

27 April 2022

Michelle Fawcett

Georges River Council

PP2020/001 | 19-25 MACQUARIE PLACE AND 46-56 PITT STREET MORTDALE | REQUESTION FOR INFORMATION

Dear Catherine, Michelle and Harkirat

The purpose of this letter is to provide a summary of amendments to the above Planning Proposal, arising from your emails dated 10 November 2021 and 11 November 2021.

Issue	Comment
Maximum building height proposed 35m	A revised planning proposal report is provided which confirms the maximum building height proposed is 28m. See Attachment A.
Deep soil	<p>The future proposed deep soil is to be determined within a future development application. The reference design is only a concept design and does not form a development application.</p> <p>The Apartment Design Guide outlines that within Business zones reduced levels of deep soil can be supported this is resulting from the requirements to deliver ground floor activation and commercial land uses.</p> <p>It is noted, the endorsed Mortdale Masterplan shows the subject site as having no deep soil.</p>
GFA Breakdown	<p>The proposed GFA is as follows:</p> <ul style="list-style-type: none">• 2.25:1 of residential floor space• 0.75:1 of non residential floor space• Below ground 0.5:1 of non residential floor space.
Through site connection	The extract shown below is the from Mortdale Masterplan. The public domain improvement plan shows there is no through-site link or laneway on the subject site as this is located next to 34 Pitt Street Mortdale. The plan shows this link is to be improved.
Overshadow impact	<p>See attached revised overshadow impacts. See attachment B.</p> <p>The analysis of shadow impacts demonstrates that from midday there is solar access to the building at 39-41 Pitt Street. An elevational shadow impact assessment is also provided which shows that there is an existing fence that impacts the solar access to the ground floor level. The additional</p>

	analysis shows there is adequate solar access to the building at 39-41 Pitt Street Mortdale from midday on wards.
VPA Offer	<p>Upon confirmation that Council supports the Planning Proposal we will provide a formal letter of offer.</p> <p>As previously stated, the introduction of an Affordable Housing Contributions Scheme is an excellent initiative contained within the Mortdale Town Centre exhibition material. We have made enquiry with Georges River to confirm that application of the draft policy to the site.</p> <p>Our understanding of the implications of the policy is that a calculation of the bonus control would result in an in-kind contribution of affordable housing of 311m², based on the site area of 4,612m² and the bonus FSR of 0.5:1 (0.75:1 non residential and 2.25:1 residential).</p> <p>Subject to confirmation of the above 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 311m² of GFA in total.</p>
Activating Our Centres Policy	<p>The proposal aligns with the Draft Activating Our Centres Policy 2022 which (for a local centre) requires the provision of a minimum of 0.5:1 of non residential floor space, as stated previously this proposal provides 0.75:1 plus the opportunity for 0.5:1 which equals more than double the minimum provisions.</p> <p>This proposal more than adequately addresses the concern relating to the loss of employment floor space within centres. The proposal provides for a built form that meets the vision for the desired further character of Mortdale, offers enhanced public domain, increases employment opportunities and regenerates the town centre through providing a new club facility with additional apartments to increase the activation and vitality of Mortdale.</p>
Traffic comments from email dated 11 November 2021	
Parking	Updated traffic report is due end of April. We have been waiting for data from Transport for NSW.
B2 zone retail development	Updated traffic report is due end of April. We have been waiting for data from Transport for NSW.
Loss of parking on Pitt Street	<p>The future location of a driveway is to be determined by a future DA however, the proposal results in the consolidation of 3 cross overs down to 2 which may result in an increase in parking on the streets.</p> <p>There is no change to the parking on Pitt Street indicated in this Planning Proposal.</p>
Activating Our Centres Policy	Updated traffic report is due end of April. We have been waiting for data from Transport for NSW.

Extract Public Domain Plan from Mortdale Masterplan. Source: C+M



Regards

Think Planners Pty Ltd

- A. Revised Planning Proposal.
- B. Revised overshadow analysis.