



ELISE BORG
FOR KOGARAH BAY WARD



Georges River **RESIDENTS & RATEPAYERS**

GENUINE INDEPENDENTS FOR A BETTER COUNCIL

Ramsgate Woolworths Development - Webinar Update 29th September 2021

Tonight I watched the webinar from developers Time and Place and Woolworths in regards to their Planning Proposal for the redevelopment of the site at Rocky Point Rd, Targo Rd and Ramsgate Road.

Questions that we asked that were answered include:-

Q. Why does the proposal not seek development within the current zonings and height limits?

Developer's answer: We need to take a holistic approach and look at the big picture. We need to look at the number of people that need to live there to 'activate' a centre vs what is too much.

Q. How large in square metres is the supermarket?

Developer's answer: Approx 4,000 square metres. It would be one of the largest supermarkets that Woolworths have and would include a full service such as deli, bakery, chicken, groceries, fruit/vege etc.

Q. If 300 car spaces are for retail, how many car spaces in total?

Developer's Answer: Approx 300 spaces for retail, 200 spaces for residential and 30 spaces for business tenants. A total of approx 500.

Q. Will there be shop frontages onto Rocky Point Road?

Developer's Answer: Yes there will be shop frontages facing onto Rocky Point Rd, as well as shops facing onto the internal public plaza space.

Q. How will a full-line supermarket be serviced by smaller trucks only?

Developer's Answer: The parking consultant did not explain 'how' but did explain that it would be 'Rigid' trucks only and not semi-trailers.

Questions that we asked that remained unanswered include:-

Q. What is the mix of units? Ie: 1, 2 and 3 bedroom units?

Q. Will the residential properties at 2, 4 and 6 Targo Rd and 66-68 Ramsgate Rd be rezoned commercial?

Q. Will the traffic lights at Rocky Pt Rd/Targo Rd allow right-hand turn south? If so, how is this considered feasible when the traffic at Rocky Pt Rd and Ramsgate Rd intersection is often queued back way past Targo Rd.

Q: What is the forecast number of vehicle movements per day to the site?

Q. What is the impact of traffic movements on Targo Rd and Burgess St?

Q. What impact will the removal of 14 car spaces on Rocky Point Rd have on the 8 existing shops that are not part of this development?

Q. The website stated it would be targeted to first home buyers? Will there be financial incentives for first home buyers?

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