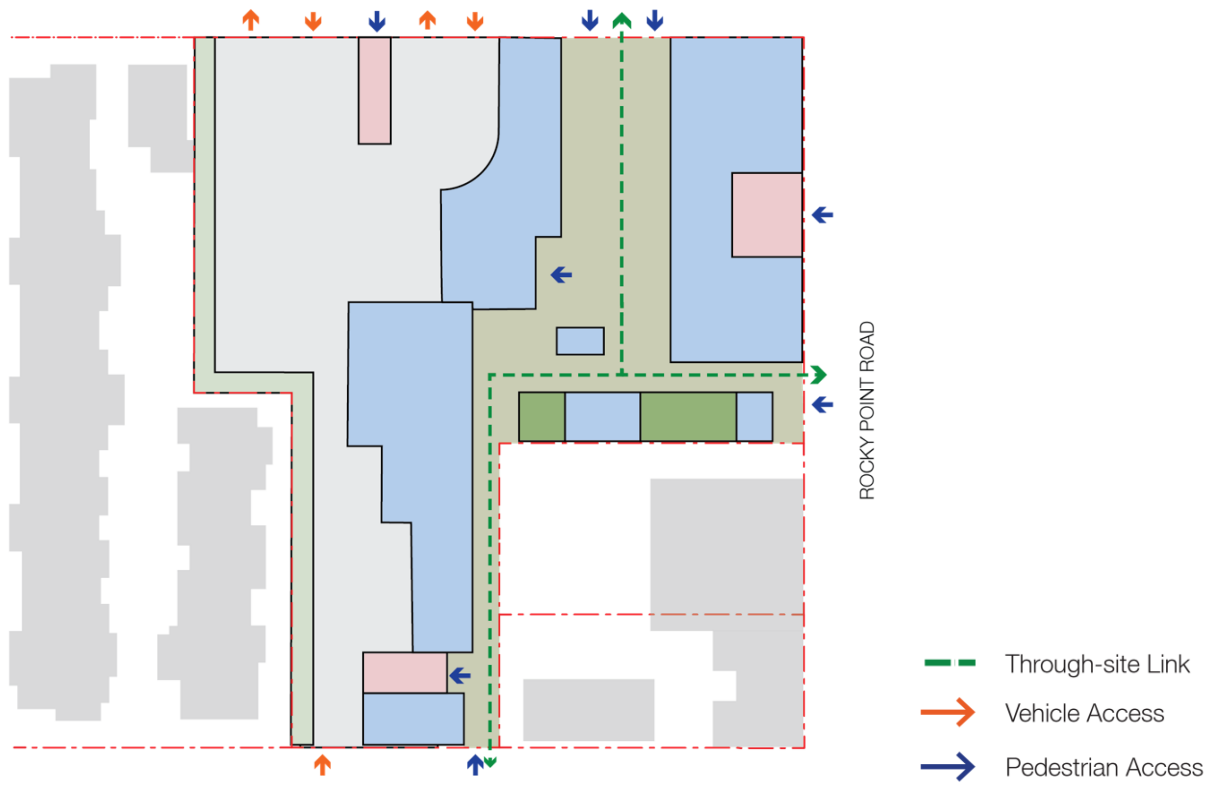
In order to support a range of residential and non-residential land uses on the site and create a local destination with a community heart space that is well integrated with the surrounding streets, any future redevelopment of the Site will need to ensure provision of legible and functional pedestrian, vehicular and service access.

The DCP provisions relating to access are as follows:

- Any development on the Site shall be easily and safely accessible for pedestrians, bicycles and vehicles.
- As part of the future redevelopment of the site, the pedestrian access points to the Site shall generally be in accordance with **Figure 8**.
- No vehicle access points to the site are to front Rocky Point Road.
- The details of the proposed vehicle access arrangements for the site should be addressed as part of any future DA relating to the site. The DA is to be supported by a detailed traffic impact assessment and make reference to the indicative vehicular and pedestrian diagram at **Figure 8**.



Figure 9 – Indicative Vehicular and pedestrian access



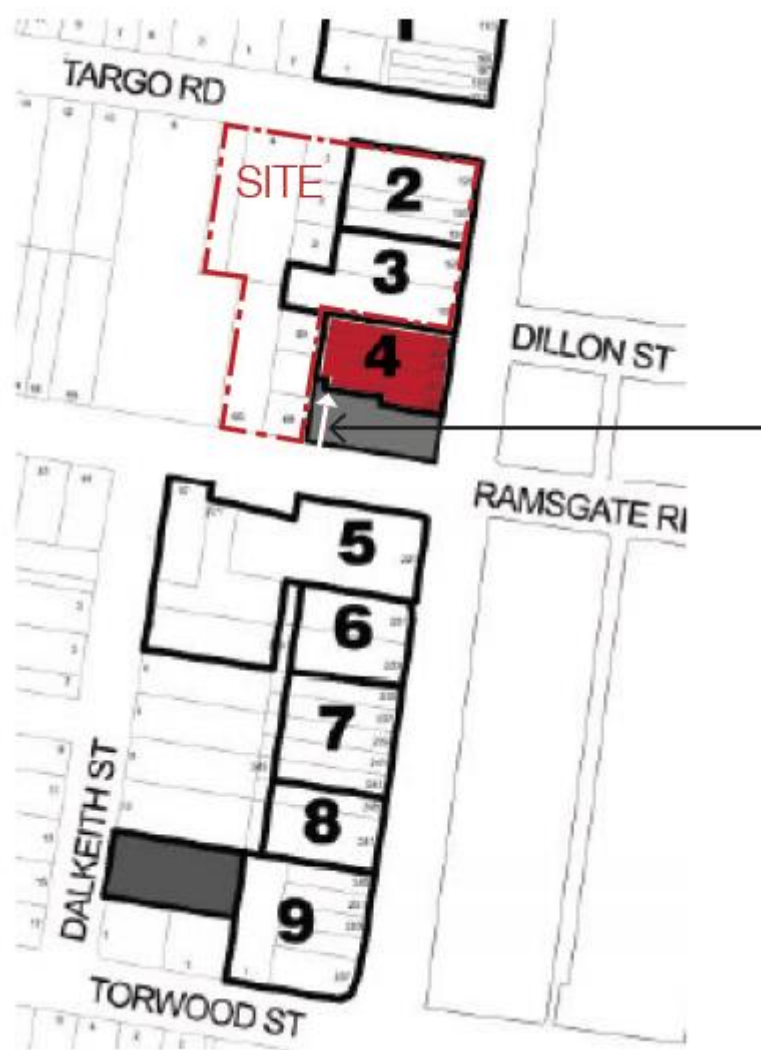
(Source: SJB)

## 2.8. SITE ISOLATION

Any future redevelopment of the Site will need to avoid isolating neighbouring sites and preventing future development on these sites.

As part of the Planning Proposal, a significant number of sites have been amalgamated into a single site. The Planning Proposal site includes amalgamated Lots 2 and 3 as identified in Section E3 of the Kogarah DCP 2013, as well as lots to the west (refer to **Figure 10** below). This means that the Planning Proposal provides an even larger amalgamation of lots that envisaged in Part 7.2.6 Ramsgate Centre Local Centre (Rocky Point Road) of GRDCP 2021 enabling the Site to provide a high-quality mixed-use development and deliver a significant public benefit in the form of the publicly accessible open space.

**Figure 10** – GRDCP 2021 - Amalgamation of Lots



Amalgamated Lot 4 does not form part of the Planning Proposal site. A site isolation study has been undertaken, which is provided within SJB's Urban Design Report (**Appendix A**). As demonstrated in the Site isolation study, the Planning Proposal will not prejudice the redevelopment of amalgamated Lot 4 based on the current controls applicable to the Site (FSR of 2.5:1 and maximum height of 21 m).

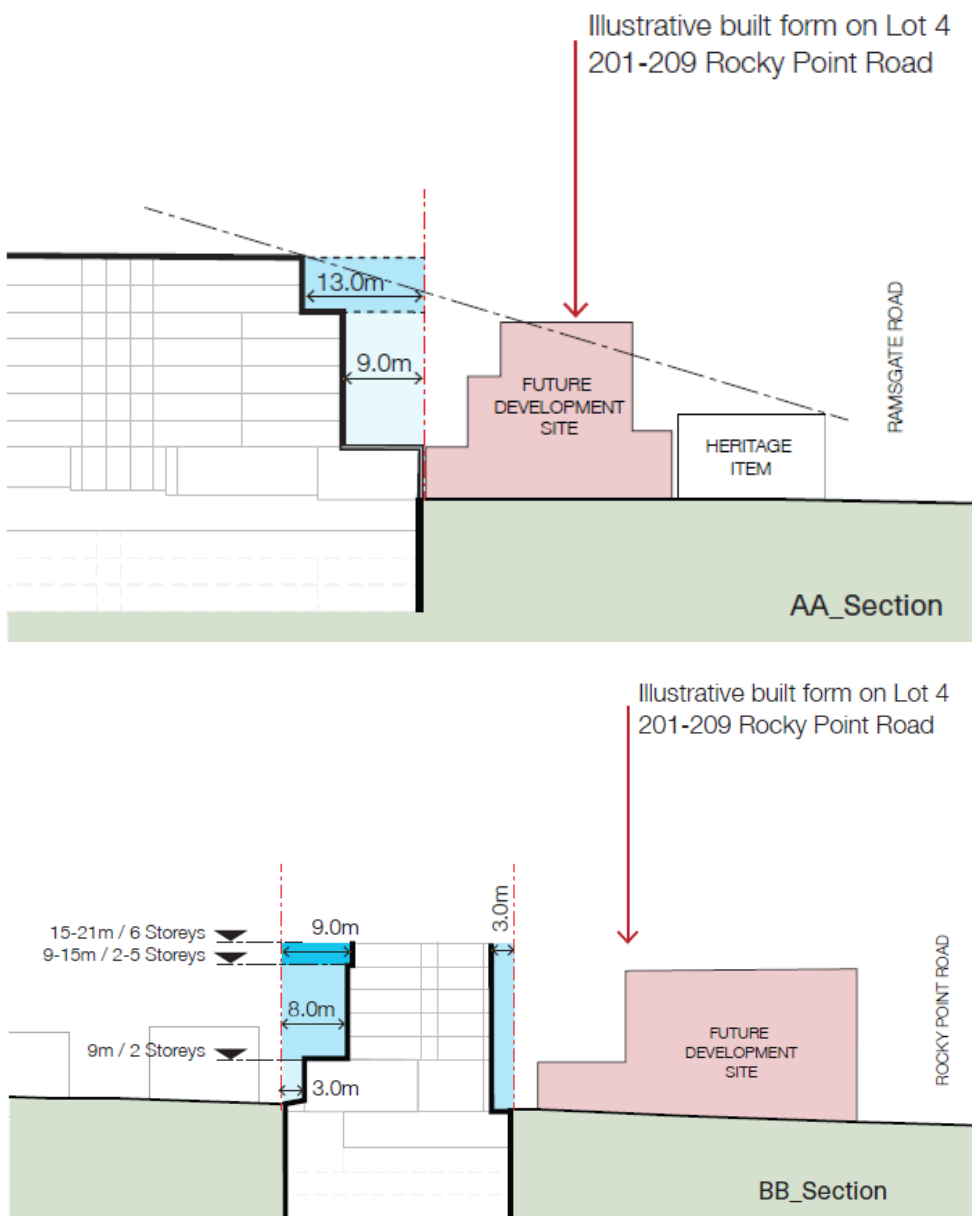
In order to ensure the future development on the Site does not prevent future redevelopment of amalgamated Lot 4, the following DCP provisions are proposed:

- Development on the Site is to provide a 9 m setback above ground level from the northern boundary of amalgamated Lot 4 as shown in **Figure 11**;
- Development on the Site is to provide a 12 m setback above 6 storeys from the northern boundary of amalgamated Lot 4 as shown in **Figure 11**;

- Development on the Site is to provide a 3 m setback from the western boundary of amalgamated Lot 4 as shown in **Figure 11**;
- Any future DA for the redevelopment of the site should address site isolation and car/service vehicle access to the neighbouring site in detail.
- As shown in the indicative design in **Figure 12** below, any future DA should provide a 6 m wide opening at the Ramsgate Road entrance to provide sufficient area to accommodate pedestrian access to the site as well as vehicle access to the neighbouring site.
- As shown in the indicative design in **Figure 12** below, any future DA should include measures to demarcate pedestrian access to the site through measures such as bollards and paving material to ensure legible pedestrian access is provided into the site.

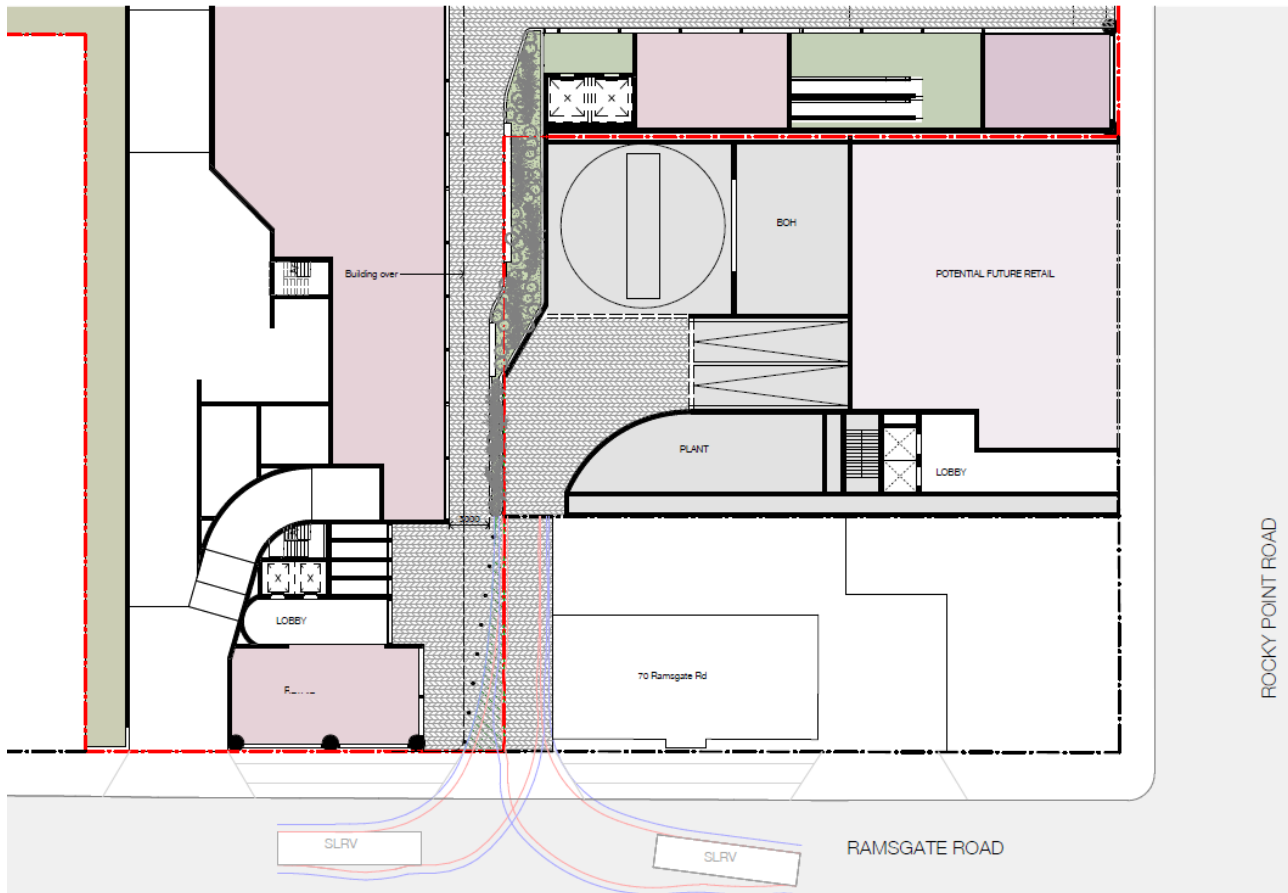
Note: the easement to ensure provision of the future pedestrian/vehicle shared way (if and when the neighbouring property is redeveloped) has been addressed as part of the draft VPA letter of offer that accompanies the planning proposal.

**Figure 11 – Setbacks to neighbouring sites along Rocky Point Road**



(Source: SJB)

**Figure 12** – Indicative design of pedestrian access to the site & service vehicle access to neighbouring site



## 2.9. DESIGN EXCELLENCE, QUALITY AND ACTIVE FRONTAGES

To ensure future development on the Site is of a high standard of architectural design quality and enhances the public domain, the following DCP provisions are proposed:

- As part of any future development application for redevelopment of the site, the applicant must engage proactively with the Council's design review panel to ensure design excellence is achieved.
- To ensure the appearance of new development enhances the public domain, development visible from Rocky Point Road, Targo Road and Ramsgate Road is to be of high quality in relation to its massing, materials and architectural details.
- Development is to maximise active frontages to Rocky Point Road and Targo Road by providing retail or commercial uses at ground level.
- Development is to integrate principles of environmental sustainability in the design and maximise opportunities to use materials that maximise energy efficiency.
- The development consent is to exhibit design excellence for environmental impacts such as wind.

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