

PLANNING PROPOSAL FOR MORTDALE GARDENS

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

16 MARCH 2020



QUALITY ASSURANCE

Project:	Planning Proposal for Mortdale Gardens
Address:	19-25 Macquarie Place & 46-56 Pitt Street, Mortdale
Lot /DP:	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
Council:	Georges River
Author:	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

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INTRODUCTION

The purpose of this Planning Proposal is to explain the intended effect and provide a justification for a proposed amendment to the Hurstville Local Environmental Plan 2012 (Hurstville LEP 2012) as well as demonstrate the strategic merit of the amendment proceeding.

This Planning Proposal seeks to amend the Hurstville LEP 2012 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 B4 Mixed Use**
- **Amending the Maximum Building Height to be 45m.**
- **Amending the Maximum Floor Space Ratio to 3.5:1.**

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, child care 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:

- Land Area: 4,6012m²
- Approximately 100+ units
- New Mortdale RSL Club to be built as an integral part of development
- City view at the higher level apartments
- Contribution to permit new retail shops, supermarkets and restaurants
- 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

and Infrastructure (Department of Planning and Environment) document 'A guide to preparing planning proposals' (August 2016).

The Planning Proposal is supported by:

- Urban Design Report
- Architectural reference design
- Photomontages
- 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.** 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.
- **Potential future library space.** As part of a future VPA the development proposal offers the opportunity to deliver a new community space which can provide a future space for a public library. A recent study of the local library facilities in the local area revealed there is a library and South Hurstville as well as one located at Penshurst. Both existing facilities are not accessible via public transport which is a major problem for older school students, university students and other residents who are reliant on public transport. The suggested provision of a facility at Mortdale would overcome this as the site is just 250m from the train station and in a highly accessible position which means that greater access to the community can be facilitated with the establishment of a new library space on this site. A future library on this site can service the community to the south of Mortdale.
- **Commercial uses.** The proposal incorporates space at the lower levels which may in the future be used for a health or medical related facility and a future small scale supermarket. Studies of the local area have revealed there is a need for both medical related facilities and a small scale supermarket which can both be accommodated on the site.

- **Employment.** Ensuring the Mortdale RSL 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.



Aerial view looking south.



Aerial view looking north west.



Ground level view looking south.

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 4,601.2m², 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)

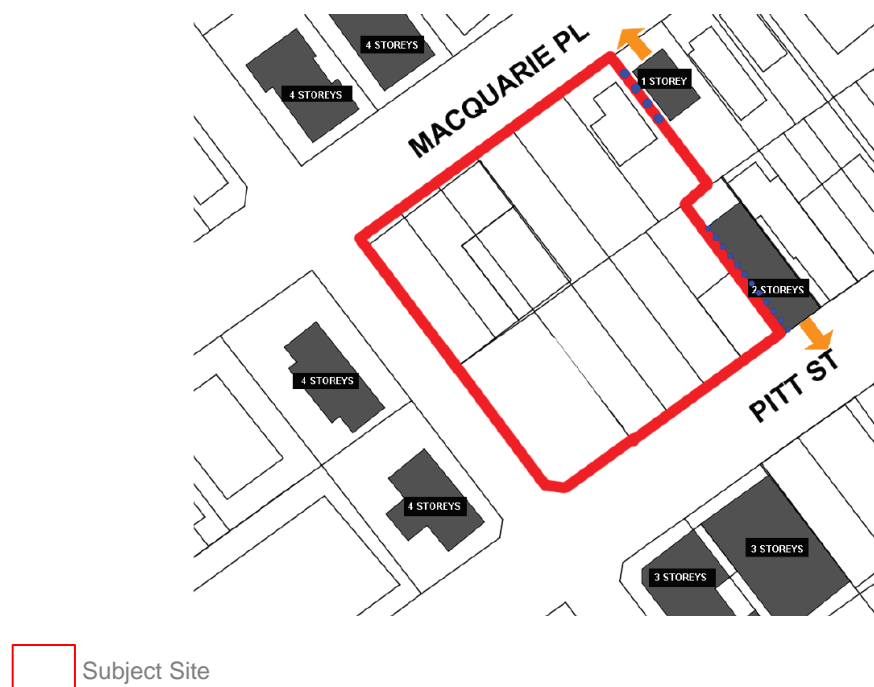


Figure 2: Aerial Map Extract of the subject site (Source: Six Maps)



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

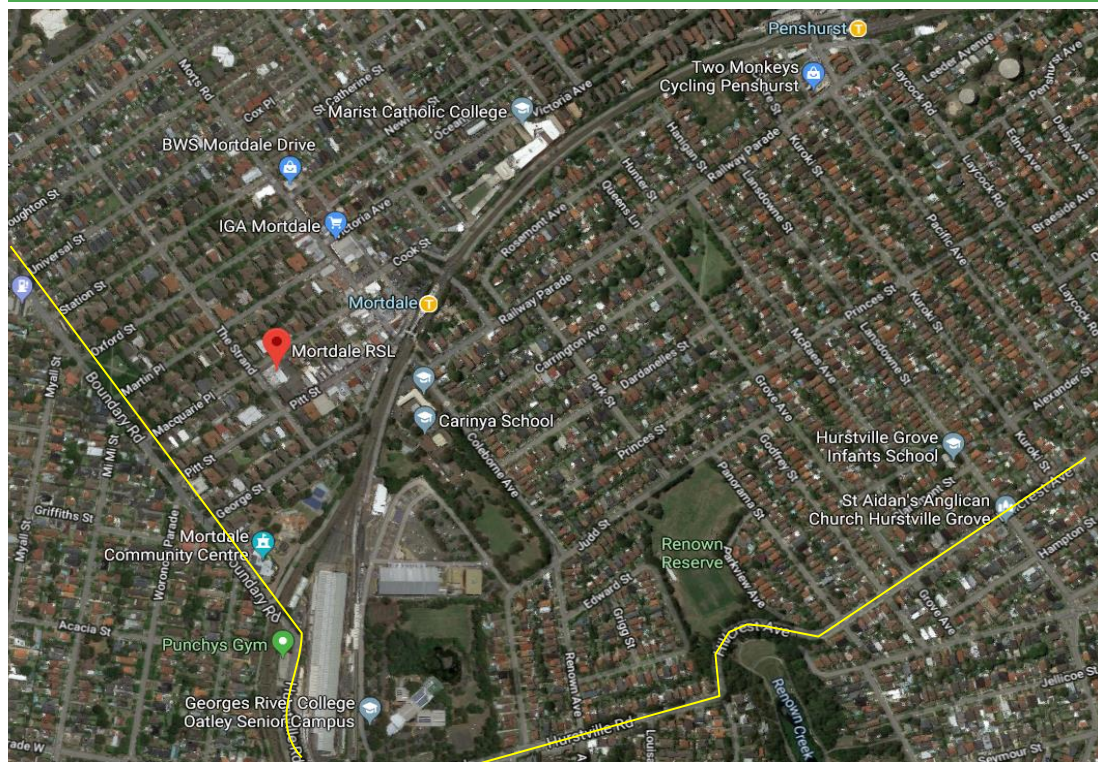
- Jubilee Park
- Mortdale Station
- Mortdale Public School
- Carina School
- IGA Supermarket
- Mortdale Hotel
- Mortdale Pharmacy
- Hurstville Westfields
- St George Hospital

LOCALITY

Located on Sydney's southside, Mortdale is an established suburb that borders Hurstville. Mortdale Gardens is right in the heart of 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 B4 Mixed Uses consistent with the existing B4 Mixed Use zone in the Hurstville LEP 2012 which are:

Zone B4 Mixed Use

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To allow for residential development in the Hurstville City Centre while maintaining active retail, business or other non-residential uses at street level.

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Dual occupancies; Educational establishments; Entertainment facilities; Function centres; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4.

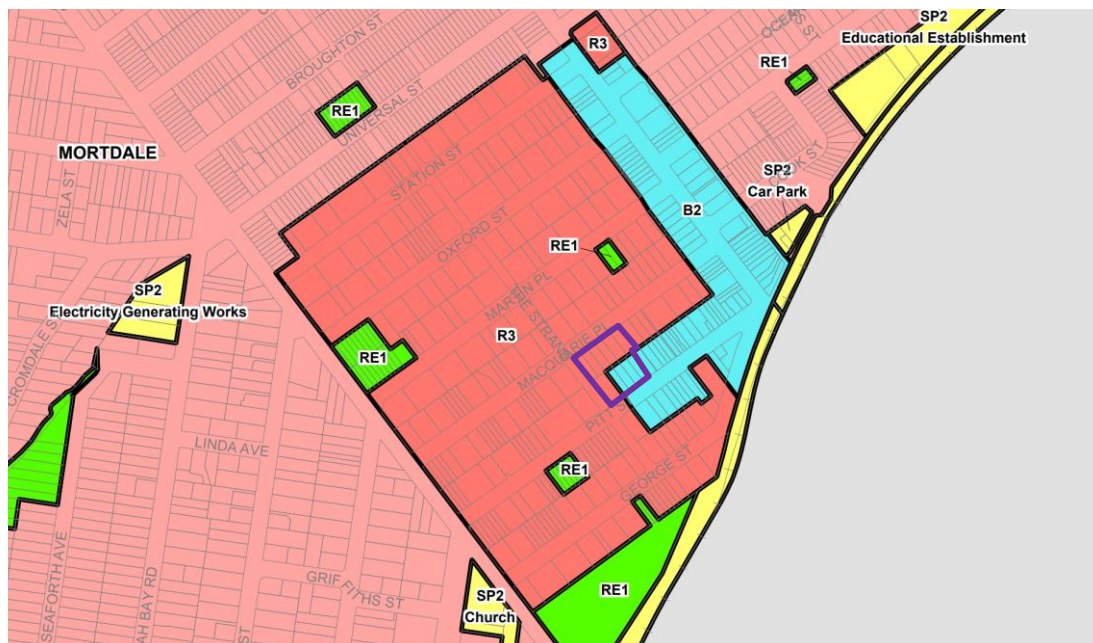
4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres;

Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Pond-based aquaculture Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Waste or resource management facilities; Water recycling facilities; 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 B4 Mixed Use zone.

Figure 4: Zoning Map Extract (Source: Hurstville LEP 2012)



 Subject Site

BUILDING HEIGHT

As demonstrated via building height map extract demonstrated below, only Macquarie has a maximum building height of 12m, with Pitt Street having no restricted height.

Figure 5: Building Height Map Extract (Source: Hurstville LEP 2012)



The proposal seeks a 45m building height limit.

FLOOR SPACE RATIO

As demonstrated via floor space ratio map extract demonstrated below, 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.

Figure 6: Floor Space Ratio Map Extract (Source: Hurstville LEP 2012)

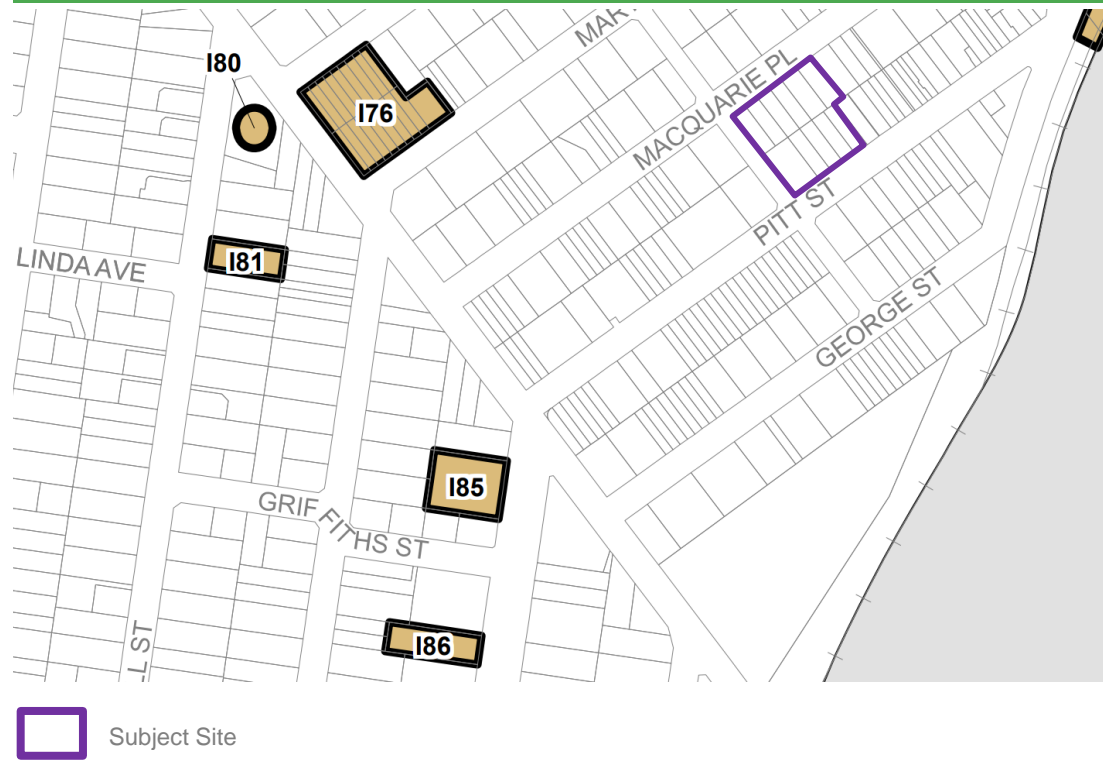


This Planning Proposal seeks to permit development with a maximum floor space ratio of up to 3.5:1.

HERITAGE

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.

Figure 7: Heritage Map Extract (Source: Hurstville LEP 2012)



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 not be 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 'East Quarter' 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 being 3.5:1 and building height of up to 65m is consistent with the Mortdale Gardens Planning Proposal which is seeking 3.5:1 and 45m. 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 3.5:1 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.

KEY DOCUMENTATION

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.

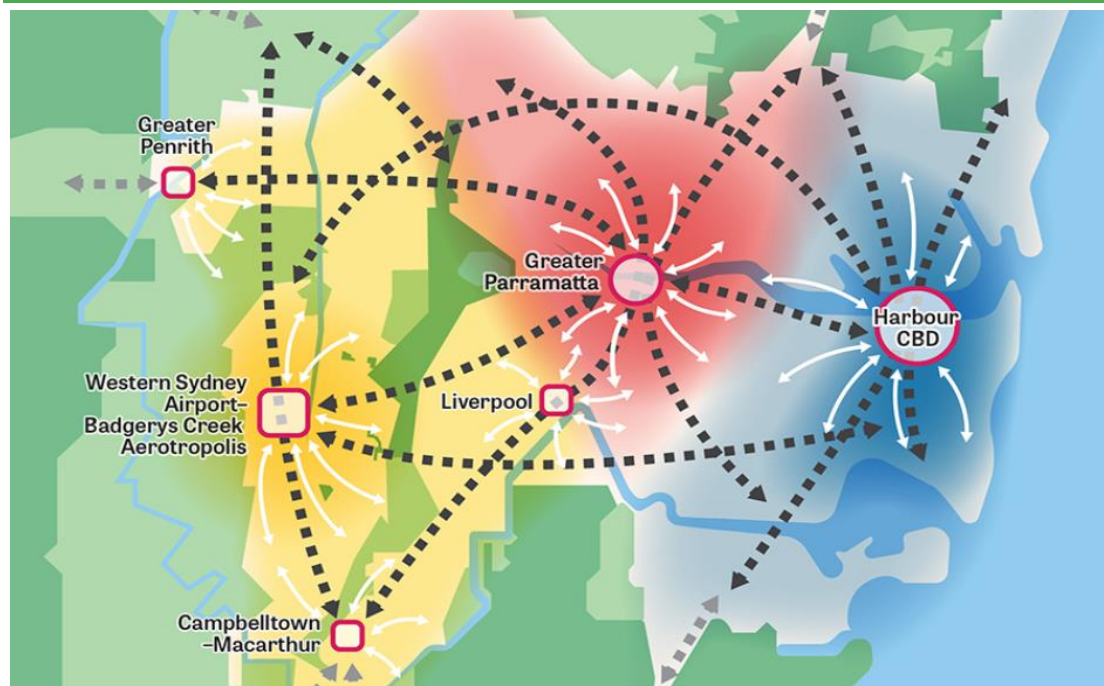
STRATEGIC PLANNING FRAMEWORK

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 of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places – Western Parkland City, Central River City and Eastern Harbour City. This vision seeks to rebalance the economic and social opportunities and deliver a more equal and equitable 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 8 below.

Figure 8: Extract from A Metropolis of Three Cities - Greater Sydney Region Plan March 2018



South District Plan (Greater Sydney Commission March 2018)






The vision for Greater Sydney as a Metropolis of Three Cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30 minute city – means residents in the South District will have quicker and easier access to a wider range of jobs, housing types and activities. The vision will improve the District's lifestyle and environmental assets. As demonstrated via the extract below the subject site is under the south district.

Figure 9: Extract from South District Plan








The South District Plan is a framework which sets out planning priorities and actions for improving the quality of life for residents as the District grows and changes. These are structured around 3 key themes of a Productive City, a Liveable City and a Sustainable City.

The extract provided below and overleaf demonstrate the key directions and priorities for the south district.

	A city supported by infrastructure	A collaborative city	A city for people	Housing the city	A city of great places
Directions	Infrastructure supporting new developments 	Working together to grow a Greater Sydney 	Celebrating diversity and putting people at the heart of planning 	Giving people housing choices 	Designing places for people 
Potential indicator*	Potential indicator: Increased 30-minute access to a metropolitan centre/cluster	Potential indicator: Increased use of public resources such as open space and community facilities	Potential indicator: Increased walkable access to local centres	Potential indicators: Increased housing completions (by type) Number of councils that implement Affordable Rental Housing Target Schemes	Potential indicator: Increased access to open space
South District Planning Priorities	Planning Priority S1 Planning for a city supported by infrastructure	Planning Priority S2 Working through collaboration	Planning Priority S3 Providing services and social infrastructure to meet people's changing needs Planning Priority S4 Fostering healthy, creative, culturally rich and socially connected communities	Planning Priority S5 Providing housing supply, choice and affordability with access to jobs, services and public transport	Planning Priority S6 Creating and renewing great places and local centres, and respecting the District's heritage

Source: South District Plan (Greater Sydney Commission)

A well connected city	Jobs and skills for the city	A city in its landscape	An efficient city	A resilient city
<p>Developing a more accessible and walkable city</p>  <p>Potential indicators: Percentage of dwellings located within 30 minutes by public transport of a metropolitan centre/ cluster</p> <p>Percentage of dwellings located within 30 minutes by public transport of a strategic centre</p> <p>Planning Priority S12 Delivering integrated land use and transport planning and a 30-minute city</p>	<p>Creating the conditions for a stronger economy</p>  <p>Potential indicator: Increased jobs in metropolitan and strategic centres</p> <p>Planning Priority S7 Growing and investing in the ANSTO research and innovation precinct</p> <p>Planning Priority S8 Growing and investing in health and education precincts and Bankstown Airport trade gateway as economic catalysts for the District</p> <p>Planning Priority S9 Growing investment, business opportunities and jobs in strategic centres</p> <p>Planning Priority S10 Retaining and managing industrial and urban services land</p> <p>Planning Priority S11 Supporting growth of targeted industry sectors</p>	<p>Valuing green spaces and landscape</p>  <p>Potential indicators: Increased urban tree canopy</p> <p>Expanded Greater Sydney Green Grid</p> <p>Planning Priority S13 Protecting and improving the health and enjoyment of the District's waterways</p> <p>Planning Priority S14 Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas</p> <p>Planning Priority S15 Increasing urban tree canopy cover and delivering Green Grid connections</p> <p>Planning Priority S16 Delivering high quality open space</p>	<p>Using resources wisely</p>  <p>Potential indicators: Reduced transport-related greenhouse gas emissions</p> <p>Reduced energy use per capita</p> <p>Planning Priority S17 Reducing carbon emissions and managing energy, water and waste efficiently</p>	<p>Adapting to a changing world</p>  <p>Potential indicator: Number of councils with standardised statewide natural hazard information</p> <p>Planning Priority S18 Adapting to the impacts of urban and natural hazards and climate change</p>
<p>Implementation</p> <p>Planning Priority S19 Preparing local strategic planning statements informed by local strategic planning</p> <p>Planning Priority S20 Monitoring and reporting on the delivery of the Plan</p>				

Source: South District Plan (Greater Sydney Commission)

The South District is part of the Eastern Harbour City. Its vision will be achieved by:

- Supporting the growth of the ANSTO innovation precinct, health and education precincts, Bankstown Airport-Milperra industrial area and the District's strategic centres
- Retaining industrial and urban services land and freight routes
- Optimising on the District's locational advantage of being close to Sydney Airport, Port Botany, the Illawarra and Port Kembla
- Building on the District's connections to Parramatta, and in the longer term to Liverpool and Western Sydney Airport
- Sustaining vibrant public places, walking and cycling, and cultural, artistic and tourism assets

- Matching growth and infrastructure, including social infrastructure
- Protecting and enhancing natural assets including waterways and beaches, bushland and scenic and cultural landscapes
- Providing innovation in providing recreational and open spaces, and increased urban tree canopy
- Transitioning to a low-carbon, high efficiency District through precinct scale initiatives.

In summary, this Planning Proposal seeks to deliver on the vision set by being consistent with the four key themes by providing a new revitalised Mortdale RSL which will serve a variety of community related functions for the residents. The injection of new dwelling which will meet accessibility standards will assist people who are wanting to downsize and age in place. The proposed shop top housing will also include a variety of apartment sizes to contribute to housing diversity. The Mortdale Gardens proposal will provide short term local employment during the construction period but also long term employment especially in the hospitality industry with the ongoing operations of the contemporary RSL facility. Ensuing the RSL club is retained within this community will provide for a prosperous facility which will secure a sustainable future for Mortdale.

The land that has been included in this Planning Proposal has been consolidated together after many months of collaborative work between the landowners. This site offers a great opportunity for Mortdale to be recharged with a catalysing development and to become a more vibrant meeting place for the local community.

LOCAL STRATEGIC PLANNING STATEMENT

The George's River draft Local Strategic Planning Statement (LSPS) guides land use planning and the delivery of infrastructure for the Georges River until 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.

This 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.

Overall the LSPS seeks to ensure the viability of local centres is enriched over time and revitalisation occurs through regeneration of existing sites as well as the injection of new housing. The Planning Proposal is entirely aligned with these principles.

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 site by providing a new contemporary RSL 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 to B4 Mixed Use to permit reprovision of a new RSL facility and additional high density residential development.
- Amending the maximum permitted building height to 45m.
- Amending the maximum permitted floor space ratio to 3.5:1.

PART 3 – JUSTIFICATION

Section A – Need for the planning proposal

Q1. Is the planning proposal the result of any strategic study or report?

The Planning Proposal has been initiated following the key directions and strategies described in A Metropolis of Three Cities – Greater Sydney Region Plan, South District Plan and A Plan for Growing Sydney (Department of Planning and Environment, December 2014).

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. Discussion on the consistency of the Planning Proposal with this strategy is contained in the response to *Question 3*.

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. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

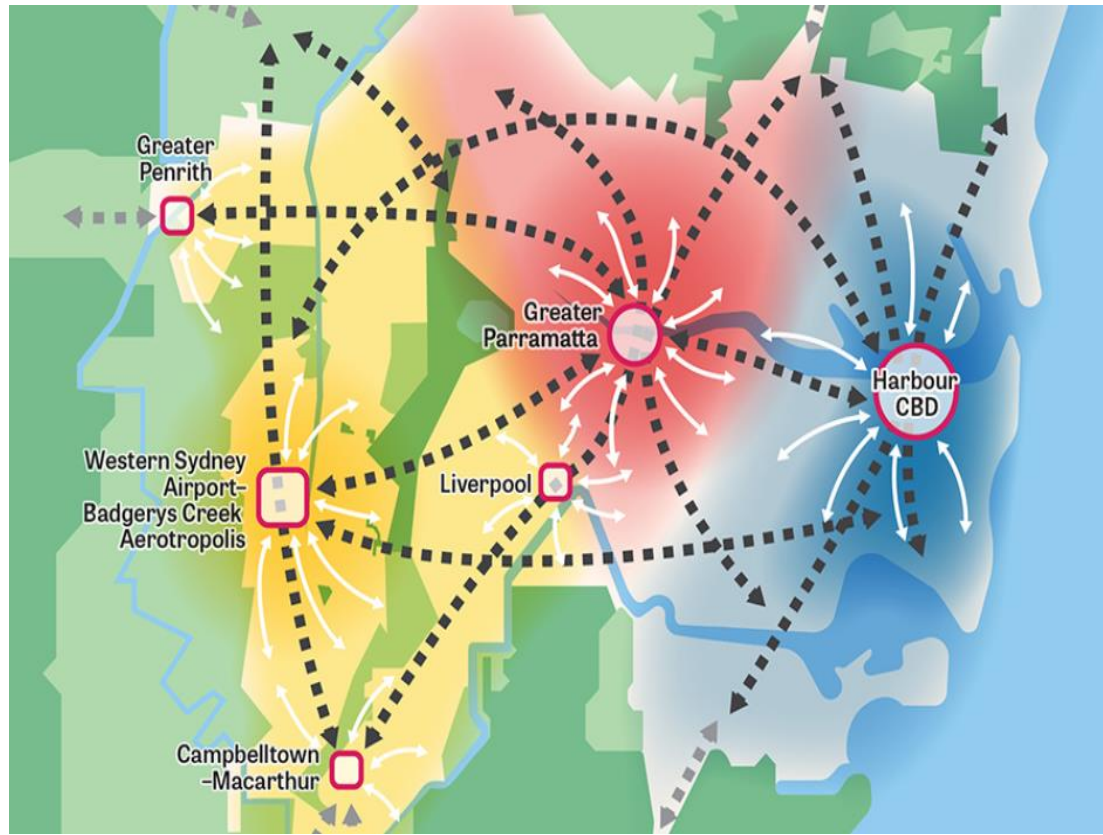
The stated objective of the Planning Proposal closely aligns with several State Government strategies, specifically the Metropolis of Three Cities – Greater Sydney Region Plan, the South District Plan and the Plan for Growing Sydney (Department of Planning and Environment, December 2014).

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 10 overleaf.

Figure 10: 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.

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 overleaf:

Figure 11: Extract from South District Plan



The District Plan focuses has been on identifying the Planning Priorities to achieve a liveable, productive and sustainable future for the District.

The Plan for Growing Sydney (Department of Planning and Environment, December 2014)

The Plan for Growing Sydney outlines the State Government's plan to deliver homes, jobs and infrastructure to support a growing population. Key directions described in the Plan relate to accelerating housing supply and urban renewal across Sydney, with a focus on providing homes in areas well serviced by existing or planned infrastructure.

The Plan identifies there is a significant gap between current housing production and future housing needs and that it is critical to remove the barriers to increased housing production to facilitate accelerated housing supply. The Plan explains that the Government intends to work with councils and the development sector to put in place flexible planning controls which enable housing development in feasible locations.

The Plan states that the Government intends to focus on the urban renewal in existing centres, within which the subject site is situated.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Georges River Employment Lands Study

The main objective of this Study is to understand the existing employment lands within Georges River and to consider a response to potential development within employment zones. There is a need to facilitate outcomes that are well founded and respond to the strategic priorities of Council including retention and building capacity within the employment land to create a sustainable future for the existing and expected future population, jobs close to home and provision of appropriate infrastructure to support future development and maintain the standard of living expected within the locality.

As describe previously, it is evident this Planning 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.

Q5. *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 SEPPs		
Consideration of SEPPs	Relevance	Comment
SEPP 19 – Bushland in Urban Areas	-	The site does not contain any significant vegetation.
SEPP 21 – Caravan Parks	-	Not relevant to the proposal.
SEPP 33 – Hazardous or Offensive Development	-	Not relevant to the proposal.

SEPP 36 – Manufactured Home Estates	-	Not relevant to the proposal.
SEPP 44 – Koala Habitat Protection	-	The site does not contain koala habitat.
SEPP 47 – Moore Park Showground	-	Does not apply to land within Georges River.
SEPP 50 – Canal Estate Development	-	Not relevant to the proposal.
SEPP No. 55 - Remediation of Land	✓	<p>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 No. 64 - Advertising and Signage	-	The planning proposal is consistent with the aims or provisions of this SEPP. Where future development incorporates signage, the provisions of this SEPP will need to be considered.
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 70 – Affordable Housing Schemes	✓	The proposal is not for affordable housing development.
SEPP (Aboriginal Land) 2019	-	The site does not contain Aboriginal Land.
SEPP (Affordable Rental Housing) 2009	-	The planning proposal is consistent with the aims or provisions of this SEPP. Future development may incorporate housing delivered under this SEPP and relevant provisions will be given detailed consideration during the assessment of a development application.
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 (Coastal Management) 2018	-	The site is not located on land affected by this SEPP.
SEPP (Concurrences and Consents) 2018	-	In this case there is no concurrence needed to lodge the planning proposal as such this SEPP is not relevant to this planning proposal.

SEPP (Educational Establishments and Child Care Facilities) 2017	-	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 (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 (Gosford City Centre) 2018	-	This does not apply to the subject land.
SEPP (Infrastructure) 2007	✓	Future development may constitute traffic generating development and trigger an assessment under this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	-	It is not proposed to carry out development under the provisions of this instrument.
SEPP (Kosciusko National Park) 2007	-	This SEPP does not apply to this land.
SEPP (Kurnell Peninsular) 1989	-	This SEPP does not apply to this land.
SEPP (Mining and Extractive Industries) 2007	-	Not relevant to this planning proposal.
SEPP (Penrith Lakes Scheme) 1989	-	Not relevant to this planning proposal.
SEPP Primary Production and Rural Development) 2019	-	Not relevant to this planning proposal.
SEPP (State and Regional Development) 2011	✓	It is likely that future development of the site will constitute Regional Development and be determined by the Sydney East Planning Panel.
SEPP (State Significant Precincts) 2005	-	This SEPP does not apply to this land.
SEPP (Sydney Drinking Water Catchment) 2011	-	This SEPP does not apply to this land.
SEPP (Sydney Region Growth Centres) 2006	-	This SEPP does not apply to this land.
SEPP (Three Ports) 2013	-	This SEPP does not apply to this land.
SEPP (Urban Renewal) 2010	-	This SEPP does not apply to this land.
SEPP (Vegetation in Non-Rural Areas) 2017	-	There is no existing vegetation on site. There provisions are not relevant.
SEPP (Western Sydney Employment Area) 2009	-	This SEPP does not apply to this land.
SEPP (Western Sydney Parklands) 2009	-	This SEPP does not apply to this land.

Q6. 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.

Consideration of Section 9.1 Directions		
Consideration of s. 9.1 Directions	Relevance	Comment
1. Employment and Resources		
1.1 Business and Industrial Zones	-	The planning proposal seeks to retain the general business zoning and expand on the B2 zone to permit a larger range of commercial uses as proposed in the B4 Mixed Use zone.
1.2 Rural Zones	-	The planning proposal does not relate to rural zoned land.
1.3 Mining, Petroleum Production and Extractive Industries	-	The planning proposal does not relate to land that is likely to be useful for extractive industries.
1.4 Oyster Aquaculture	-	The proposal will not impact on any priority oyster aquaculture areas.
1.5 Rural Lands	-	The planning proposal does not relate to rural land.
2. Environment and Heritage		
2.1 Environment Protection Zones	-	The site is not currently zoned for environmental protection purposes.
2.2 Coastal Protection	-	The land is not within a coastal zone.
2.3 Heritage Conservation	-	The proposal does not seek any changes to the existing heritage conservation provisions of the LEP and DCP.
2.4 Recreation Vehicle Areas	-	The planning proposal does not relate to recreation vehicles or land with a high conservation value.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	-	This direction does not apply in Georges River LGA.
This direction applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.		

3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	✓	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.
3.2 Caravan Parks and Manufactured Home Estates	-	The planning proposal does not seek amend the current prohibition of caravan parks on this site.
3.3 Home Occupations	-	No changes to the existing provisions.
3.4 Integrating Land Use and Transport	✓	<p>The planning proposal is consistent with the direction.</p> <p>The subject site is within proximity of Norwest Metro. The site is well serviced by transport infrastructure and has optimal access to employment opportunities within the core of the Norwest Boulevard and related employment precincts.</p>
3.5 Development Near Licensed Aerodromes	-	The land is not within the vicinity of an aerodrome.
3.6 Shooting Ranges	-	Not relevant to this proposal.
3.7 Reduction in non-hosted short term rental accommodation period	-	Only applies to Byron Shire Council.
4. Hazard and Risk		
4.1 Acid Sulfate Soils	-	The site is not identified as containing acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	-	The site is not within a mine subsidence district.
4.3 Flood Prone Land	-	<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>
4.4 Planning for Bushfire Protection	-	The site is not affected by bushfire planning provisions.
5. Regional Planning		
5.1 Implementation of Regional Strategies	-	The site is not located within an area affected by a regional strategy.
5.2 Sydney Drinking Water Catchments	-	This direction does not apply to land within Georges River local government area.
5.3 Farmland of State and Regional	-	This direction does not apply to land within Georges River local government area.

Significance on the NSW Far North Coast		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	-	This direction does not apply to land within Georges River local government area.
5.9 North West Rail Link Corridor Strategy	-	This direction does not apply to land within Georges River local government area.
5.10 Implementation of Regional Plans This direction applies when a relevant planning authority prepares a planning proposal.	-	Not applicable to the current planning proposal.
5.11 Development of Aboriginal Land Council land	-	Not applicable to the current planning proposal.
6. Local Plan Making		
6.1 Approval and Referral Requirements	✓	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.
6.2 Reserving Land for Public Purposes	-	The planning proposal does not seek to change the current zoning provisions and therefore does not impact on land reserved for public purposes.
6.3 Site Specific Provisions	-	The proposal is relating to zoning thus the proposal is consistent with this direction.
7. Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney	✓	<p>This proposal is consistent with the objectives and strategies of A Plan for Growing Sydney.</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 this key parcel of land which will encourage economic investment in this strategic centre, employment generation and delivery of new housing opportunities.</p>
7.2 Implementation of Greater Macarthur Land Release Investigation	-	This direction does not apply to land within Georges River Council.
7.3 Parramatta Road Corridor Urban Transformation Strategy	-	The site is not located on land subject to the Parramatta Road Corridor Urban Transformation Strategy.

7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	-	Not relevant to this Planning Proposal.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure	-	The site is not located on land subject to the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure plan.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	-	The site is not located in the Wilton Priority Growth Area.
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	-	This direction does not apply to land within Georges River Local Government Area.
This direction applies to Campbelltown City Council.		
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	-	This is not relevant to this Planning Proposal.
7.9 Implementation of Bayside West Precincts 2036 Plan	-	This is not relevant to this Planning Proposal.
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	-	This is only relevant to land within Bayside Council.

Section C – Environmental, social and economic impact

Q7. 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.

Q8. 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 Hurstville LEP 2012 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.

Q9. 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

Q10. 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.

Q11. 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	May 2020
PP submitted to the Department of Planning and Environment seeking Gateway	July 2020
Gateway issued	September 2020
Public exhibition and agency consultation	November 2020
Consideration of submissions and report back to Council	December 2020
Submission back to Department of Planning and Environment to finalise LEP amendments	February 2021
Amendments to be published	May 2021

CONCLUSION

This Planning Proposal explains the intended effect of and provides a justification for a proposed amendment to the *Hurstville Local Environmental Plan 2012* (The Hurstville LEP 2012). 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 Hurstville LEP 2012 by rezoning the subject land from B4 Mixed Use to allow for the redevelopment of the site. The Planning Proposal also seeks to amend the maximum building height to 45m and the maximum floor space ratio to 3.5:1.

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:

- A Metropolis of Three Cities – Greater Sydney Region Plan
- South District Plan
- Plan for Growing Sydney.

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.