

David Tuxford Acting General Manger  
Georges River Council  
[mail@georgesriver.nsw.gov.au](mailto:mail@georgesriver.nsw.gov.au)

Attn: Catherine McMahon

18 August 2022

Dear Catherine

**Request for a Rezoning Review – PP-2021-6179 – RR-2022-22**

I refer to the request for a Rezoning Review for a proposal at 193-199 Rocky Point Road & 66-68 Ramsgate Road, Ramsgate to amend the Georges River Local Environmental Plan 2021 to seek various amendments to the Georges River Local Environmental Plan 2021 to enable redevelopment of the site for a number of purposes including a large format supermarket, new public open space, 176 apartments, retail space and car parking to support the development.

The Sydney South Planning Panel has considered the request for a Rezoning Review together with the advice provided by Council and recommended that the proposal should not be submitted for a Gateway determination. This decision is final and there are no opportunities for it to be reconsidered or challenged on its merits. A copy of the panel's decision is attached.

Although the proponent's request for a Rezoning Review has been unsuccessful, the proponent may still lodge a new proposal for the site in the future. Therefore, I have encouraged further liaison directly with Council if the proponent would like to pursue this matter further.

If you have any queries on this matter, please contact Leanne Harris, Case Manager, Planning Panels Secretariat on (02) 8217 2060 or via email to [Leanne.harris@dpie.nsw.gov.au](mailto:Leanne.harris@dpie.nsw.gov.au)

Yours sincerely



**Helen Lochhead**  
**Chair, Sydney South Planning Panel**

encl. Rezoning Review Record of Decision

<b>DATE OF DECISION</b>	16 August 2022
<b>PANEL MEMBERS</b>	Helen Lochhead (Chair), Susan Budd and Annelise Tuor
<b>APOLOGIES</b>	Councillor Sam Stratikopoulos
<b>DECLARATIONS OF INTEREST</b>	Councillor Nick Katriss declared a precautionary conflict as he is a part owner of a property adjacent to the site.

### REZONING REVIEW

RR2022-22, Georges River Council, (PP-2021-6179) at 193-199 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate (AS DESCRIBED IN SCHEDULE 1)

#### Reason for Review:

- The council has notified the proponent that the request to prepare a planning proposal has not been supported
- The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

### PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site-specific merit
- should not** be submitted for a Gateway determination because the proposal has
  - not demonstrated strategic merit
  - has demonstrated strategic merit but not site-specific merit




The decision was unanimous

### REASONS FOR THE DECISION

1. There was inadequate justification provided to demonstrate that the traffic impacts of the proposal could be managed to support the increased density and uses on this site, in particular, the scale of the intensification of use associated with the extent of the full line supermarket, the mini major, and the associated ground level retail were of concern.

2. The proposed increase in height and FSR above the LEP controls for development in the B2 zone has also not been adequately justified. The height and bulk are inconsistent with the proposed future character for the area under the current LEP and DCP controls. The LEP and DCP are relatively recent instruments having been made in 2020 and 2021 respectively and adequate justification has not been provided to support the extent of the proposed departures from height, FSR and setback requirements in the Ramsgate Centre Local Centre (Rocky Point Road) and B2 zone.

3. As noted by Council the following issues: excessive height and bulk, inadequate interface to the residential properties to the west of the site to protect residential amenity, limited visibility of the public square, lack of deep soil landscaping, traffic generation and vehicular access, and impacts on adjoining heritage properties are outstanding issues that mean the site-specific merit has not been adequately addressed in this Planning Proposal.

PANEL MEMBERS	
Helen Lochhead (Chair) 	Susan Budd 
Annelise Tuor 	

SCHEDULE 1		
1	<b>PANEL REF – LGA – DEPARTMENT REF - ADDRESS</b>	RR2022-22, Georges River Council, (PP-2021-6179) at 193-199 Rocky Point Road & 66-68 Ramsgate Road, Ramsgate
2	<b>LEP TO BE AMENDED</b>	Georges River Local Environmental Plan 2021
3	<b>PROPOSED INSTRUMENT</b>	The proposal seeks various amendments to the Georges River Local Environmental Plan 2021 to enable redevelopment of the site for a number of purposes including a large format supermarket, new public open space, 176 apartments, retail space and car parking to support the development.
4	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing report from Department of Planning, Industry and Environment</li> <li>• Rezoning Review Application Package (including the request prepared by Urbis and its Attachments A-H.</li> <li>• Planning Proposal and its Appendices A-N</li> <li>• Site location/context map</li> <li>• Council Comments – 8 August 2022</li> <li>• Existing and proposed LEP map</li> <li>• Subject site – planning proposal hist</li> </ul>
5	<b>BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing with Department of Planning and Environment (DPIE): 16 August 2022, 8.30am <ul style="list-style-type: none"> <li>○ Panel members in attendance: Helen Lochhead (Chair), Susan Budd and Annelise Tuor DPIE staff in attendance: Name(s)</li> <li>-Overview of application provided</li> </ul> </li> <li>• Briefing with Council: 16 August 2022, 9.00am</li> </ul>

		<ul style="list-style-type: none"><li>○ Panel members in attendance: Helen Lochhead (Chair), Susan Budd and Annelise Tuor</li><li>○ Department Planning and Environment members in attendance: Laura Locke, Kendall Clydsdale, Claire Mirow</li><li>○ Council representatives in attendance: Catherine McMahon, Harkirat Singh, Stephanie Lum, Meryl Bishop, Linda Rodriguez, Nerida Stores, Henry Hunh</li><li>○ Council concerns with application discussed</li><li>● Briefing with Proponent: 16 August 2022, 9.30am<ul style="list-style-type: none"><li>○ Panel members in attendance Helen Lochhead (Chair), Susan Budd and Annelise Tuor</li><li>○ Department Planning and Environment members in attendance: Laura Locke, Kendall Clydsdale, Claire Mirow</li><li>○ Proponent representatives in attendance:<ul style="list-style-type: none"><li>○ Proponent - Woolworths/Fabcot – Nicholas Steele &amp; Pierre Abrahamse -</li><li>○ Proponent - Time &amp; Place – Marcus Lewin, Evan Papadopoulos &amp; Kim Zoljalali -</li><li>○ Presenting - Urbis - Andrew Harvey &amp; Vijay Prabhu</li><li>○ Presenting - SJB - Adam Haddow</li><li>○ Presenting - CBRK - Tim Rogers –</li></ul></li><li>○ Key issues discussed- merits of proposal</li></ul></li></ul>
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