The South Sydney Planning Panel meeting is imminent and is **closed** to the public.

Email your objection to the Department of Planning and Environment by **Monday 15 August** with the subject line:

**No Gateway Approval for Woolworths Ramsgate**

information@planning.nsw.gov.au

Copy the State Member for Rockdale, Mr Steve Kamper:

rockdale@parliament.nsw.gov.au

Copy the **Kogarah Bay Progress Association** and we'll keep you informed of updates and next steps:

kogarahbayprogress@gmail.com

Submit your objection to the Hon Anthony Roberts, MP, Minister for Planning (and Minister for Housing) **– online form to be completed and submitted**

**Copy and paste this link** to your browser:
nsw.gov.au/nsw-government/ministers/minister-for-planning-and-homes

It’s recommended that you adapt the content below and use your own words as much as possible.

The Department of Planning and Environment

By email: information@planning.nsw.gov.au

To whom it may concern

Dear Sir/Madam,

**RE: WOOLWORTHS PLANNING PROPOSAL AT**

**193-199 ROCKY POINT ROAD, 2-6 TARGO ROAD AND 66-68 RAMSGATE ROAD, RAMSGATE**

I write this submission to request that the Department **not** proceed to a **Gateway Determination** for the Planning Proposal at the above location.

I believe the current height controls for both commercial and residential zones are more than generous and that this proposal is a significant, unwarranted and ill-advised over-development and over-intensification of the site. I believe the reasons put forward by the proponent are flawed as outlined below:

* The adjoining and nearby residents in regard to overshadowing, privacy, visual scale and bulk, noise, pollution, off-street parking and traffic;
* The negative impact on and the commercial viability of the remaining Ramsgate shops and businesses on both sides of Rocky Point Road should this proposal proceed;
* The loss of on-street parking between Ramsgate Road and Targo Road and the detrimental effect it will have on those shops and businesses;
* Traffic congestion around the already very busy intersections of Rocky Point Road, Targo Road and Ramsgate Road. The Rocky Point and Ramsgate Roads intersection alone has three **No Right Turn** roads;
* The creation of rat-runs and therefore the negative impact of traffic on our local roads, particularly Sans Souci and Beverley Park;
* The loss of Ramsgate ‘V*illage’*;
* The rezoning of **residential** properties to **commercial** sets a dangerous precedent for high-density creep all along Rocky Point Road.

There are already six supermarkets in the vicinity (or very close by), two of them being Woolworths stores. A very large Coles supermarket is planned for Ramsgate Beach. The area is already well serviced by supermarkets and one as large as the one planned by Woolworths at 4,100sqm – one of the largest in Australia – is excessive for the Ramsgate Village and surrounding areas.

Ramsgate is not located within walking distance of any railway station and there is no plan to widen the already congested Rocky Point Road or Ramsgate/Park Road. Commuting on public transport is not easy as commuters must use the bus service to commute to Kogarah (or Rockdale) Station. We know from experience that many people will resort to driving rather than rely on public transport. Imagine all the additional cars on our roads.

Schools, GPs, etc in the area are already oversubscribed.

This planning proposal is disproportionate for the area and will irrevocably alter our local community and surroundings to the detriment of the entire community and surrounding areas.

We must not continue to allow developers and large corporations like Woolworths to by-pass local councils and communities to achieve their greedy outcomes, especially not when the current height limits are more than generous and will still enable them to make huge profits. Our communities must not be sacrificed for their profits. I would like to stress that I appreciate that development is needed but it must not be excessive nor should it exceed current limits; the limits have been determined and deemed appropriate for a reason.

It's critical that this feedback is passed on to the South Sydney Planning Panel before it meets to consider the proposal so that those on the panel understand how flawed the proposal is and how strongly people feel about it not proceeding.

**No Gateway Approval**.

Yours sincerely,

*<*insert your name and surname>
<insert suburb name*>* resident