

# REVISED PLANNING PROPOSAL FOR MORTDALE GARDENS

19-25 MACQUARIE PLACE AND  
46-56 PITT STREET MORTDALE

22 JULY 2022



## QUALITY ASSURANCE

<b>Project:</b>	Planning Proposal for Mortdale Gardens
<b>Address:</b>	19-25 Macquarie Place & 46-56 Pitt Street, Mortdale
<b>Lot /DP:</b>	Lot B DP 345208, Lot C DP 345208 Lot 20-Lot 23 Section D DP 2921, Lot 26 Section D DP 2921 and Lot 28 Section D DP 2921
<b>Council:</b>	Georges River
<b>Author:</b>	Think Planners Pty Ltd

<i>Date</i>	<i>Purpose of Issue</i>	<i>Rev</i>	<i>Reviewed</i>	<i>Authorised</i>
19 February 2020	Draft Internal Review	Draft	SF	SF
16 March 2020	Final Planning Proposal	Final	SF	SF
10 July 2020	Revised	Final	SK	SF
14 Oct 2021	Revised	Final	SF	SF
22 July 2022	Revised	Final	EJ	SF

# CONTENTS

<b>INTRODUCTION</b>	<b>5</b>
<b>PLANNING PROPOSAL MERITS, INFRASTRUCTURE AND COMMUNITY BENEFITS</b>	<b>7</b>
<b>SITE AND LOCALITY DESCRIPTION</b>	<b>9</b>
SUBJECT SITE	9
LOCALITY	11
<b>LOCAL PLANNING FRAMEWORK</b>	<b>14</b>
ZONING	14
BUILDING HEIGHT	16
FLOOR SPACE RATIO	16
HERITAGE	16
<b>BACKGROUND</b>	<b>17</b>
<b>DETAILS OF OTHER RELEVANT PLANNING PROPOSALS</b>	<b>18</b>
PLANNING PROPOSAL A	18
PLANNING PROPOSAL B	18
PLANNING PROPOSAL C	19
PLANNING PROPOSAL D	19
<b>STRATEGIC PLANNING FRAMEWORK</b>	<b>23</b>
EXHIBITED C+M URBAN DESIGN REPORT FOR MORTDALE TOWN CENTRE	23
HURSTVILLE CITY CENTRE URBAN DESIGN STRATEGY	<b>ERROR!</b>
<b>BOOKMARK NOT DEFINED.</b>	
GEORGES RIVER COMMERCIAL CENTRES STRATEGY	30
GEORGES RIVER COUNCIL EMPLOYMENT LANDS STUDY (ELS)	41
HURSTVILLE CITY CENTRE URBAN DESIGN STRATEGY	43
A METROPOLIS OF THREE CITIES – GREATER SYDNEY REGION PLAN (GREATER SYDNEY COMMISSION MARCH 2018)	44
SOUTH DISTRICT PLAN (GREATER SYDNEY COMMISSION MARCH 2018)	48
LOCAL STRATEGIC PLANNING STATEMENT	56
GEORGES RIVER HOUSING STRATEGY	57

## **PLANNING PROPOSAL** **58**

PART 1 – OBJECTIVES OR INTENDED OUTCOMES	58
PART 2 – EXPLANATION OF PROVISIONS	58
PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT	58
PART 4 – MAPPING	67
PART 5 – COMMUNITY CONSULTATION	67
PART 6 – PROJECT TIMELINE	67

## **CONCLUSION** **69**

### **Table of Figures**

Figure 1: Map of the Subject Site (Source: Bureau SRH) .....	9
Figure 2: Aerial Map Extract of the subject site (Source: Six Maps).....	10
Figure 3: Aerial Map Extract of the Locality (Source: Google Maps).....	11
Photograph 1: Shows the site as viewed from an aerial view .....	12
Photograph 2: Shows Mortdale RSL as viewed via Macquarie Place .....	12
Photograph 3: Shows the car park that's part of Mortdale RSL as viewed from Pitt St .....	13
Photograph 4: Shows No. 19 Macquarie Place which is part of this proposal .....	13
Figure 4: Extract from Exhibited C+ M Urban Design Report.....	23
Figure 5: Extract from Exhibited C+ M Urban Design Report.....	24
Figure 6: Extract from Exhibited C+ M Urban Design Report.....	25
Figure 7: Extract from Exhibited C+ M Urban Design Report.....	26
Figure 8: Extract from Urban Design Analysis .....	27
Figure 9: Extract from Urban Design Analysis .....	27
Figure 10: Extract from Urban Design Analysis .....	28
Figure 11: Additional Urban Design Image by Bureau SRH.....	29
Figure 12: Extract from A Metropolis of Three Cities .....	44
Figure 13: Extract from South District Plan .....	49

## INTRODUCTION

The purpose of this Planning Proposal is to explain the intended effect and provide a justification for a proposed amendment to the Georges River Local Environmental Plan 2021 as well as demonstrate the strategic merit of the amendment proceeding.

**This Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 to allow for the redevelopment of the site for the purposes of mixed use development by:**

- Rezoning the land parcels (19-25 Macquarie Place and 46-56 Pitt Street, Mortdale) to B2 Local Centre
- Amending the Maximum Building Height to be 28m (to accommodate 2 levels of commercial space, 7 levels of residential and lift overrun).
- Amending the Maximum Floor Space Ratio to 3.0:1; comprising 0.75:1 non-residential and 2.25:1 residential.
- A VPA offer consistent with the principles of the Affordable Housing Contributions, exhibited as part of the Mortdale Town Centre review.
- Permit up to an additional 0.5:1 of non residential floor space where it is provided below ground level.

The Planning Proposal relates to 19-25 Macquarie Place and 46-56 Pitt Street, Mortdale referred to within this document as the ‘*subject site*’. The amendments proposed in this Planning Proposal are specific to the site and will facilitate a new high quality mixed use development that will contribute to local employment generation, an injection of new housing supply, renewal of the town centre and revitalisation of the character of Mortdale.

The area is serviced by schools, tertiary institutions, childcare centres, community services, recreational and sporting facilities and an established commercial centre which is on the western side of the Mortdale train line.

The development proposal is known as the “Mortdale Gardens” and key features of the proposal include:

- New Mortdale RSL Community Club to be built as an integral part of development
- City view at the higher level apartments
- Contribution to permit new employment floor space
- 250m away from Mortdale train station

- Easy access to Sydney CBD and Hurstville town centre.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning's Local Environmental Plan Making 2021.

The Planning Proposal is supported by:

- Urban Design Report
- Architectural reference design
- Photomontages
- Traffic report
- Social Impact Assessment
- Economic Impact Assessment
- Survey plan.

Support for the Planning Proposal is sought; and the subsequent referral to the Department of Planning and Environment for Gateway determination and public exhibition.



## PLANNING PROPOSAL MERITS, INFRASTRUCTURE AND COMMUNITY BENEFITS

The Planning Proposal seeks to deliver the following key benefits:

- **Revitalisation of Mortdale RSL Community Club.** The proposal will deliver a reinvigorated RSL club on the ground floor which will activate Macquarie Place and Pitt Street. This will assist with nurturing a stronger Mortdale by growing investment, business opportunities and jobs in this strategic centre.
- **Housing variety.** The Mortdale is a place of variety and contrast, from the leafy neighbourhoods of with single and two storey dwellings to the commercial area located on Morts and Pitt Street near the Mortdale train station. Mortdale is a diverse urban area and the proposal seeks to deliver a variety of housing opportunities within 250m of Mortdale train station. This enables the opportunity to create a housing which is well connected to public transport, health services, education services, employment and recreational facilities.
- **Housing supply.** The proposal comprises new housing supply, choice and affordability with access to jobs, services and public transport.
- **High quality public domain.** The proposal will ensure the delivery of new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land. The new RSL building provides significant community benefit through street level activation with the aim of creating a new vibrant facility for the community.
- **Affordable Housing Contributions:** A Voluntary Planning Agreement for the delivery of affordable housing consistent with the Mortdale Town Centre review. Subject to confirmation from Council, our clients VPA offer is equivalent to that arising from the Council scheme, being in kind dedication of apartments with no less than 311m<sup>2</sup> of GFA in total.
- **Commercial uses.** The proposal is consistent with the aspirations of Georges River Council to enliven the centre and deliver employment floor space to meet an employment target.
- **Employment.** Ensuring the Mortdale RSL Community Club is contemporised to meet the needs of the future community is to be secured with the revitalisation of the Club facility. This will ensure the Club continues to deliver a service to the residents and likewise local employment opportunities. The development of this site seeks to enhance the future prosperity of Mortdale as a local centre. During the construction phase there will also be a number of construction related jobs created.

The subject land parcel is ideal to accommodate the proposed development as it is located within an accessible area and is consistent with the evolving character of developments within the locality. Furthermore, the development proposes to provide the opportunity to deliver a mixed use development in a location which requires some regeneration as well as considering the site's proximity to educational establishments, employment opportunities and recreational activities.



Concept Image



## SITE AND LOCALITY DESCRIPTION

### SUBJECT SITE

The subject site commonly known as 19-25 Macquarie Place, 46-56 Pitt Street, Mortdale, though can be legally described as the following:

- Lot B DP 345208
- Lot C DP 345208
- Lot 20 Section D DP 2921
- Lot 21 Section D DP 2921
- Lot 22 Section D DP 2921
- Lot 23 Section D DP 2921
- Lot 26 Section D DP 2921
- Lot 28 Section D DP 2921
- SP 68533.

The subject land parcel can be best described as an irregular shaped allotment with a frontage to both Macquarie Place and Pitt Street, Mortdale, which results in a total site area of 4,601.2m<sup>2</sup>, with the aerial map extract provided below demonstrating the subject site and the relationship with its adjoining properties.

Figure 1: Map of the Subject Site (Source: Bureau SRH)

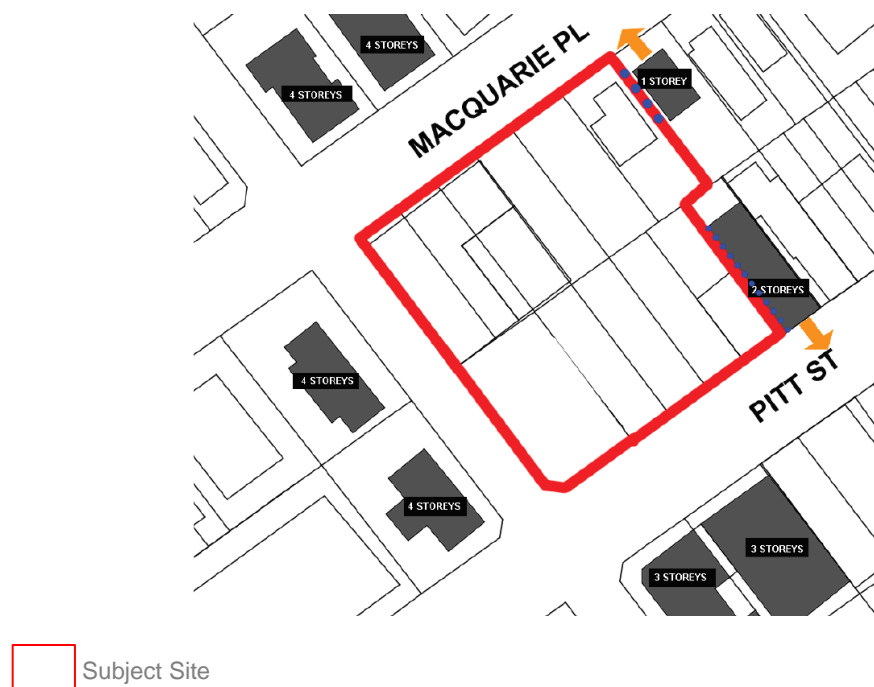





Figure 2: Aerial Map Extract of the subject site (Source: Six Maps)



 Subject Site

The subject site is located within proximity to local amenities including educational establishments, employment opportunities, recreational activities and public transportation as demonstrated via the table below.

#### Educational Establishments, Employment Opportunities, Recreational Activities And Public Transportation

- Jubilee Park
- Mortdale Station
- Mortdale Public School
- Carina School
- IGA Supermarket
- Mortdale Hotel
- Mortdale Pharmacy
- Hurstville Westfields
- St George Hospital

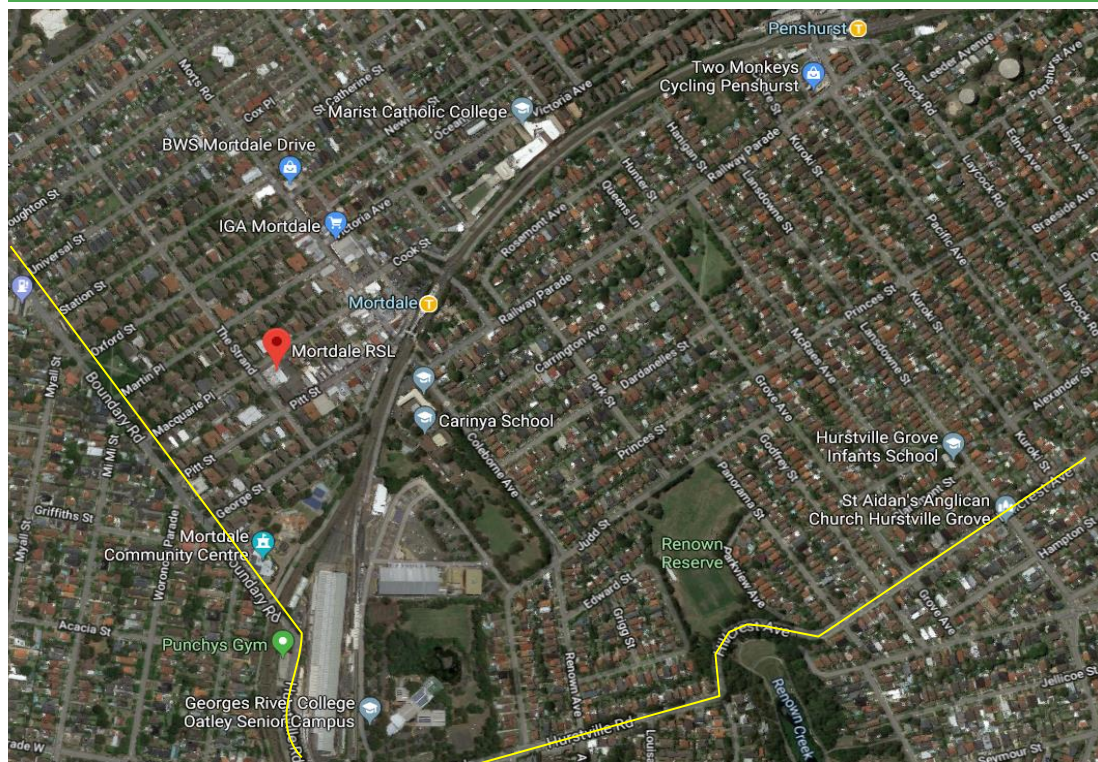


## LOCALITY

Located on Sydney's southside, Mortdale is an established suburb that borders Hurstville. Mortdale Gardens within Mortdale's town centre as it is close to Mortdale station. Additionally, Hurstville Westfield and its surrounds are within proximity of the site. The locality has excellent connectivity with access to several key arterial road networks including Boundary Road and King Georges Road.

The land parcel is within proximity to local amenities including employment opportunities, educational establishments, recreational activities and public transportation.

**Figure 3: Aerial Map Extract of the Locality (Source: Google Maps)**



- 📍 Subject Site
- Key Arterial Roads
- 🚉 Train Stations
- 🎓 Educational Establishments

Photographs overleaf and in the following pages are provided to illustrate the context of the locality.



Photograph 1: Shows the site as viewed from an aerial view



Photograph 2: Shows Mortdale RSL as viewed via Macquarie Place





Photograph 3: Shows the car park that's part of Mortdale RSL as viewed from Pitt St



Photograph 4: Shows No. 19 Macquarie Place which is part of this proposal



## LOCAL PLANNING FRAMEWORK

### ZONING

The subject land parcels have two different zoning controls with further detail provided below and overleaf.

**46 Pitt Street, Mortdale and part of 25 Macquarie Place is zoned B2 Local Centre**

#### Objectives of the B2 Local Centre Zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that a high level of residential amenity is achieved and maintained.
- To provide for a range of home business activities, where such activities are not likely to adversely affect the surrounding residential amenity.

#### Permitted with Consent

Animal boarding or training establishments; Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities; Water reticulation systems

**19-25 Macquarie Place and 56 Pitt Street, Mortdale is zoned R3 Medium Density Residential**

#### Objectives of the R3 Medium Density Zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To maintain a commercial and retail focus for larger scale commercial precincts.



## **Permitted with Consent**

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Home industries; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tourist and visitor accommodation; Water recycling facilities; Any other development not specified in item 2 or 4.

Under the current zoning the Registered Club is an existing use right.

This Planning Proposal seeks to rezone the land at B2 Local Centre consistent with the existing B2 Local Centre in the Georges River Local Environmental Plan 2021 which are:

## **Zone B2 Local Centre**

### **1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure development contributes to the vibrancy and economic viability of the centre.
- To allow residential development to provide housing that meets the needs of the community.

### **3 Permitted with consent**

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy

industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Among other things registered clubs and shop top housing are both permitted with consent in the B2 Local Centre zone.

## **BUILDING HEIGHT**

The existing maximum building height allows a maximum building height on Macquarie Street of 12m, with Pitt Street having no restricted height.

The proposal seeks a 28m building height limit.

## **FLOOR SPACE RATIO**

The site is subject to two floor space ratios

- 19-25 Macquarie Place subject to an FSR of with 1:1
- 16-56 Pitt Street subject to an FSR of with 1.5:1.

This Planning Proposal seeks to permit development with a maximum floor space ratio of up to 3:1.

## **HERITAGE**

The site is not identified as containing a heritage item, and it is not located within a heritage conservation area. As a result, no heritage impact assessment is required.

## BACKGROUND

### BACKGROUND

The Club initially undertook an analysis of the subject site, supported by the appointed urban designers, architects and town planners. A number of concepts were explored that related to amalgamation patterns, appropriate scale for the subject site, and likely future development of the town centre.

The design team initially explored a number of built form options and gave particular consideration of the way in which the site can provide a built form that is harmonious to that which exists in the town centre, while also recognising the opportunity to provide a clear bookend to this edge of the town centre. This work was presented to the Club senior management and Board representatives and resulted in an agreed concept to discuss with Council.

Subsequent discussions were held with senior Council staff on 10 December 2019. At this meeting the key issues that were identified needing assessment in this Planning Proposal report include:

- The status of Councils strategic planning having regard to the requirement to complete an LSPS and subsequent actions in relation to harmonising the two LEPs. It was advised that officers are targeting the preparation of an LEP on the various town centres in the local government area for 2022. This town centre analysis has not yet commenced, and it was intended that it would commence in 2020.
- A preference was expressed by Council staff that a Planning Proposal is not lodged to enable the completion of studies in 2+ years' time.
- It was agreed that should a Planning Proposal be lodged, then the corner site 56 Pitt Street is a logical and necessary inclusion that makes more urban design sense.
- Urban design reporting and assessment to establish sufficient grounds for the proposed floor space ratio.
- Careful analysis of the height of building proposed need to be undertaken, within the context of the likely future heights for the wider town centre.
- The bulk of the building fronting Pitt Street should be broken down with architectural expression to appear as 2 separate built forms creating a visually interesting streetscape.
- The need to be mindful of community expectations and concerns in relation to bulk and scale of development.

Amendments to the concept plan and urban design analysis were undertaken having regard to the advice received from Council officers.

## DETAILS OF OTHER RELEVANT PLANNING PROPOSALS

### PLANNING PROPOSAL A

#### **53-75 Forest Rd, 108-126 Durham Street and 9 Roberts Lane, Hurstville**

This Planning Proposal seeks to amend the height and floor space ratio controls applying to the site located at 53-75 Forest Rd, 108-126 Durham Street and 9 Roberts Lane, Hurstville under the Hurstville Local Environmental Plan 2012 (Amendment No.3).

The proposal aims to:

- Rezone the site to B4 Mixed Use
- Increase height to a range of heights being 12m, 15m, 21m, 28m, 30m, 40m and 65m.
- Increase FSR to 2:1 along Roberts Lane and up to 3.5:1 for the remainder of the site (including a minimum non-residential FSR of 0.5:1).
- Amend the Active Street Frontages Map to apply active street frontages along the Forest Road and Durham Street frontages of the Precinct.
- Apply a bonus FSR incentive of 0.5:1 based on the total Precinct site area for the purpose of hotel accommodation only at the corner of Forest Road and Durham Street.

This Planning Proposal shares similar characteristics to the Mortdale Gardens Planning Proposal in that the site is located within a town centre but on the fringe of that centre. The proposed FSR and building height is consistent with the Mortdale Gardens Planning Proposal which is seeking 3:1 and 28m. The Mortdale Gardens Planning Proposal sits comfortably within a hierarchy of FSRs and building heights within George's River.

### PLANNING PROPOSAL B

#### **Hurstville Civic Precinct Site as bound by MacMahon Street, Park Road, Queens Road and Dora Street (including 4-6 Dora Street, Hurstville)**

This Planning Proposal seeks to amend various development controls under the Hurstville Local Environmental Plan 2012 (HLEP 2012) for 29-31 MacMahon St, Hurstville. Specifically, it seeks to:

- Rezone the site to B4 Mixed Use
- Increase the maximum permissible building height on the site to 17m, 48m and 60m
- Increase FSR to 3:1, 5:1 and 7:1.

- Reclassify 4-6 Dora St to operational land.

The amendment is to enable the future redevelopment of the existing Hurstville Civic Precinct for a mixed use civic, cultural, commercial and residential destination.

The site is located within the City Centre North precinct (as identified within the Hurstville City Centre Concept Masterplan and DCP 2 - Hurstville City Centre (Amendment No. 6)).

This Planning Proposal sits within the Hurstville town centre with the proposed maximum FSR of 7:1. When compared to the Mortdale Gardens Planning Proposal with a proposed FSR of 3:1 shows the proposed density sits comfortably within a hierarchy of centres with George's River Local Government Area.

## **PLANNING PROPOSAL C**

### **39-43 Bridge Street, Hurstville**

The proposal seeks to following:

- Amend the zone so that the entire site is zoned B4 Mixed Use
- Amend the height to permit buildings to a maximum height of 63m for Building A and 70m for Building B.
- Amend the FSR to 6:1 for the entire site

Again, this Planning Proposal shares some similarity to the Mortdale Gardens Planning Proposal as the site is located on the fringe of the existing centre. In this case the land interfaces with Low Density Residential Land and the zoning sought is B4 Mixed Use.

The Mortdale Gardens Planning Proposal can be seen to sit contentedly within a hierarchy of centres with both the FSR and building heights proposed being within a similar range.

## **PLANNING PROPOSAL D**

### **193-201 Rocky Point Road, 66-68 Ramsgate Road and 2-6 Targo Road, Ramsgate**

Council's Strategic Planner noted that a recent Planning Proposal for development at Ramsgate was rejected by the Planning Panel and this proposal has similarities to the proposal at Mortdale Gardens.

The key similarities with our proposal are listed below:

- It is a mixed use development which includes a supermarket, a medical facility, and the provision of publicly accessible open space
- The key differences with the Mortdale Gardens proposal are listed below:

- The Ramsgate Village is a much larger proposal than the Mortdale Garden Proposal as it involves the following:
  - Consolidation of 15 separate allotments
  - Size of the site: 7,116m<sup>2</sup>
  - A total of 197 apartment units
  - 6,847m<sup>2</sup> of commercial space including the delivery of a full-line supermarket
  - 561 underground carparking spaces
  - Increase the height of the building up to a maximum of 35m (from part 15m, part 21m to part 16, part 25, part 29m and part 35m)
  - Increase FSR up to a maximum of 3.2:1 (from part 1.5:1 and part 2.5:1) ,
  - Affected by heritage restrictions associated with adjoining local heritage items
  - Economic Study which accompanies the application found that at the conclusion of the project approximately 310 jobs will be located on the site and around 510 jobs will be created during the construction phase of the project.

The current proposal for Mortdale Gardens involves the following:

- Consolidation of 11 separate allotments
- Size of the site: 4,601.2m<sup>2</sup>
- Increase the height of the building up to a maximum of 28m (from 12m)
- Increase FSR up to a maximum of 3:1 (from part 1:1 and part 1.5:1)
- Not subject to any heritage restrictions
- Economic Study which accompanies the application found that at the conclusion of the project approximately 247 jobs will be created both directly and indirectly

The Ramsgate Village Site is classified as a Village (however classified as a local centre under the Georges River Local Strategic Planning Statement) whereas Mortdale Gardens is classified as a Local Centre under the Commercial Centres Strategy.



- A Local Centre – provides essential access to day to day goods and services close to where people live with over 5,000m<sup>2</sup> of retail floor space and anchored by at least one supermarket larger than 1,000m<sup>2</sup>
- A Village – supports a local residential and worker population with 3,000 to 5,000m<sup>2</sup> of retail floor space and typically includes a small supermarket or convenience store.

The Ramsgate Village Site is located on an identified corridor for a 'Train Link/Mass Transit Visionary', 'Road Investigation 0-10 years' and 'Road Visionary' under the South District Plan. The Ramsgate Village Site is subject to the Ramsgate Master Plan.

The Ramsgate Village site includes a deviation from the existing commercial corridor by incorporating residential land uses along Targo Road whereas the Mortdale Garden site is a natural continuation of the town centre westwards. The Ramsgate Village site proposes to rezone from part B2 and part R3 to B2 whereas the Mortdale Gardens site is to rezone from part B2 and part R3 to B2.

The specific reason why the application was not supported:

- PP has not resolved the interface with, and potential impact on the amenity of the neighbouring sites
- Street-wall heights and its impacts on the pedestrian scale and amenity
- Size of the supermarket and its impact on traffic and parking
- Certainty regarding the provision of accessible open space in the proposed controls
- The bulk and scale of the development is vastly out of context with its surrounds, with the tallest building in Ramsgate currently standing at 6 storey and as such the proposed heights was too high and site coverage too dense with issues associated with the transition of proposed heights with existing adjacent 1-2 storey buildings
- During pre-lodgement consultation for the PP, Council recommended that consideration be given to putting the proposal on hold until the completion of the draft Centres Study, which was recently released. The Centres Strategy has informed the LSPS, which has recommended that growth within Ramsgate local centre be deferred until LEP amendments are made in 2025 or beyond.

To conclude the key difference is that the Ramsgate Village proposal is classified as a Village and the Mortdale Garden site is classified as a Local Centre within the centre's hierarchy associated with the Georges River Council Commercial Centres Strategy Part 1. Furthermore, the Ramsgate Village is proposing a full-line

supermarket whereas the Mortdale Garden site is only proposing a small-scale supermarket. Finally, regarding Ramsgate, Council has recommended that growth within Ramsgate local centre be deferred until LEP amendments are made in 2025, whereas the Mortdale Garden site is not subject to any Council restrictions.

## STRATEGIC PLANNING FRAMEWORK

### EXHIBITED C+M URBAN DESIGN REPORT FOR MORTDALE TOWN CENTRE

We have reviewed the adopted and currently exhibited Urban Design Report and make the following comments in relation to that report. The subject site is without any constraints in the relevant Constraints Overlay Map.

Figure 4: Extract from Exhibited C+ M Urban Design Report





The subject site is without any constraints in the relevant Constraints Diagram.

Figure 5: Extract from Exhibited C+ M Urban Design Report



The subject site is recognised as an “opportunity site” on the Opportunities Diagram.

Figure 6: Extract from Exhibited C+ M Urban Design Report





It is recommended that all of the subject sites be zoned for “business” purposes as a B2 zone. This Planning Proposal is consistent with the recommended zoning.

**Figure 7: Extract from Exhibited C+ M Urban Design Report**



#### Urban Design Analysis

Extracts from the Urban Design Analysis demonstrates that a street wall development methodology for the town centre as shown in figures 8, 9 and 10 below demonstrate the Planning Proposal is consistent with this methodology.





Figure 8: Extract from Urban Design Analysis



Figure 9: Extract from Urban Design Analysis

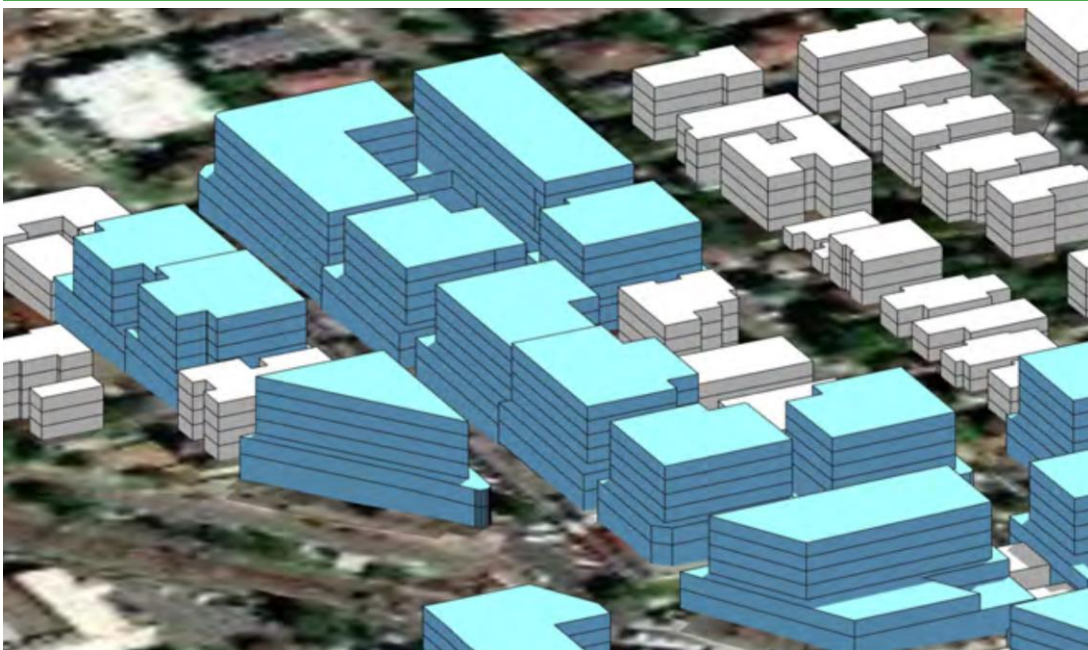


Figure 12 below is taken from the Mortdale Town Centre Study and shows the proposed building massing. Figure 11 overleaf provides an image of the subject site's proposed massing within the context of the Mortdale Town Centre Study. The image demonstrates the proposal provides for a better urban design outcome for the site, that results in no greater FSR, but a superior built form.

The proposed building envelope also allows for recessing of the upper levels of the building where the site interfaces with the adjoining residential land. The proposal also provides for a congruent street frontage which will create an enlivened street interface.

**Figure 10: Extract from Urban Design Analysis**







Figure 11: Additional Urban Design Image by Bureau SRH



## GEORGES RIVER COMMERCIAL CENTRES STRATEGY

The Commercial Centre Strategy has been prepared in two parts (Part 1 and Part 2) to support the staged approach to preparing the new Georges River Local Environmental Plan (LEP) and its accompanying development control plan.

Part 1 Centres Analysis which was adopted by Council on the 24<sup>th</sup> of February 2020, has undertaken a stocktake of all 48 commercial centres within the Local Government Area and developed a centres hierarchy that is to harmonise with the existing planning frameworks to govern the future development of these centres in line with Council's *Local Strategic Planning Statement 2040* future vision.

The findings from detailed Economic Study undertaken by HillPDA guides the development of the centre's hierarchy based on the existing provision of retail floor space within each centre.

The existing centres are to be provided with a clear vision, role and function to manage future growth with the mix of employment and residential floor space in mixed use zones to be determined to guide future residential development without impacting upon the viability of centres and subsequent jobs growth.

The hierarchy is comprised of 6 classifications with the following breakdown:

- 2 x strategic centres
- 7 x local centres
- 5 x villages
- 10 x small villages
- 24 x neighbourhood centres
- 1 x B6 Enterprise Corridor.

Part 1 also looks at the inconsistencies and deficiencies of the current planning framework.

It harmonises the permissible land uses and introduces land uses that will promote employment in response to the emerging economic trends and investigates the appropriate mix required between employment and residential floor space in mixed use developments. A set of rezoning criteria guidelines is also developed in this Part to manage proposal that seek to expand existing centres.

Part 2 of the Strategy is currently being prepared to inform the future LEP 2022 (Jobs and Activation) amendment and the accompanying development control plan.

## *Economic Study*

Key findings from the Economic Study: economic trends and drivers influencing the Georges River LGA that relates to the current planning proposal are discussed in the table below:

Key Findings	Comment
<ul style="list-style-type: none"> <li>- <b>Mid-sized to full line supermarket are increasingly anchoring smaller centres</b></li> <li>- <b>Continued strong growth in the demand for supermarket and grocery stores, especially the provision of neighbourhood supermarkets of around 1,000 to 1,500sqm in local centres where smaller supermarkets or convenience stores may have prevailed previously</b></li> </ul>	<p>Within the overall retail hierarchy identified by the Economic Study, Mortdale is classified as a local centre, which is to provide essential access to day to day goods and services close to where people live, including providing a mix of retail, commercial and community spaces with retail space typical being over 5,000m<sup>2</sup> and anchored by one or two supermarkets over 1,000m<sup>2</sup>.</p> <p>As such the Planning Proposal is to deliver non residential floor space that will not only support the function and performance of Mortdale Town Centre via increasing the community's access to goods and services, especially towards its south-western edges but contribute towards revitalising commercial activities along Pitt Street via playing a role as a key anchor development.</p>
<ul style="list-style-type: none"> <li>- <b>Zoning of additional land for retail and commercial uses to accommodate future growth must demonstrate a genuine demand which cannot be met in existing centres</b></li> </ul>	<p>As identified by Part 6.14 (Mortdale Centre Employment Space Demand) of the Economic Study, Mortdale does not have a full-line supermarket and that several at-grade open carparks including portion of the development site could be redeveloped.</p> <p>The proposal is to not only revitalise an aging RSL club that is to positively contribute to Mortdale's night time economy whilst also providing valuable recreation opportunities to the local community, but will provide additional commercial space to support the function and performance of Mortdale Town Centre via increasing the community's access to goods and services, especially towards its south-western edges but contribute towards stimulating commercial activities along Pitt Street via playing a role as a key anchor development.</p>
<ul style="list-style-type: none"> <li>- <b>Pedestrian connectivity is enhanced through architecture that positively contributes to the public amenity and streetscape character</b></li> </ul>	<p>The proposal is to undertake a significant revitalisation to the south-western edges of the Mortdale Town Centre. This includes the delivery of new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian</p>

environment including the safety of people accessing the site and accessing surrounding land. The new RSL building provides significant community benefit through street level activation with the aim of creating a new vibrant facility for the community.

### ***Existing Centres Hierarchy***

The comprehensive land use and floor space audit has been conducted to all business-zoned land and subsequent review of the existing economic activity and performance within in the LGA.

Within the George's River LGA, the Economic Study has identified 7 local centres including Mortdale (Railway Parade).

The classifications of local centres are comprised of a combination of B1 Neighbourhood Centre and B2 Local Centre zone land.

#### Mortdale

The table overleaf provides a breakdown of employment, residential and supermarket floorspace within Mortdale (Morts Road).

Centre	Population serving	Industrial	Health & education	Vacant	Total employment	Residential	Supermarket	Total
B2 – Mortdale (Morts Road)	11,915	769	1,970	971	20,412	5,041	1,551	25,453

Mortdale has been identified as a local centre which has been defined as the following:

*Provides essential access to day to day goods and services close to where people live. They typically are located in proximity to public transport interchanges increasing their access to for the surrounding community. Local centres provide a mix of retail, commercial and community space with retail space typically being over 5,000sqm and anchored by one or two supermarkets over 1,000sqm.*

The Economic Study has found that Mortdale is performing satisfactorily with its main strengths in providing a wide range of specialty stores and a small supermarket, and despite its proximity to Hurstville it is separated by King Georges Road making it more convenient alternative shopping destination for residents on the west site.



The key weakness of the centre is its lack of a full-line supermarket or fresh food store with the Study identify the redevelopment of several at-grade open carparks including the subject site could as opportunities for growth and development within Mortdale.

### Floorspace Demand

The Economic Study summarises the current and future demand for employment space in the 48 centres across Georges River including Mortdale.

It identified that the demand for employment space within Mortdale was forecasted to increase by 32% or 6,602sqm.

As such the Study suggests that growth should be prioritised in centres forecasted with high population and employment growth whilst having good connectivity to their surrounding community.

Based on expenditure modelling and TPA projections, the Study estimates that around an additional 3,755sqm of occupied retail space and 3,160sqm of additional non-retail space would be required to meet demand over the next 18 years. Accounting for vacant floorspace, over the next 18 years the centre would require an additional 6,600sqm of employment space, increasing the centre to around 27,000sqm by 2036.

The table below demonstrates the employment floorspace supply and demand within Mortdale.

Centre	Current total employment space	Total employment space demand 2036	Net growth by category (sqm)				Proportional Growth over period	Proportional of total net growth
			Retail	Non-Retail	Vacant	Total		
Mortdale	20,412	27,014	3,754	3,160	-312	6,602	32%	32%

The employment floor space demand by 2036 indicates that there is scope for the current proposal to contribute towards Mortdale to achieve its targets by add valuable employment floor space via the better utilisation of existing floor space associated with the RSL and ancillary carparking area.

The existing car parking area can be identified as being grossly underutilised in terms of its economic generating potential.

### Development Capacity in Centres

To determine the ability of the centres to accommodate the projected 2036 employment floor space demands, the Economic Study includes a development capacity assessment of the current maximum LEP height and FSR controls.

Centre Name	Non-resi floor space (sqm)	Resi floor space (sqm)	% of non-resi floorspace	% of resi floor space
B2 – Mortdale (Morts Rd)	20,412	5,041	80%	20%

A hypothetical redevelopment scenario is utilised where it is assumed that all sites will be redeveloped to their current maximum FSR with a minimum provision of employment floor space based on Council's application existing LEP controls.

A summary is tabulated overleaf.

Centre Name	Required by LEP (SWM)	Demand in 2036 (sqm)	Undersupply (sqm)
B2 – Mortdale (Morts Rd)	2,222	27,014	-14,605

The consistent undersupply of employment floor space within Mortdale (Mortdale Rd) demonstrates that as demand grows in these centres there will be insufficient capacity to provide essential services for the growing population.

The current PP will play a positive role in addressing the shortfall in meeting the demand identified by the Economic Study by retaining an existing RSL club whilst providing an additional non residential floor space.

### *Findings from Economic Study and Community Consultation*

The findings from the Economic Study and extensive community consultation undertaken by Council over the past 24 months.

#### Issues:

The Strategy identified a number of issues that need to be addressed to ensure the continued growth and ongoing viability of the LGA centres that relates to the current planning proposal are discussed in the table below:

Address	Comment
- <b>The provision of sufficient employment floor space to support ongoing employment growth across the LGA</b>	The current Planning Proposal is to deliver significant employment land within the south-western edges of the commercial centre that will play a valuable role in revitalising the commercial performance along Pitt Street.
- <b>The permissibility of a greater variety of land uses in business zones including night-time entertainment, dining and other recreational opportunities in appropriate centres</b>	The current Planning Proposal is to increase a variety of land use within the south-western edges of the Mortdale Town Centre, including a new RSL building that is to provide valuable recreational and dining opportunities and ultimately to create a new vibrant facility for the community. The RSL will also contribute to the night-time economy and provide dining opportunities.

## Findings

The key findings identified by the Strategy that relate to the current planning proposal are discussed in the table below:

Address	Comment
<ul style="list-style-type: none"> <li>- The ongoing growth of the 50+ years age group will lead to increases in demand for seniors housing, aged care and health-related services to be provided in centres</li> <li>- Continued strong growth in the demand for local supermarket in centres where smaller grocery or convenience stores may have prevailed previously</li> </ul>	<p>The planning proposal is to deliver non residential floor space that will provide appropriate services to the localities aging population</p> <p>Mortdale is classified as a local centre, which is to provide essential access to day to day goods and services close to where people live, including providing a mix of retail, commercial and community spaces with retail space typical being over 5,000sqm and anchored by one or two supermarkets over 1,000m<sup>2</sup>.</p> <p>As such the Planning Proposal is to deliver non residential floor space that will not only support the function and performance of Mortdale Town Centre via increasing the community's access to goods and services, especially towards its south-western edges but contribute towards revitalising commercial activities along Pitt Street via playing a role as a key anchor development.</p>

The Economic Study has recommended the following land use recommendations are implemented in the LEP 2020 as tabulated below.

Zone	Land Use Recommendations
B6 Enterprise Corridor	<ul style="list-style-type: none"> <li>- Markets and artisan food and drink industries</li> <li>- Self-storage units</li> <li>- Neighbourhood supermarkets</li> </ul>
B4 Mixed Use	<ul style="list-style-type: none"> <li>- Medical and allied health related uses</li> <li>- Medi-hotels/short term accommodation within close proximity to hospitals</li> <li>- Student and visitor accommodation</li> <li>- Community facilities</li> <li>- Entertainment facilities</li> <li>- Conference facilities</li> </ul>

	- Markets and artisan food and drink industries
<b>B3 Commercial Core</b>	<ul style="list-style-type: none"> <li>- Medical and allied health related uses</li> <li>- Community facilities</li> <li>- Entertainment facilities</li> <li>- Conference facilities</li> <li>- Markets and artisan food and drink industries</li> <li>-</li> </ul>
<b>B2 Local Centre</b>	<ul style="list-style-type: none"> <li>- Early education and care facilities</li> <li>- Community facilities</li> <li>- Entertainment facilities</li> <li>- Conference facilities</li> </ul>
<b>B1 Neighbourhood Centre</b>	<ul style="list-style-type: none"> <li>- Early education and care facilities</li> <li>- Senior housing</li> <li>- Service stations</li> </ul>

The current PP which is proposing to undertake the rezoning of the existing Medium Residential Zone (R3) and Local Centre (B2) zoning to B2 Local Centre is consistent with the recommended land uses within the B2 zone in that the Mortdale Gardens proposal would continue to retain (will undertake substantiation refurbishment to improve the function and operation of the existing RSL club) an existing entertainment/recreational facility whilst also provide valuable services and introduce non residential floor space that will positively contribute towards improving the performance and viability of the existing commercial business along the south-western edges of the town centre (along Pitt Street).

### ***Non-Residential Floor Space Ratio***

The key findings had identified that the non-residential FSR required by the existing LEPs will result in less employment floor space than the existing proportion of employment floor space provided within each centre. This implies that as redevelopment occurs, there will be a net loss in non-residential floor space across the centre. As a result, no centre will be able to accommodate their projected 2036 employment floor space demand if future development continues to provide non-residential floor space at the rates require by the existing LEP controls.

The reduction in existing non-residential floor space, particularly in the LGA's strategic and local centres, is observed through recent planning proposals (including the current planning proposal) and development applications.

The Economic Study acknowledges that if this trend is to continue, the ability of centres to provide essential services and employment opportunities for their surrounding communities will be compromised.



If all centres are redeveloped in accordance with the minimum non-residential FSR required by the existing LEP controls, there will be a total undersupply of 490,680sqm in meeting the 2036 employment floor space demand.

To ensure the ongoing viability of the centres, The Economic Study has concluded that the minimum non-residential FSR requirement specified by the LEP must be increased to meet future employment floor space demand as per the table below.

An immediate response is required to address the ongoing loss of employment floor space in the LGA centres as a result of the insufficient minimum non-residential FSR requirements in the existing LEPs.

The Economic Study recommends that an interim solution is implemented in LEP 2020 to reduce the loss of employment floor space through redevelopment, as per the table below.

### ***Expansion of Centres***

As per the Economic Study, expansion of the nominated centres may be considered if the subject site meets the rezoning criteria listed in the table below.

Address	Comment
- <b>Not an ad hoc out-of-centre rezoning</b>	The rezoning is within the south-western edges of the Mortdale Town Centre and as such is not considered an ad hoc out-of-centre rezoning.
- <b>Rationalises existing use rights and/or additional permitted use premises</b>	The current Planning Proposal is to take advantage of its existing use rights to expand and revitalise an existing RSL that will provide valuable recreational and dining opportunities and ultimately create a new vibrant facility for the community.
- <b>Is immediately adjacent to an existing centre with the following categorisation in the retail hierarchy of centres:</b> <ul style="list-style-type: none"> <li>▪ Strategic centres</li> <li>▪ Local centres</li> <li>▪ Village</li> <li>▪ Small village</li> </ul>	The subject sites resides within a Local Centre – Mortdale.
- <b>Meeting an economic demand for additional employment floor space that cannot be provided within the existing centre &amp; Addressing a</b>	As identified by Part 6.14 (Mortdale Centre Employment Space Demand) of the Economic Study, Mortdale does not have a full-line supermarket and that several at-grade open

demonstrated shortfall/retail gap, particularly in the local food and grocery network that cannot be accommodated within the existing centre

carparks including portion of the development site could be redeveloped.

The proposal is to not only revitalise an aging RSL club that is to positively contribute to Mortdale's night time economy whilst also providing valuable recreation opportunities to the local community, but will provide additional commercial space to support the function and performance of Mortdale Town Centre via increasing the community's access to goods and services, especially towards its south-western edges but contribute towards stimulating commercial activities along Pitt Street via playing a role as a key anchor development.

Furthermore, the development proposal offers the opportunity to deliver non residential floor space.

- **Does not negatively impact the economic viability and performance of the existing centre**

The current Planning Proposal will have a positive impact on the economic viability and performance of Mortdale, especially to its south-western edges along Pitt Street.

The revised RSL will provide valuable recreation and dining opportunities whilst also contributing to the night-time economy whilst contributing towards providing additional goods and services to the local community.

Finally, the non residential floor space is to provide additional services to Mortdale ageing population.

- **Delivers a greater net community benefit compared to the existing use on the subject site & Presents a significant opportunity to provide much-needed, community-oriented benefits including but not limited to:**

- At-grade public gathering spaces
- Multi-use and flexible community facilities
- Through-site links
- Public view corridors and vistas
- Public car parking
- Improved traffic and road network conditions
- Facilitates arts and creative industries

The proposal is to undertake a significant revitalisation to the south-western edges of the Mortdale Town Centre. This includes the delivery of new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.

The new RSL building provides significant community benefit through street level activation with the aim of creating a new vibrant facility for the community.

Furthermore, the current Planning Proposal will also provide additional health facilities to service the localities aging population with a proposed non residential floor space and future VPA.

- **Offers the opportunity to provide better linkages between fragmented**

The existing land parcels are fragmented noting the variety of land uses including an aging RSL building

**parcels of employment uses within the existing centre**

and associated at-grade car parking area, a large flat building and older style residential dwellings located on the southern edges of an established town centre.

The current Planning Proposal would remove the fragmentation via consolidating the 11 separate land parcels to deliver a contemporary modern gateway mixed use building that would exemplify design excellence and architectural merit. The proposal would not only increase the overall employment land within Mortdale but will positively contribute towards not only expanding the centre westwards but revitalising the economic performance of Mortdale, especially along Pitt Street.

- **Demonstrates that there is no potential for a precedent to be set**

Considering the size of the land parcels and the existing use rights afforded to the existing RSL club, the current proposal presents an unique opportunity to undertake a significance redevelopment of fragmented land parcels located within the western edges of a town centre. Due to the location and size of the subject land parcel and the unique nature of the proposal it is not likely that the current Planning Proposal will not result in any precedent to be set for future redevelopment within Mortdale Town Centre.

The Economic Study identified a shortage of employment floor space within Mortdale which would eventually impact on its ability to provide essential services and employment opportunities for their surrounding communities.

As such the current Planning Proposal would contribute towards alleviating the shortage of employment floor space within Mortdale whilst also improving the overall function and performance of the Mortdale Town Centre.

The current Planning Proposal align with the policy direction of this Strategy, the Greater Sydney Region Plan and the South District Plan.

- **Provides strategic merit in expanding the existing centre that aligns with the policy direction of this Strategy and the Greater Sydney Region Plan and South District Plan**

Refer to detail discussion against both the Greater Sydney Region Plan and the South District Plan further within this statement.

## **Conclusion**

To support the long-term viability of all centres and ongoing employment growth in the LGA, Part 1 of the Economic Study recommends the preparation of a harmonised land use table that includes a variety of land uses including night-time entertainment, dining and other recreational opportunities in appropriate locations. The Study also suggests increasing the minimum non-residential FSR requirements to address the net loss of employment floor space in centres.

The current Planning Proposal delivers a variety of land uses within the south-western edges of an established commercial centre including the retention of RSL club (undertake substantiation refurbishment to improve the function and operation of the existing RSL club) an existing entertainment/recreational facility whilst also provide valuable services and non residential floor space that will positively contribute towards improving the performance and viability of the existing commercial business along the south-western edges of the town centre (along Pitt Street).

The proposal would contribute towards alleviating the shortage of employment floor space within Mortdale by introduction additional commercial floor space whilst also delivering new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.

Furthermore, the Economic Study acknowledges the current pressure to expand existing centres and develops a guideline in the interim to ensure any proponent-initiated required is supported by evidence findings, strategic and site-specific merit and great urban design outcomes.

An assessment of the criteria for expansion of centres have been undertaken as part of this current Planning Proposal which indicates that the current proposal has sufficient merit to expand Mortdale westwards.

## **GEORGES RIVER COUNCIL EMPLOYMENT LANDS STUDY (ELS)**

This Study was completed by JLL in March 2017 and completed on behalf of Council. The Study provides an assessment of all employment lands (excluding the Hurstville City Centre) within the former Hurstville City Council LGA and the IN2 – Light Industrial zoned land in the former Kogarah City Council LGA. The draft ELS study also supports the previous draft Hurstville Employment Lands Study. The key findings of the Draft Study are:

The key general recommendations of the study include:

- Protect employment generating and urban services land (IN2 – Light Industrial) across the LGA.

- Review the height requirements for B1 Neighbourhood Centre zoned land to allow realisation of the maximum FSR.
- Review the height and FSR requirements for land within the B2 Local Centre zoned land, so as to encourage redevelopment.
- Review land uses in the IN2, B1 and B2 Zones to broaden the extent of permitted uses.
- Review the current on-site parking requirements for the B1 and B2 Zones to ensure that they are not an impediment to the viability of development.
- Review the requirement for non-residential floor space in the B1 and B2 Zones to assist in the feasibility of development, while at the same time ensuring that commercial centres retain some employment generating opportunities.

It is evident the subject proposal has been designed in respect the Georges River Employment Land Study which reinforces the notion that height and FSR requirements for land within the B2 Local Centre should be amended to encourage revitalisation and redevelopment of the Mortdale town centre.

#### **Draft Recommendations- Mortdale - Morts Road Precinct**

The draft Study makes the following draft recommendation for the Mortdale – Morts Road Precinct:

- Consider an increase in the height and FSR subject to urban design testing to ensure that future development outcomes are appropriate in the context of the surrounding development.
- For sites that are adjacent to residential zones, provide an appropriate transition in heights and FSR so as to reduce the extent of the impact on adjoining residential properties.
- Review Traffic Management in the Precinct to consider any necessary improvements to the traffic circulation and parking capacity within the centre.

It is evident the proposal is designed in accordance with these recommendations noting the proposal will provide an appropriate transition in heights and FSR and has been designed to ensure that future development outcomes are appropriate in the context of the surrounding development.



## HURSTVILLE CITY CENTRE URBAN DESIGN STRATEGY

Hurstville City Centre is identified as a strategic centre within the South District Plan, released by the Greater Sydney Commission in March 2018. As the gateway to southern Sydney, it is a thriving modern centre that has organically grown around what is now a major transport interchange. Hurstville will continue to play an important role in providing employment, retail and entertainment opportunities for the area, and provide an exemplar for environmentally and socially sustainable urban development.

A number of studies have previously been produced concerning the Hurstville City Centre including the Hurstville City Centre Masterplan (2004); Hurstville City Centre Public Domain Plan (2007) Hurstville City Centre Urban Design Options (2009); and the Review of Commercial Core Zone in Hurstville LEP 2012 (2015).

Following the amalgamation of the Hurstville and Kogarah Councils, SJB Architects have been engaged by Georges River Council to review and update the existing urban design principles for the Hurstville City Centre; to review the existing development standards within the centre and prepare new urban design controls which will form a revised Urban Design Strategy for the Hurstville City Centre.

A number of sites through the study area currently have Planning Proposals to increase height and density provisions, as well as changing the land zoning to accommodate increased residential and office-based employment land.

The number of standalone Planning Proposals currently active indicate that the development provisions for the centre are in discord with what the market is demanding. Accordingly, the importance of a holistic strategic vision and planning cannot be overlooked in delivering development provisions that allow appropriate development to occur, whilst also planning for and capturing value to be able to deliver improved public outcomes including new open space and facilities.

It should be noted the current Floor Space Ratio LEP controls are generally varied throughout the Centre. It is evident the FSR control is higher throughout the City Centre Hurstville juxtaposed to becoming lower within the surrounding local areas.

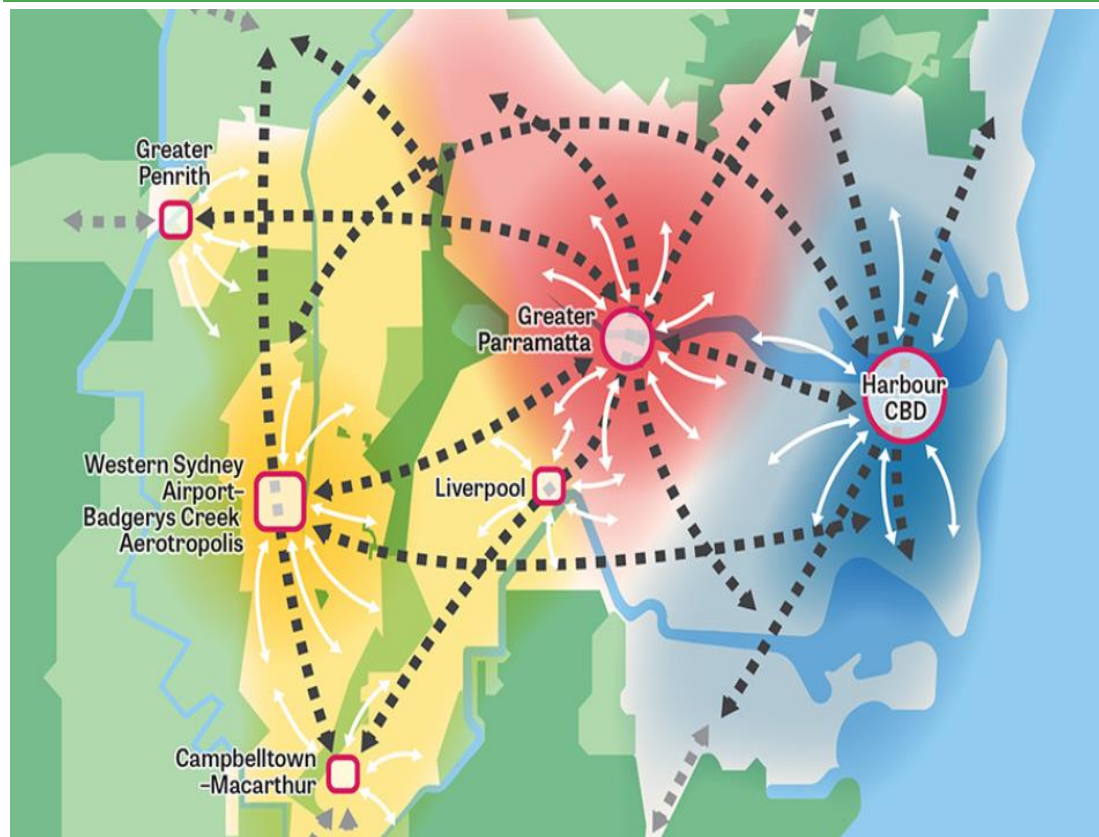
As such, considering Mortdale is within one of the surrounding areas of the city centre the hierarchy of FSR from the city centre juxtaposed to the surrounding suburb is appropriate in the context of Mortdale.

## A METROPOLIS OF THREE CITIES – GREATER SYDNEY REGION PLAN (GREATER SYDNEY COMMISSION MARCH 2018)

The Metropolis of Three Cities – Greater Sydney Region Plan provides a framework for the predicted growth in Greater Sydney.

Key themes based on delivering a metropolis of three 30-minute cities which are a follow on from the ten directions envisioned by the Greater Sydney Commission. This vision is set out in the structure plan shown in Figure 12.

**Figure 12: Extract from A Metropolis of Three Cities**



The four key themes are focused on infrastructure and collaboration, liveability, productivity and sustainability.

The Planning Proposal is aligned with these key themes, directions, metrics and objectives by:

1. Infrastructure and collaboration.
2. Liveability.
3. Productivity.
4. Sustainability.

Within these themes are 10 directions that each contain Potential indicators and, generally, a suite of objectives/supported by a Strategy or Strategies. Those objectives and or strategies relevant to this current Planning Proposal are discussed below.

### Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the Greater Sydney Regional Plan's relevant Infrastructure and Collaboration objectives is provided in the Table overleaf.

Infrastructure and Collaboration Direction	Relevant Objection	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	The current Planning Proposal is consistent with the objectives of this direction as the site is within 250m away from Mortdale Train Station.  Bus stops with services to Bankstown and Hurstville is situated on the opposite site of the subject site's frontage to Macquarie Place.  Redevelopment of the site in accordance with the Planning Proposal will result in an increase in the residential population, however this will increase patronage to utilise the existing transport infrastructure within Mortdale.
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	O3: Infrastructure adapts to meet future need	
	O4: Infrastructure use is optimised	

### Liveability

An assessment of the planning proposal's consistency with the Greater Sydney Regional Plan's relevant Liveability objectives is provided in the Table overleaf.

Infrastructure and Collaboration Direction	Relevant Objection	Comment
A city for people	O6: Services and infrastructure meet community changing needs	The proposal is to deliver a new modern RSL club that is to cater to the changing needs of the community, in terms of service
	O7: Communities are healthy, resilience and socially connected	

	<p><b>08:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p><b>09:</b> Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>and facilities that contemporary Australian are seeking including better dining option and more family friendly venues.</p> <p>Furthermore, the current Planning Proposal will permit the RSL club to continue to service its local community by ensuring that the recreational opportunities within Mortdale is available.</p> <p>The revitalisation to the south-western edges of the Mortdale Town Centre will deliver new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.</p>
<b>Housing the city</b>	<p><b>10:</b> Greater housing supply</p> <p><b>11:</b> Housing is more diverse and affordable</p>	<p>The proposal is to increase additional residential units within an established town centre supported by strong public transport infrastructure including Mortdale Train Station.</p> <p>The proposal will include a variety of apartment sizes and types to contribute to housing diversity within the local housing market.</p> <p>The increase of residential units within Mortdale Town Centre will provide additional patronage that will contribute towards boosting the local economy of Mortdale.</p>
<b>A city of great places</b>	<p><b>12:</b> Great places that bring people together</p>	<p>The revamped RSL club will play a vital role in bring the community together.</p> <p>The current Planning Proposal will also deliver new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.</p>

	<p><b>013:</b> Environmental heritage is identified, conserved and enhanced</p> <p>The site is not identified as containing a heritage item, and it is not located within a heritage conservation area, as illustrated by the heritage extract map below.</p> <p>As a result, the proposal is not subject to any heritage restriction and as such no further heritage investigation is considered necessary.</p>
--	--

### Productivity

An assessment of the planning proposal's consistency with the Greater Sydney Regional Plan's relevant Productivity objectives is provided in the Table below.

Infrastructure and Collaboration Direction	Relevant Objection	Comment
A well connected city	<p><b>014:</b> The plan integrates land use and transport creates walkable and 30 minute cities</p> <p><b>015:</b> The Eastern, GOP and Western Economic Corridors are better connected and more competitive</p>	<p>The subject site is in the vicinity of transport corridors and as such will continue to consistent with the key theme associated with the Greater Sydney Region plan, noting its within approximately 30min from Sydney CBD.</p>
Jobs and skills for the city	<b>022:</b> Investment and business activity in centres	<p>The current planning proposal is to increase additional commercial space within the Mortdale Town Centre, noting that Commercial Centres Strategy prepared for the Georges River Council has identified a shortage of employment floor space within the town centre.</p> <p>As such the proposal is to alleviate the shortage of employment floor space within Mortdale whilst also improving the overall function and performance of the Mortdale Town Centre.</p>



## Sustainability

An assessment of the planning proposal's consistency with the Greater Sydney Regional Plan's relevant Sustainability objectives is provided in the Table below.

Infrastructure and Collaboration Direction	Relevant Objection	Comment
A city in its landscape	<b>O31:</b> Public open space is accessible, protected and enhanced	The Planning Proposal is to deliver new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.  The proposal also comprises its own communal open space and landscaped area within a commercial context.
	<b>O32:</b> The Green grid links Parks, open spaces, bushlands and walking and cycling paths	
An efficient city	<b>O33:</b> A low-carbon city contributes to net-zero emission by 2050 and mitigate climate change	The proposal does not include sustainability initiatives such as recycled water, sustainable building materials, photovoltaics. Should the proposal proceed, initiatives towards net-zero emissions by 2050, methods of recycling construction and ongoing waste should be investigated as part of the Development Application stage.
	<b>O34:</b> Energy and water flows are captured, used and re-used	
	<b>O35:</b> More waste is re-used and recycled to support the development of a circular economy	

## **SOUTH DISTRICT PLAN (GREATER SYDNEY COMMISSION MARCH 2018)**

This South District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney.

The South District covers the Canterbury-Bankstown, Georges River and Sutherland local government areas. This is demonstrated below:

**Figure 13: Extract from South District Plan**



The South District Plan is also constructed under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to the current Planning Proposal are discussed below and within the following pages.

#### Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the South District Plan's relevant Infrastructure and Collaboration Priorities and Action objectives is provided in the Table below.

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
<b>A city supported by infrastructure</b>  <b>O1:</b> Infrastructure supports the three cities <b>O2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact <b>O3:</b> Infrastructure adapts to meet future need <b>O4:</b> Infrastructure use is optimised	<b>PP S1: Planning for a city supported by infrastructure</b> <ul style="list-style-type: none"> <li><b>A1:</b> Prioritise infrastructure investments to support the vision of A metropolis</li> <li><b>A2:</b> Sequence growth across the three cities to promote north-south and east-west connections</li> <li><b>A3:</b> Align forecast growth with infrastructure</li> <li><b>A4:</b> Sequence infrastructure provision using a place-based approach</li> <li><b>A5:</b> Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans</li> <li><b>A6:</b> Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities</li> </ul>	<p>This current Planning Proposal is seeking to permit additional density of the site to deliver a high-density mixed-use development</p> <p>The subject site is within 250m away from Mortdale Train Station.</p> <p>Bus stops with services to Bankstown and Hurstville is situated on the opposite site of the subject site's frontage to Macquarie Place.</p> <p>Redevelopment of the site in accordance with the Planning Proposal will result in an increase in the residential population, however this will increase patronage to utilise the existing transport infrastructure within Mortdale.</p>

### Liveability

An assessment of the planning proposal's consistency with the South District Plan's relevant Liveability Priorities and Action objectives is provided in the Table overleaf.

Liveability Direction	Planning Priority/Action	Comment
<b>A city for people</b>  <b>O6:</b> Services and infrastructure meet communities' changing needs	<b>PP S3: Provide services and social infrastructure to meet people's changing needs</b> <ul style="list-style-type: none"> <li><b>A8:</b> Deliver social infrastructure that reflect the needs of the community now and in the future</li> <li><b>A9:</b> Optimism the use of available public land for social infrastructure</li> </ul>	<p>The proposal is to deliver a new modern RSL club that is to cater to the changing needs of the community, in terms of service and facilities that contemporary Australian are seeking including better dining option and more family friendly venues.</p> <p>Furthermore, the current Planning Proposal will permit the RSL club to continue to service its</p>

		<p>local community by ensuring that the recreational opportunities within Mortdale is available.</p> <p>The revitalisation to the south-western edges of the Mortdale Town Centre will deliver new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.</p>
<p><b>07:</b> Communities are healthy, resilience and socially connected</p> <p><b>08:</b> Greater Sydney's communities are culturally rich with diverse neighborhoods</p> <p><b>09:</b> Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p><b>PP S3: Provide services and social infrastructure to meet people's changing needs</b></p> <ul style="list-style-type: none"> <li>• <b>A10:</b> Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d)</li> <li>• <b>A11:</b> Incorporate cultural and linguistic diversity in strategic planning and engagement</li> <li>• <b>A12:</b> Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</li> <li>• <b>A13:</b> Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Council's.</li> <li>• <b>A14:</b> Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c)</li> <li>• <b>A15:</b> Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places</li> </ul>	<p>The renovation of the RSL club which tradition cater for older residents will provide a healthy and safe place for people of all ages and abilities to enjoy and patron.</p> <p>Finally, the proposed residential component of the current Planning Proposal will serve a large range of different household types in the future residential community.</p> <p>The revitalisation to the south-western edges of the Mortdale Town Centre will deliver new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.</p>
<p><b>Housing the city</b></p> <p><b>010:</b> Greater housing supply</p>	<p><b>PP S5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</b></p>	<p>The proposal is to increase additional residential units within an established town centre supported by strong public</p>

<p><b>011:</b> Housing is more diverse and affordable</p>	<ul style="list-style-type: none"> <li>• <b>A16:</b> Prepare local or district housing strategies that address housing targets [abridged version]</li> <li>• <b>A17:</b> Prepare Affordable Rental housing Target Schemes</li> </ul>	<p>transport infrastructure including Mortdale Train Station.</p> <p>The proposal will include a variety of apartment sizes and types to contribute to housing diversity within the local housing market.</p>
<p><b>A city of great places</b></p> <p><b>012:</b> Great place that bring people together</p> <p><b>013:</b> Environmental heritage is identified conserved and enhanced</p>	<p><b>PP S6: Creating and renewing great places and local centers, and respecting the District's heritage</b></p> <ul style="list-style-type: none"> <li>• <b>A18:</b> Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e)</li> <li>• <b>A19:</b> Identify, conserve and enhance environmental heritage by (a-e)</li> <li>• <b>A20:</b> Use place-based planning to support the role of centres as a focus for connected neighbourhoods</li> <li>• <b>A21:</b> In Collaboration Areas, Planned Precincts and planning for centres (a-d)</li> <li>• <b>A22:</b> Use flexible and innovative approaches to revitalise high streets in decline</li> </ul>	<p>The current planning exhibits planning principles that support a place-based approach.</p> <p>The site is not identified as containing a heritage item, and it is not located within a heritage conservation area, as illustrated by the heritage extract map below. As a result, the proposal is not subject to any heritage restriction and as such no further heritage investigation is considered necessary.</p> <p>The proposal is to not only revitalise an aging RSL club that is to positively contribute to Mortdale's night time economy whilst also providing valuable recreation opportunities to the local community, but will provide additional commercial space to support the function and performance of Mortdale Town Centre via increasing the community's access to goods and services, especially towards its south-western edges but contribute towards stimulating commercial activities along Pitt Street via playing a role as a key anchor development.</p>



### Productivity

An assessment of the planning proposal's consistency with the South District Plan's relevant Productivity Priorities and Action objectives is provided in the Table overleaf.

Liveability Direction	Planning Priority/Action	Comment
<b>O22:</b> Investment and business activity in centers	<b>PP S9: Growing investment, business opportunities and jobs in strategic centers</b> <ul style="list-style-type: none"> <li>• <b>A28:</b> Providing access to jobs, goods and services in center by (a-l)</li> <li>• <b>A30:</b> Priorities strategic land use and infrastructure plans for growing centers, particularly those with capacity for additional retail floor space</li> <li>• <b>A31:</b> Use flexible and innovate approaches to revitalise high streets in decline</li> </ul>	<p>The proposal is to not only revitalise an aging RSL club that is to positively contribute to Mortdale's night time economy whilst also providing valuable recreation opportunities to the local community, but will provide additional commercial space to support the function and performance of Mortdale Town Centre via increasing the community's access to goods and services, especially towards its south-western edges but contribute towards stimulating commercial activities along Pitt Street via playing a role as a key anchor development.</p> <p>The proposal is to improve the walkability within and to centres by the delivery of new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment.</p>

### Sustainable

An assessment of the planning proposal's consistency with the South District Plan's relevant Sustainable Priorities and Action objectives is provided in the Table overleaf.

Liveability Direction	Planning Priority/Action	Comment
<b>O25:</b> The coast and waterways are protected and healthier	<b>PP S13: Protecting and improving the health and enjoyment of the District's waterways</b> <ul style="list-style-type: none"> <li>• <b>A60:</b> Protect environmentally sensitive areas of waterways</li> <li>• <b>A61:</b> Enhance sustainability and livability by improving and managing access to</li> </ul>	<p>The subject site is not located in an environmentally sensitive location.</p>

	<p>waterways, and foreshores for recreation, tourism, cultural events and water-based transport</p> <ul style="list-style-type: none"> <li>• <b>A62:</b> Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes</li> <li>• <b>A62:</b> Work towards reinstating more natural conditions in highly modified urban waterways</li> </ul>	
<p><b>O31:</b> Public open space is accessible, protected and enhanced</p>	<p><b>PP S17: Delivering high quality open space</b></p> <ul style="list-style-type: none"> <li>• <b>A71:</b> Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]</li> </ul>	<p>The Planning Proposal is to deliver new pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land.</p> <p>The proposal also comprises its own communal open space and landscaped area within a commercial context.</p>
<p><b>An efficient city</b></p> <p><b>O33:</b> A low-carbon city contributes to net-zero emission by 2050 and mitigate climate change</p> <p><b>O34:</b> Energy and water flows are captured, use and re-used</p> <p><b>O35:</b> More waste is re-used and recycled to support the development of a circular economic</p>	<p><b>PP S19: Reducing carbon emissions and managing energy, water and waste efficiently</b></p> <ul style="list-style-type: none"> <li>• <b>A75:</b> Support initiatives that contribute to the aspirational objectives of achieving net-zero emission by 2050</li> <li>• <b>A76:</b> Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency</li> <li>• <b>A77:</b> Protect existing and identify new locations for waste recycling and management</li> <li>• <b>A78:</b> Support innovative solutions to reduce the volume of waste and reduce waste transport requirements</li> <li>• <b>A79:</b> Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimize the use of water, reduce waste and</li> </ul>	<p>The proposal does not include sustainability initiatives such as recycled water, sustainable building materials, photovoltaics. Should the proposal proceed, initiatives towards net-zero emissions by 2050, methods of recycling construction and ongoing waste should be investigated as part of the Development Application stage.</p>

optimizing car parking  
provision where an increase in  
total floor in 100,000sqm

**O36:** People and places adapt to climate change and future shocks and stresses

**O37:** Exposure to natural and urban hazards is reduced

**O38:** Heatwaves and extreme heat are managed

**PP C20: Adapting to the impacts of urban and natural hazards and climate change**

- **A81:** Support initiatives that respond to the impacts of climate change
- **A82:** Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards
- **A83:** Mitigate the urban heat island effect and reduce the vulnerability to extreme heat
- **A84:** Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley
- **A85:** Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD

The proposal is not located in a location identified as impacted by natural hazard zones such as bushfire.

Initiatives listed in the abovementioned sustainability priorities contribute to A83 to mitigate urban heat island effect in the area.

## LOCAL STRATEGIC PLANNING STATEMENT

The George's River Local Strategic Planning Statement (LSPS) guides land use planning and the delivery of infrastructure for the Georges River until 2040. The Georges River Local Strategic Planning Statement came into effect on February 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 20 planning priorities under 4 key themes which are:

1. Access and movement in 2040
2. Infrastructure and community in 2040
3. Housing and neighbourhoods in 2040
4. Economy and centres in 2040
5. Environment and open space in 2040.

The LSPS is deliberately a high level strategic document which creates a land use vision for the future of our LGA that recognises the special characters of the Georges River community. The LSPS seeks to deliver on the NSW Government's A Metropolis of Three Cities, the Greater Sydney's South District Plan, other Council and NSW Government planning priorities and housing and job targets for the Georges River LGA set by the NSW Government.

Specifically, within Section 9.3 of the LSPS there is a priority P15 which relates to local centres and their evolution for long-term viability. Objective A80 states the Council seeks to:

*Promote activation and ongoing viability by conducting place-based analysis of key centres including the investigation of development standards and centre expansion as part of the Council's LEP 2022.*

It is noted as a short term goal for the Council which is generally 0-5 years.

This Planning Proposal is entirely aligned with the LSPS by assisting with activation of an existing local centre. The Planning Proposal seeks to remove large spans of inactivated prime local centre land and reinvigorate this location with a new contemporary standard RSL and an injection of housing to enliven the space, enhance the economic activity with this local centre and assist with the overall viability of Mortdale.

The LSPS also notes linkages between this plan and the District Plan Priorities which in this case is Planning Priority S5 for providing housing supply, choice and affordability, with access to jobs and services. The LSPS linked priority is P9 to facilitate the delivery of a mix of well-designed housing for all stages which cater for a range of needs and

incomes. LSPS priority P10 then also facilitates delivery of homes that are supported by safe, accessible green, clean, creative and diverse facilities, services and spaces.

This Planning Proposal in fact delivers on both priorities P9 and P10 by providing an accessible range of new dwellings that will be a mix of 1, 2 and 3 bedrooms in size to provide for an evolving community. These new homes are to be located within an existing local centre that is supported by a diverse range of facilities, services as well as spaces. The new mixed use development will be designed with all abilities in mind and ensure public accessibility standards are achieved.

The planning proposal delivers new housing and non residential floor space within the CBD which is entirely aligned with the LSPS. The planning proposal will assist with growing the economy with Mortdale and enhance liveability through the provision of new housing in a highly accessible location.

## **GEORGES RIVER HOUSING STRATEGY**

The Housing Strategy outlines current and future housing needs for the local government area. It explores possible locations for new housings and encourage provisions of diverse housing types though development of planning controls.

Population of Georges River is expected to increase by 31,894 by 2036 totalling approximately 185,000 people in the Local Government Area. To accommodate the population, increase housing requirements will need to be amended. Local Housing Strategy identifies that dwelling capacity under existing controls is 6,602 additional dwellings which does not meet the housing target of 14,000 dwellings in the next 20 years. The proposed development will be able to accommodate 100+ new dwellings which will support housing deliberation.

The Housing Strategy aims to encourage the provision of adaptable affordable and diverse housing choices, outlining a target of 6% Affordable housing across the whole of Georges River Council by 2036. Facilitation of diverse housing types is noted as a short-term action in the Housing strategy. Mortdale is a diverse urban area, and the proposal seeks to deliver a variety of housing opportunities within 250m of Mortdale train station. This enables the opportunity to create a housing which is well connected to public transport, health services, education services, employment, and recreational facilities. The proposed development is aligned with the housing strategy to increase housing supply and in delivering diverse housing types.



## PLANNING PROPOSAL

### PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of the Planning Proposal is:

To provide suitable zoning to facilitate high density mixed use development. The Planning Proposal seeks to revitalise the existing Mortdale RSL Community Club site by providing a new contemporary facility, associated commercial uses and residential dwellings within a unique and high quality mixed use environment.

### PART 2 – EXPLANATION OF PROVISIONS

The stated objective will be achieved by:

- Rezoning the land parcels (19-25 Macquarie Place and 46-56 Pitt Street, Mortdale) to B2 Local Centre
- Amending the Maximum Building Height to be 28m (to accommodate 2 levels of commercial space, 7 levels of residential and lift overrun).
- Amending the Maximum Floor Space Ratio to 3.0:1; comprising 0.75:1 non-residential and 2.25:1 residential.
- A VPA offer consistent with the principles of the Affordable Housing Contributions, exhibited as part of the Mortdale Town Centre review.
- Permit up to an additional 0.5:1 of non residential floor space where it is provided below ground level.

### PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

#### Section A – need for the planning proposal.

*Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report.*

The Planning Proposal has been initiated following the key directions and strategies described in the Exhibited C+M Urban Design Report for Mortdale Town Centre, Hurstville City Centre Urban Design Strategy, Georges River Commercial Centres Strategy, Georges River Council Employment Lands Study, Draft Recommendations-Mortdale - Morts Road Precinct, Hurstville City Centre Urban Design Strategy, A Metropolis of Three Cities – Greater Sydney Region Plan, the South District Plan and the Georges River Local Strategic Planning Statement.

The proposed amendments to zoning are informed by a detailed urban design and planning study prepared by Bureau SRH. The study is included as an attachment to this Planning Proposal. The study presents an urban design analysis of the site and its context as well as potential design options for future redevelopment.

The proposal is consistent with the key directions and strategies relevant to the subject area.

*Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

It is considered that the Planning Proposal is the best means of achieving the stated objective of urban revitalisation of this land. The Planning Proposal is certainly the most efficient mechanism available for stimulating urban renewal, providing a contemporary RSL facility and accelerating delivery of housing in a manner consistent with the strategic directions established in the documents the Plan for Growing Sydney (Department of Planning and Environment, December 2014), A Metropolis of Three Cities – Greater Sydney Region Plan and the South District Plan.

The Planning Proposal is certainly the most efficient mechanism available for stimulating urban renewal and accelerating delivery of housing.

## **Section B – Relationship to strategic planning framework**

*Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?*

The Planning Proposal has been initiated following the key directions and strategies described in the Exhibited C+M Urban Design Report for Mortdale Town Centre, Hurstville City Centre Urban Design Strategy, Georges River Commercial Centres Strategy, Georges River Council Employment Lands Study, Draft Recommendations-Mortdale - Morts Road Precinct, Hurstville City Centre Urban Design Strategy, A Metropolis of Three Cities – Greater Sydney Region Plan, the South District Plan and the Georges River Local Strategic Planning Statement. Please refer to previous section of this report which provides the strategic and site specific merit of the proposal.

*Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

The Planning Proposal has been initiated following the key directions and strategies described in the Exhibited C+M Urban Design Report for Mortdale Town Centre, Hurstville City Centre Urban Design Strategy, Georges River Commercial Centres Strategy, Georges River Council Employment Lands Study, Draft Recommendations-Mortdale - Morts Road Precinct, Hurstville City Centre Urban Design Strategy, A Metropolis of Three Cities – Greater Sydney Region Plan, the South District Plan and the Georges River Local Strategic Planning Statement. Please refer to previous section of this report which provides the strategic and site specific merit of the proposal.

*Q5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?*

The Planning Proposal has been initiated following the key directions and strategies described in the Exhibited C+M Urban Design Report for Mortdale Town Centre, Hurstville City Centre Urban Design Strategy, Georges River Commercial Centres Strategy, Georges River Council Employment Lands Study, Draft Recommendations-Mortdale - Morts Road Precinct, Hurstville City Centre Urban Design Strategy, A Metropolis of Three Cities – Greater Sydney Region Plan, the South District Plan and the Georges River Local Strategic Planning Statement. Please refer to previous section of this report which provides the strategic and site specific merit of the proposal.

*Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the Planning Proposal.

Consideration of relevant SEPPs	Comment
SEPP (Resilience and Hazards) 2021	<p><u>Chapter 2 coastal management</u> The site is not located on land affected by Chapter 2. Not applicable.</p> <p><u>Chapter 3 Hazardous and offensive development</u> Not relevant to the proposal.</p> <p><u>Chapter 4 remediation of Land</u> The existing uses of the site are unlikely to result in contamination of the land.</p> <p>The planning proposal is consistent with the aims and provisions of this SEPP.</p> <p>In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP.</p>
SEPP (Biodiversity and conservation) 2021	<p><u>Chapter 2 Vegetation in Non-Rural Areas</u> There is no existing vegetation on site. There provisions are not relevant.</p> <p><u>Chapter 3 Koala Habitat Protection 2020</u> The site does not contain koala habitat. Not applicable</p> <p><u>Chapter 4 Koala Habitat Protection 2021</u> The site does not contain Koala habitat. Not applicable.</p> <p><u>Chapter 5 River Murray Lands</u> This chapter does not apply to the subject site. Not applicable.</p> <p><u>Chapter 6 Bushlands in Urban Areas</u></p>

	<p>The site does not contain any significant vegetation.</p> <p><u>Chapter 7 Canal estate development</u> Not relevant to the proposal.</p> <p><u>Chapter 8 Sydney drinking water catchment</u> This SEPP does not apply to this land.</p> <p><u>Chapter 9 Hawkesbury-Nepean River</u> The site is not identified as being within the Hawkesbury Nepean River catchment and is not applicable.</p> <p><u>Chapter 10 Sydney Harbour Catchment</u> This chapter does not apply to this site. Not applicable</p> <p><u>Chapter 11 Georges Rivers Catchment</u> This chapter does not apply to this site. Not applicable</p> <p><u>Chapter 12 Willandra Lakes Region World Heritage Property</u> This chapter does not apply to this site. Not applicable.</p>
SEPP No. 65 - Design Quality of Residential Apartment Development	This SEPP will apply to a future development application. The reference design provided with this submission demonstrates that relevant guiding principles of SEPP 65 were considered including building separation, solar access, cross ventilation and apartment sizes.
SEPP (Building Sustainability Index: BASIX) 2004	The planning proposal is consistent with the aims or provisions of this SEPP. Future development incorporating a BASIX affected buildings will be subject to the provisions of this SEPP.
SEPP (Transport and Infrastructure) 2021	<p><u>Chapter 2 Infrastructure</u> Future development may constitute traffic generating development and trigger an assessment under this SEPP.</p> <p><u>Chapter 3 Educational establishments and childcare facilities</u> This SEPP is not relevant in the context of the planning proposal.</p> <p><u>Chapter 4 Major Infrastructure corridors</u> This site is not identified as being within any of these corridors and this chapter is not applicable to this development.</p> <p><u>Chapter 5 Three ports – Port Botany, Port Kembla and Newcastle</u> This chapter is not applicable to this site.</p> <p><u>Chapter 6 Moorebank Freight Intermodal precincts</u> This chapter is not applicable to this site.</p>
SEPP (Industry and Employment) 2021	<p><u>Chapter 2 Western Sydney Employment Area</u> This chapter does not apply to this land. Not Applicable.</p> <p><u>Chapter 3 Advertising and signage</u> Where future development incorporates signage, the provisions of this Chapter will need to be considered.</p>

SEPP (Housing) 2021	<p><u>Chapter 2 Affordable housing</u> The proposal is not for affordable housing development. Future development may incorporate housing delivered under this chapter and relevant provisions will be given detailed consideration during the assessment of a development application.</p> <p><u>Chapter 3 Diverse Housing</u> It is not proposed to carry out development under the provisions of this instrument.</p>
SEPP (Planning Systems) 2021	<p><u>Chapter 2 State and regional development</u> It is likely that future development of the site will constitute Regional Development and be determined by the Sydney East Planning Panel.</p> <p><u>Chapter 3 Aboriginal Land</u> The site does not contain Aboriginal Land. Not applicable.</p> <p><u>Chapter 4 Concurrences and consents</u> In this case there is no concurrence needed to lodge the planning proposal as such this chapter is not relevant to this planning proposal.</p>
SEPP (Exempt and Complying Development Codes) 2008	The planning proposal is consistent with the aims or provisions of this SEPP. This SEPP is not relevant in the context of the planning proposal.
SEPP (Precincts - Regional) 2021	<p><u>Chapter 4 Kosciuszko National Park and alpine resorts</u></p> <p><u>Chapter 5 Gosford city centre</u> This does not apply to the subject land.</p>
SEPP (Precincts – Central River City) 2021	<p><u>Chapter 5 Kurnell Peninsula</u> This Chapter does not apply to this land.</p> <p><u>Chapter 6 Urban renewal precincts</u> This chapter does not apply to this land</p>
SEPP (Resources and Energy) 2021	<p><u>Chapter 2 Mining Petroleum production and extractive industries</u> Not relevant to this planning proposal.</p>
SEPP (Precincts – Western Parkland City) 2021	<p><u>Chapter 3 Sydney region growth centres</u> Not relevant to this planning proposal.</p> <p><u>Chapter 5 Penrith Lakes Scheme</u> Not relevant to this planning proposal.</p> <p><u>Chapter 7 Western Sydney Parklands</u> This chapter does not apply to this land.</p>
SEPP (Primary Production) 2021	<p><u>Chapter 2 Primary Production and rural development</u> Not relevant to this planning proposal.</p>

*Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?*

The following table provides a brief assessment of consistency against each s.9.1 direction relevant to the Planning Proposal.

Ministerial Directions	Comments
<b>Focus Area 1: Planning Systems</b>	
<b>1.1 Implementation of Regional Plans</b>	<p>This proposal is consistent with the objectives and strategies of A Metropolis of Three Cities as outlined in the Planning Proposal report. Refer to Part 3 – Justification of this report, Section B – Relationship to Strategic Planning Framework of the Planning Proposal for an explanation of the consistency of the Planning Proposal.</p> <p>The planning proposal achieves the overall intent of the Plan and seeks to implement the achievement of its vision, land use strategy, policies, outcomes or actions.</p> <p>This planning proposal seeks to facilitate development of these key parcels of land within Mortdale Local centre which will encourage economic investment in this strategic centre, employment.</p>
<b>1.2 Development of Aboriginal Land Council Land</b>	Aboriginal and archaeological investigations will be completed as part of the future detailed design and development application documentation.
<b>1.3 Approval and Referral Requirements</b>	The planning proposal is considered to be consistent with the direction. The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
<b>1.4 Site Specific Provisions</b>	The planning proposal relates to building height and floor space ratio provisions. This planning proposal does not impose any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.
<b>Focus Area 1: Planning Systems – Place Based</b>	Not relevant to the subject planning proposal.
<b>Focus Area 2: Design and Place</b>	Directions not made.
<b>Focus Area 3: Biodiversity and Conservation</b>	Not relevant to the subject planning proposal.
<b>3.1 Conservation zones</b>	The site is not identified as a conservation zone.



<b>3.2 Heritage Conservation</b>	The proposal does not seek any changes to the existing heritage conservation provisions of the LEP and DCP.
<b>3.3 Sydney Drinking Water Catchment</b>	This direction does not apply to land within Georges River local government area.
<b>3.4 Application of C2 and C3 zones and Environmental overlays in Far North Coast LEPs</b>	This direction does not apply in Georges River LGA.
<b>3.5 Recreation Vehicle Areas</b>	The planning proposal does not relate to recreation vehicles or land with a high conservation value.
<b>Focus Area 4: Resilience and Hazards</b>	
<b>4.1 Flooding</b>	<p>The planning proposal does not seek to change the existing Council controls relating to flooding. Flood impact is to be further considered in detail at development application stage.</p> <p>Further details from flooding report.</p>
<b>4.2 Costal Management</b>	Not relevant to the subject planning proposal.
<b>4.3 Planning for Bushfire Protection</b>	The site is not affected by bushfire planning provisions.
<b>4.4 Remediation of Contaminated Land</b>	<p>The existing uses of the site include residential development which are unlikely to result in contamination of the land.</p> <p>The planning proposal is consistent with the aims and provisions of this SEPP.</p> <p>In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP.</p>
<b>4.5 Acid Sulfate Soils</b>	The site is not identified as containing acid sulfate soils.
<b>Focus Area 5: Transport and Infrastructure</b>	
<b>5.1 Integrating Land Use and Transport</b>	<p>The planning proposal is consistent with the direction.</p> <p>The subject site is not within proximity of Norwest Metro. However, the site is well serviced by transport infrastructure and has optimal access to employment opportunities and related employment precincts.</p>
<b>5.2 Reserving Land for Public Purposes</b>	The planning proposal does not seek to change the current zoning provisions and therefore does not impact on land reserved for public purposes.
<b>5.3 Development Near Regulated Airports and Defence Airfields</b>	Not relevant to the subject planning proposal.

<b>5.4 Shooting Ranges.</b>	Not relevant to the subject planning proposal.
<b>Focus Area 6: Housing</b>	
<b>6.1 Residential Zones</b>	The planning proposal is consistent with the direction. The planning proposal seeks to permit an injection of residential development which will represent a more efficient use of existing infrastructure and services and reduces the consumption of land for housing through urban renewal.
<b>6.2 Caravan Parks and Manufactured Home Estates</b>	The planning proposal does not seek amend the current prohibition of caravan parks on this site.
<b>Focus Area 7: Industry and Employment</b>	
<b>7.1 Business and Industrial Zones</b>	The planning proposal seeks to retain the general business zoning and expand on the B2 zone to permit a larger range of commercial uses.
<b>7.2 Reduction in non-hosted short-term rental accommodation period</b>	Not relevant to the subject planning proposal.
<b>7.3 Commercial and Retail Development along the Pacific Highway, North Coast</b>	Not relevant to the subject planning proposal.
<b>Focus Area 8: Resources and Energy</b>	
<b>Focus Area 9: Primary Production</b>	
<b>9.1 Rural zones</b>	The planning proposal does not relate to rural zoned land.
<b>9.2 Rural lands</b>	The planning proposal does not relate to rural land.
<b>9.3 Oyster Aquaculture</b>	The proposal will not impact on any priority oyster aquaculture areas.
<b>9.4 Farmland of State and Regional Significance on the NSW Far North Coast</b>	This direction does not apply to land within Georges River local government area.

## Section C – Environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject site does not contain habitat of any description. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal. No further assessment is considered necessary.

*Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

The Planning Proposal seeks to rezone the land contained within the Georges River LEP 2021 in order to facilitate the redevelopment of the subject site for the purpose of a mixed use development including a new Club. The anticipated environmental effects associated with the development that will be permitted by the amendment are limited to additional local traffic impacts and potential for overshadowing impacts to surrounding development. The proposal has been carefully designed to ensure the adjoining developments are able to maintain an acceptable level of solar access. The built form as shown in the reference design is born of solar access and impact modelling that has been carefully refined throughout the urban design process. Beyond this there are no significant anticipated environmental effects resulting from the Planning Proposal.

*Q10. Has the planning proposal adequately addressed any social and economic effects?*

The social and economic effects of the Planning Proposal are most appropriately described in the context of the challenges associated with a growing population as described in the State Government document A Metropolis of Three Cities and the South District Plan. Among other things, the Plan explains that to meet the needs of a larger population and to maintain economic growth, urban renewal in combination with infrastructure delivery must occur in strategic urban centres.

As previously described, the objective of the Planning Proposal aligns closely with the strategic directions identified in A Metropolis of Three Cities and the South District Plan. The delivery of this mixed use development in a location that is well serviced by infrastructure and where there are minimal existing environmental site constraints is considered to represent a positive social outcome. The Planning Proposal will facilitate future development that will result in higher population densities within the locality.

The common open space will have excellent amenity and the site is afforded connectivity to public transport and will serve to promote healthy lifestyles and social interaction.

#### Section D – State and Commonwealth interests

*Q11. Is there adequate public infrastructure for the planning proposal?*

There is a need to facilitate outcomes that are well founded and respond to the strategic priorities of Council including housing that meets the needs of the existing and expected future Mortdale population, jobs close to home and provision of appropriate infrastructure to support future development and maintain the standard of living expected within the locality.

Given the proximity of the subject site to Mortdale train station and bus services it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicle. The site already has access to several important features of local public infrastructure as previously described in this report.

#### Section E - State and Commonwealth Interests

*Q12. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway determination?*

The Planning Proposal has not yet received Gateway determination and consultation with the public authorities has not yet commenced.

#### **PART 4 – MAPPING**

It is understood that mapping will be prepared by Georges River Council to accord with the standard instrument mapping layouts prior to the Planning Proposal being reported to the Council for consideration. The Planning Proposal seeks to amend the Land Zoning Map, Maximum Building Height Map and Floor Space Ratio Map.

#### **PART 5 – COMMUNITY CONSULTATION**

Community consultation will be undertaken in accordance with the requirements prescribed by the Gateway determination.

#### **PART 6 – PROJECT TIMELINE**

A project timeline is yet to be determined however will be formulated following discussions with Georges River Council and confirmation of any additional information required to allow consideration of the Planning Proposal.

An indicative timeline for the Planning Proposal includes:

## Milestone

## Timeframe

Council report to endorse the PP for Gateway Determination	
PP submitted to the Department of Planning and Environment seeking Gateway	
Gateway issued	
Public exhibition and agency consultation	
Consideration of submissions and report back to Council	
Submission back to Department of Planning and Environment to finalise LEP amendments	
Amendments to be published	

## CONCLUSION

This Planning Proposal explains the intended effect of and provides a justification for a proposed amendment to the Georges River Local Environmental Plan 2021. The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment document '*A guide to preparing planning proposals*' (August 2016).

The Planning Proposal relates to land at 19-25 Macquarie Place & 46-56 Pitt Street, Mortdale and seeks to amend the Georges River Local Environmental Plan 2021 by rezoning the subject land from B2 Local Centre to allow for the redevelopment of the site. The Planning Proposal also seeks to amend the maximum building height to 28m and the maximum floor space ratio to 3:1.

The Planning Proposal describes how the intended outcome of the proposed LEP amendments align closely with the strategic directions established in State Government documents as demonstrated below:

- Exhibited C+M Urban Design Report for Mortdale Town Centre,
- Hurstville City Centre Urban Design Strategy,
- Georges River Commercial Centres Strategy,
- Georges River Council Employment Lands Study,
- Draft Recommendations- Mortdale - Morts Road Precinct,
- A Metropolis of Three Cities – Greater Sydney Region Plan,
- South District Plan and the
- Georges River Local Strategic Planning Statement.

It is considered that the LEP amendments sought by the Planning Proposal will allow for the accelerated delivery of mixed use development in an area which is well serviced by public transport and infrastructure and has been identified as an urban renewal precinct. The Planning Proposal is considered to have strong merit based on a sound analysis of relevant planning considerations and is submitted to Georges River Council for consideration.