

Scoping Report – State Significant Development

19-25 Macquarie Place, 46-52 Pitt Street and 56 Pitt Street, Mortdale (Mortdale Gardens)



Prepared for Mortdale RSL Community Club Ltd
Submitted to Department of Planning, Housing and Infrastructure
March 2026

Table of contents

1	Introduction	1-6
1.1	Subject Site	1-7
1.2	Proponent details	1-9
1.3	Project Description	1-9
1.3.1	Preliminary estimated development cost.....	1-10
2	Strategic context.....	2-11
2.1	Strategic realignment: Mortdale RSL Community Club	2-11
2.1	Strategic realignment: State planning context	2-12
2.1.1	Transition from structure to outcomes	2-12
2.1.2	NSW Housing Strategy 2041	2-12
2.2	Greater Sydney Region Plan: A metropolis of three cities	2-12
2.3	South District Plan	2-13
2.4	Responding to the NSW Government’s housing reform agenda.....	2-14
2.5	Georges River LSPS.....	2-14
2.6	Georges River Local Housing Strategy.....	2-15
3	The Project	3-17
3.1	Overview	3-17
3.1.1	The site and locality	3-17
3.2	Preliminary urban design	3-18
3.2.1	Built Form and Scale.....	3-20
3.2.2	Density.....	3-21
3.2.3	Land Use Mix.....	3-22
3.2.4	Building Height	3-22
3.2.5	Landscape	3-23
3.2.6	Sustainability	3-23
4	Statutory context	4-25
4.1	Statutory Requirements Table – Mortdale Gardens.....	4-26
4.2	Environmental Planning and Assessment Act 1979	4-27
4.3	Environmental Planning and Assessment Regulation 2021	4-28
4.4	NSW Biodiversity Conservation Act 2016	4-28
4.5	State Environmental Planning Policies	4-28
4.5.1	State Environmental Planning Policy (Housing) 2021	4-28
4.5.2	Design of residential apartment development.....	4-29

4.6	State Environmental Planning Policy (Transport and Infrastructure) 2021	4-29
4.7	State Environmental Planning Policy (Biodiversity and Conservation) 2021	4-30
4.8	State Environmental Planning Policy (Resilience and Hazards) 2021	4-30
4.9	Georges River LEP 2021	4-30
4.9.1	Land use zones.....	4-31
4.9.2	Height of buildings.....	4-33
4.9.3	Floor space ratio.....	4-34
4.9.4	Heritage	4-34
4.9.5	Acid sulfate soils	4-34
4.9.6	Additional LEP provisions.....	4-34
5	Engagement	5-36
5.1	Phase 1 Engagement Process.....	5-36
5.1.1	Engagement carried out with Georges River Council and the Member for Oatley	5-36
5.1.2	Engagement with Club Members.....	5-37
5.1.3	Engagement with residents	5-37
5.2	Stakeholder Engagement Feedback	5-37
5.3	Planned Phase 2 Activities	5-38
5.4	Engagement program for agencies	5-39
5.4.1	Georges River Council	5-39
5.4.2	The regional team of the department	5-39
5.4.3	Local Aboriginal Land Council and other local Aboriginal groups	5-39
5.4.4	Department of Communities and Justice.....	5-39
5.4.5	State Emergency Service.....	5-39
5.4.6	NSW Fire and Rescue	5-39
5.4.7	Transport for NSW	5-39
5.4.8	Sydney Water	5-39
6	Proposed assessment of impacts.....	6-40
6.1	Access	6-40
6.2	Air	6-40
6.3	Amenity.....	6-40
6.4	Biodiversity	6-40
6.5	Built environment	6-41
6.6	Economic.....	6-41
6.7	Hazards and risks	6-41
6.7.1	Flooding.....	6-41
6.7.2	Waste	6-41

6.7.3	Heritage	6-41
6.7.4	Land	6-41
6.8	Social.....	6-42
6.9	Water	6-42
6.10	Infrastructure and services	6-42
6.11	Staging and construction	6-42
6.12	Open space and public domain.....	6-42
6.13	Visual impacts.....	6-43
7	Scoping summary table – 19-25 Macquarie Place, 46-52 Pitt Street and 56 Pitt Street, Mortdale	7-44

Table of figures

Figure 1	Location of the subject site	1-7
Figure 2	Mortdale RSL	1-8
Figure 3	Residential flat building at 56 Pitt Street	1-8
Figure 4	Georges River LEP zoning map	1-9
Figure 5	Mortdale RSL Club Street level activation	3-19
Figure 6	Public domain integration.....	3-19
Figure 7	Indicative built form within existing context (not desired future context)	3-21
Figure 8	Level 2 and level 9 communal open space	3-23
Figure 9	Zoning map.....	4-31
Figure 10	Maximum building height map	4-33
Figure 11	Maximum Floor Space Ratio Map	4-34

Report tables

Table 1	Site Description.....	1-7
Table 2	Development Summary	1-9
Table 3	EDC consideration	1-10
Table 4	Site details	3-17
Table 5	Apartment Mix Schedule.....	3-22
Table 6	Legislation	4-25
Table 7	Environmental Planning Instruments.....	4-25
Table 8	Other Instruments and Controls.....	4-26
Table 9	Statutory requirements summary	4-26
Table 10	Development standards	4-30
Table 11	Additional LEP provisions.....	4-35
Table 12	Scoping summary table	7-44

Appendices

Appendices	Title
Attachment 1	Preliminary Architectural Design Set
Attachment 2	Preliminary Architectural Design Report
Attachment 3	Phase 1 Stakeholder & Community Engagement Report

Contact

This report has been prepared on behalf of SH International Pty Ltd by:

Matthew Daniel, MPM, MBA (major PM) Grad Cert (Urban Planning).

James Matthews, BSc (City and Regional Planning) Dip. (Town Planning)

Pacific Planning Pty Ltd

Level G, 16 Leavesden Place

Sylvania

NSW 2224

M 0404 007 700, 0437 521 110

E: mdaniel@pacificplanning.com.au

E jmatthews@pacificplanning.com.au

ABN: 88 610 562 760

Document Control

Version	Date	Notes	Prepared	Review
1	15/03/2026	SEARs request	James Matthews	Matthew Daniel

All Rights Reserved. No material may be reproduced without prior permission from Pacific Planning Pty Ltd. Pacific Planning Pty Ltd while working on this project has tried to ensure the accuracy of the information in this publication, it accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damages arising from reliance in the information in this publication.



PACIFIC PLANNING
Property | Project Management | Planning



Pacific Community Housing[®]
PROMOTING AND PROVIDING ACCESS TO SAFE
AND SECURE AFFORDABLE HOUSING



1 Introduction

This Scoping Report has been prepared on behalf of Mortdale RSL Community Club Ltd to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Assessment (EIS) to accompany a State Significant Development Application (SSDA) for a proposed mixed-use development, including a new Mortdale RSL, at 25 Macquarie Place and 46-52 and 56 Pitt Street, Mortdale.

This SEARs request is progressed to enable an ecologically sustainable assessment process for a significant piece of land within the Mortdale town centre, providing a significant opportunity to support the redevelopment of the Mortdale RSL to a new modern club venue, with the provision of much needed new housing, including affordable housing, with ancillary retail, commercial and medical facilities.

As there is some ambiguity regarding the permissibility of the proposed development, a scoping report is required to be submitted with the request for project specific SEARs.

This scoping report has been prepared in accordance with the State Significant Development Guidelines – Preparing A Scoping Report (October 2022).

The report follows the format laid out in the Guidelines:

- Introduction
- Strategic context
- Project
- Statutory context
- Engagement
- Proposed assessment of impacts
- Appendices
- Supporting information, including any detailed engagement or technical reports

The project was considered by the Housing Delivery Authority (HDA) and declared SSD by the Minister for Planning and Public Spaces on 26 February 2025 (EOI No. 230316). Industry specific SEARs were issued on 16 April 2025 in addition to the Secretaries requirements for concurrent rezonings applying to SSD Housing applications.

On 21 October 2025, the Industry specific SEARs were withdrawn to allow for the progression of project specific SEARs, the subject of this report.

The site is zoned part R4 High Density Residential and part E1 Local Centre. The proposal seeks consent for a shop top housing development, incorporating ground floor non-residential uses including retail, commercial and a new registered club. The proposal also includes below ground medical facilities.

The proposal will require a concurrent rezoning to amend the maximum building height and maximum FSR to facilitate the proposed development outcome. Amending the split zoning across the site will also resolve any ambiguity around permissibility.

Section 1.3 of this report provides an indicative calculation of the EDC of the project.

This report is supported by the following documents:

Attachment 1 – Preliminary Architectural Design Set, prepared by Stanisic/NOD Architects

Attachment 2 – Preliminary Architectural Design Report, prepared by Stanisic/NOD Architects

Attachment 3 – Preliminary Engagement Report, prepared by Forward Thinking

1.1 Subject Site

The subject site is located at 19-25 Macquarie Place and 46-52 and 56 Pitt Street, Mortdale, within the Mortdale town centre, approximately 200 metres from the entrance to the Mortdale train station.

The site includes the existing Mortdale RSL club, a single dwellings house at 19 Macquarie Place, a three-storey unit block at 56 Pitt Street and a single storey retail unit at 46 Pitt Street.



Figure 1 Location of the subject site

The site description includes the following lots:

Table 1 Site Description

Address	Description
19 Macquarie Place	Lot B in DP 345208
25 Macquarie Place	Lot C in DP345208 Lot 26, Section D in DP2921 Lot 27, Section D in DP2921 Lot 28, Section D in DP2921 Lot 29, Section D in DP2921
46-52 Pitt Street	Lot 20, Section D in DP 2921 Lot 21, Section D in DP 2921 Lot 22, Section D in DP 2921 Lot 23, Section D, in DP2921
56 Pitt Street	SP 68533



Figure 2 Mortdale RSL



Figure 3 Residential flat building at 56 Pitt Street

1.2 Proponent details

The proponent of this application is:

- SH Mortdale Pty Ltd

1.3 Project Description

The site is currently zoned under the Georges River LEP 2021 for R4 High Density Residential and E1 Local Centre. The site is located within the Mortdale town centre.

The Mortdale RSL occupies the R4 High Density Residential portion of the site, and includes the residential flat building at 56 Pitt Street. The Mortdale RSL operates with established and ongoing existing use rights under Division 4.11 of the Environmental Planning and Assessment Act 1979 and Part 7 of the EP&A Regulation 2021. These provisions allow the club to be expanded, altered, or rebuilt, subject to development consent, regardless of current zoning. ‘Registered clubs’ are currently prohibited in the zone.

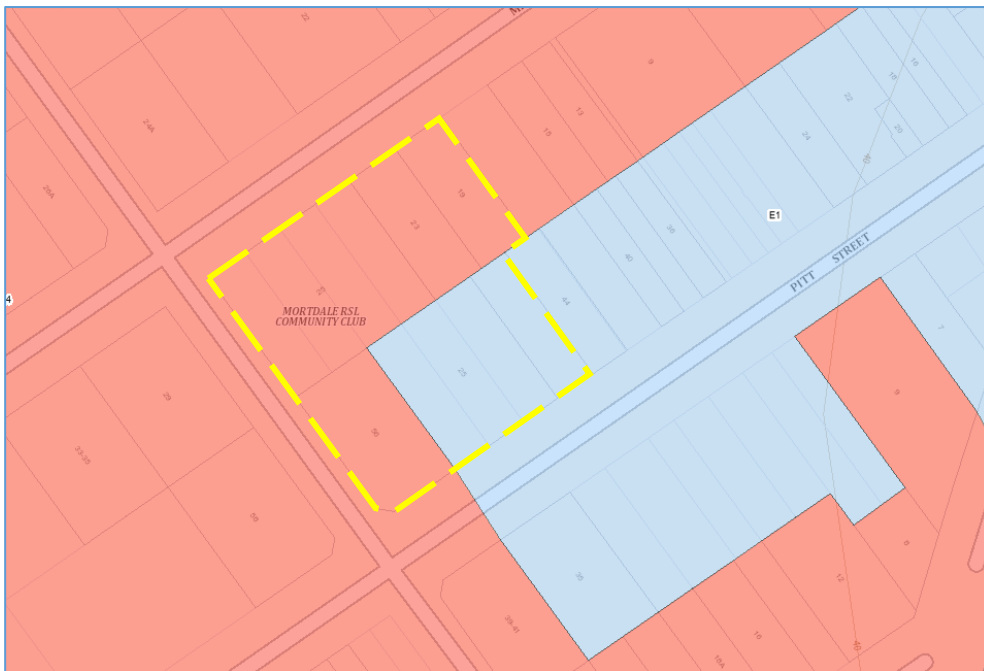


Figure 4 Georges River LEP zoning map

The project seeks to demolish existing structures to facilitate a mixed use development, incorporating a new Mortdale RSL club on the site. This will include non-residential uses below residential apartments, ranging up to 20 storeys, with associated basement parking.

In summary, the following development outcome is sought for the site:

Table 2 Development Summary

Development Metric	Proposed
Apartments (no.)	233
Affordable apartments	39
Indicative Apartment Mix	1 bedroom – 20

Development Metric	Proposed
	2 bedroom - 182 3 bedroom - 25 3 bedroom DK - 6
GFA	Residential – 22,495sq.m Non-residential – 2,735sq.m Total – 25,230sq.m
FSR	Non-residential – 0.56:1 Residential – 4.89:1 Total – 5.48:1
Height	Part 8/9-20 storeys 20 storey tower at northern corner
Basement Parking	5 levels 479 spaces
Open space	2,000sq.m communal open space (43.4%)

The proposal will require a concurrent rezoning to amend the maximum building height and maximum FSR to facilitate the proposed development outcome. Amending the split zoning across the site will also resolve any ambiguity around permissibility.

1.3.1 Preliminary estimated development cost

Table 3 EDC consideration

	Estimate
Apartments (no.)	233
Estimated Cost of Construction/Unit (\$)	550,000
Non-residential GFA	2,735sq.m
Total Cost of Construction (\$)	\$128,150,000 (Resi) \$12,000,000 (non-residential) Total - \$140,150,000 (approx.)

2 Strategic context

This section outlines the strategic policy framework relevant to the proposed development, demonstrating how it aligns with both established statutory plans and the NSW Government’s updated housing policy directions. It also highlights how the proposal addresses the government’s increasing focus on viability, sustainability and deliverability in the planning system.

The development is not simply a response to planning policy; it is aimed to be presented as a coordinated, financeable and delivery-ready proposal that reflects the NSW Government’s shift toward unlocking supply, reducing regulatory barriers, and integrating housing with infrastructure and services whilst delivering on much needed new affordable housing.

Further, one of the key strategic benefits of the proposal is that it provides a realistic pathway for Mortdale RSL to transition to a more sustainable and community-focused operating model. Rather than remaining heavily reliant on gaming revenue as a dominant income source, the redevelopment would broaden the club’s revenue base through increased commercial floor space, a larger and more contemporary food and beverage offer, improved function and event facilities, and a renewed club premises designed to attract wider community use. The proposal has been conceived as a different financial model for the club, enabling it to generate stronger non-gaming income while continuing to serve as an important local institution.

2.1 Strategic realignment: Mortdale RSL Community Club

The redevelopment would materially improve the club’s long-term viability by creating a more diverse and resilient mix of income streams. Increased commercial floor space would support stronger leasing returns and greater day-to-day activity. Expanded café, dining and hospitality facilities would allow the club to appeal to a broader cross-section of the community, including families, local workers, older residents and visitors who may not otherwise engage with a traditional club format. Enhanced function spaces would also improve the club’s ability to host community events, private gatherings, commemorative activities and local celebrations, further strengthening its role as a civic and social destination within Mortdale. In this respect, the proposal is not simply about replacing an older building; it is about repositioning the club as a more active, outward-facing and financially stable community asset.

Importantly, the mixed-use nature of the redevelopment in the current high cost economic delivery context, allows the site to work harder and better for the community. By delivering new housing above the club, including affordable housing, the project creates the uplift necessary to support reinvestment in the club itself while making more efficient use of a highly accessible town centre site. That uplift provides a foundation for renewed member facilities, improved public presentation, stronger hospitality and commercial offerings, and an overall business model less dependent on poker machine revenue over time. The project therefore supports both social and economic renewal: it secures the future of the Mortdale RSL as a longstanding community institution, while enabling it to evolve in a way that better reflects contemporary community expectations and the strategic future of the Mortdale centre.

The proposal also has wider community significance. Mortdale RSL is more than a club premises; it is part of the social history and identity of Mortdale, with longstanding links to members, local families, commemorative traditions and community life. Retaining and renewing the club in this location, with better facilities and a more viable commercial base, helps preserve that role for future generations. In turn, a financially stronger club will be better placed to reinvest in member services, community sponsorships, local sporting support, commemorative events and broader local initiatives. This is a central reason for the redevelopment: to ensure that Mortdale RSL remains an enduring and relevant community asset, supported by non-gaming income streams that are more resilient, more socially beneficial and more closely aligned with the future needs of the Mortdale community.

The proposal also seeks to establish a more sustainable and coordinated redevelopment model for the part of the site located at 56 Pitt Street, ensuring that the broader site is considered in an orderly, efficient and

environmentally responsible way. In this respect, the scheme is not limited to the renewal of the club itself, but is directed toward achieving a compatible and well-resolved urban outcome across adjoining landholdings. By planning for the integrated and sustainable use of land, the redevelopment is intended to support better built form relationships, improved environmental performance, and a more coherent interface with the surrounding context. This approach promotes the orderly and economic use of land, while ensuring that the future redevelopment of the site responds appropriately to its setting and delivers a high-quality outcome that is both sustainable and compatible with the evolving character of Mortdale and meeting the Housing Accord objectives for housing delivery.

2.1 Strategic realignment: State planning context

2.1.1 Transition from structure to outcomes

While the Greater Sydney Region Plan (2018) and its vision of a “Metropolis of Three Cities” remains in effect, current planning decisions are increasingly shaped by state policies focused on practical housing outcomes, including:

- NSW Housing Strategy 2041.
- State Infrastructure Strategy 2022–2042.
- HSEPP 2021, including chapters 2 and 6.
- Treasury Directions on housing supply and productivity.
- Internal department priorities centred on station precincts, TODs, and infrastructure-aligned housing acceleration.

These policies promote urban renewal and housing delivery on well-located, underutilised land, prioritising locations within walking distance of public transport.

2.1.2 NSW Housing Strategy 2041

The NSW Housing Strategy 2041 defines four key directions:

Supply: Meet housing needs with more homes in the right locations.

Diversity: Deliver housing choice for changing communities.

Affordability: Support access to affordable homes.

Resilience: Build homes and communities that are sustainable and resilient.

The proposed development directly responds to these strategic themes by:

- Delivering increased housing supply.
- Providing a mix of dwelling types, including adaptable and SDA-compliant homes.
- Ensuring a minimum of 10-15% of dwellings are affordable rental housing managed by a registered CHP.
- Promoting sustainability through transit-oriented development, reduced car dependency, and green infrastructure integration.

2.2 Greater Sydney Region Plan: A metropolis of three cities

The Greater Sydney Region Plan: A metropolis of three cities is the NSW Government’s 40-year vision and 20-year plan to manage population growth and spatial distribution across the Greater Sydney region. It identifies the need to accommodate a population increase of 1.7 million people and deliver 725,000 new homes by 2036, as well as creating 817,000 new jobs.

The plan is structured around four interconnected themes:

Infrastructure and collaboration: a city supported by infrastructure, and a collaborative city.

Liveability: a city for people, housing the city, and a city of great places.

Productivity: a well-connected city and jobs and skills for the city.

Sustainability: a city in its landscape, an efficient city, and a resilient city.

To meet the needs of a growing and changing population the vision seeks to transform Greater Sydney into a metropolis of three cities:

- the Western Parkland City
- the Central River City
- the Eastern Harbour City.

Mortdale, and the subject site, is located within the Eastern Harbour City. The Eastern Harbour City has Australia's global gateway and financial capital, the Harbour CBD, as its metropolitan centre. Well-established, well-serviced and highly accessible by its radial rail network, it has half a million jobs and the largest office market in the region.

The population of the Eastern Harbour City is projected to grow from 2.4 million people in 2016 to 3.3 million people by 2036.

The Eastern Harbour City is a mature mix of well-established communities, from traditional suburban neighbourhoods to Australia's most highly urban areas. Growth will bring urban renewal with increased infrastructure and services, open spaces and public places. Sympathetic infill development will focus on improved local connections.

To achieve the objectives for the Eastern Harbour City, the plan includes 10 directions and 40 objectives, supporting actions and priorities for each "City".

To improve liveability, The Plan seeks to create new great places, with well-connected communities which have access to a range of jobs and services, starting with public places, open spaces and transit-oriented developments.

Direction 4 "Housing the City" of the Greater Sydney Plan seeks to provide housing choice for people, which can be achieved through "greater housing supply", "increased housing completions" and "more diverse and affordable" housing. The development of the site, urban renewal of underutilised land in a town centre, and the development of a new RSL club, seeks to deliver the future development of diverse housing to support the needs of the community, in terms of affordability, liveability, and accessibility.

Further, Direction 6 "A well connected City" of the Greater Sydney Plan seeks to integrate land use and transport to support the 30-minute city. The 30-minute objective states:

"A 30 – minute city is where most people can travel to their nearest metropolitan centre or cluster by public transport within 30 minutes; and where everyone can travel to their nearest strategic centre by public transport seven days a week to access jobs, shops and services".

The site is within the 30-minute city objective. The site is within a highly accessible area, close to significant public transport, jobs and services, and well connected to Sydney and broader Greater Sydney. The site is approximately 200 metres to the Mortdale train station.

The development achieves many of the objectives of the Plan, such as creating healthy, resilient and socially connected communities (Objective 7), increasing housing supply (Objective 10), and increasing more diverse and affordable housing (Objective 11).

2.3 South District Plan

Greater Sydney's three cities identified in the Greater Sydney Region Plan – A Metropolis of Three Cities reach across five districts. Western City District, Central City District, Eastern City District, North District and South District.

The South District covers the Canterbury- Bankstown, Georges River and Sutherland local government areas. The District connects to the Central River City through Bankstown and to the Western Parkland city through Liverpool.

The 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 for Greater Sydney. The goal of the Plan is to “have well coordinated, integrated and effective planning for land use, transport and infrastructure”. The District Plan provides the means by which the Greater Sydney Region Plan can be put into action at the local level.

“The South District will continue to grow over the next 20 years with demand for an additional 83,500 dwellings. This will be provided through urban renewal, around new and existing infrastructure, and infill developments. The focus of growth will be on well-connected, walkable places that build on local strengths and deliver quality public places.”

In the South District the greatest increase in population is expected in Canterbury-Bankstown Local Government Area, where 70 per cent of new residents (142,450 additional people by 2036) will be accommodated due to anticipated urban renewal. The plan states *“The South District will continue to grow over the next 20 years with demand for an additional 83,500 dwellings. This will be provided through urban renewal, around new and existing infrastructure, and infill developments.”*

The Plan sets a 0-5 year housing target for the District of 23,250, with 13,250 of these new dwellings targeted to be built in the Canterbury Bankstown area (note 5,200 in the Sutherland Shire and 4,800 in Georges River). The project will generate an additional 233 dwellings of which 15% will be affordable.

2.4 Responding to the NSW Government’s housing reform agenda

Since the 2023 election, the NSW Government has committed to reforming the planning system to better enable housing delivery and reduce system inefficiencies.

Key signals include:

- Requiring planning systems to support viable, deliverable projects.
- Supporting Community Housing Providers and diverse housing models.
- Focusing assessment on outcomes, infrastructure alignment and place performance.
- Prioritising strategic centres and urban land near transport for housing growth.

This project responds directly to these changes:

- It involves a land holding, being the Mortdale RSL, with opportunity for development feasibility to support construction delivery.
- It aligns with Housing SEPP updates that promote supply and enablement.
- It supports government-endorsed infrastructure investment (e.g. HAF funding).
- It demonstrates how land within a centre can transition efficiently into mixed-tenure housing, reinforcing the goals of the SEPP, Region Plan and District Plan.

2.5 Georges River LSPS

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 in February 2020 and this document sets out the 20-year vision for land use planning for the Georges River. 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 sets criteria to guide growth within the LGA as follows:

1. The LGA's special characteristics are retained
2. Growth is supported by green open space, social and physical infrastructure
3. Growth areas are linked to transport corridors and frequent services
4. Kogarah and Hurstville are enhanced as strategic centres
5. All centres have a role in jobs and housing growth
6. A hierarchy of residential zones is developed
7. Evidence and community consultation provide the framework for strategic planning and decision-making.

Specifically, within Section 9.2 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.

The proposal is aligned to the LSPS by assisting with activation of an existing local centre. The project 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.

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

2.6 Georges River Local Housing Strategy

The Georges River Housing Strategy outlines current and future housing needs for the local government area. It explores possible locations for new housing and encourages the provision of diverse housing types through development of planning controls.

The 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. The 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 233 new dwellings which will support housing need and supply.

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 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 200 metres of Mortdale train station. This enables the opportunity to create 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.

3 The Project

3.1 Overview

This application seeks SEARs to support the EIS and redevelopment of the Mortdale RSL and surrounding land, and realise the delivery of a new club for the site and for the local community, while facilitating 233 new homes of which 39 are affordable.

The project will likely be delivered in two stages, with the club component forming stage 1, and the land on which the existing apartment block at 56 Pitt Street forming stage 2. This is subject to refinement during the EIS stage.

The project economics seeks to move away from the clubs reliance on gambling for a more sustainable model, supported by new and affordable housing. The application will be supported by a detailed economics and viability model as part of an economic, social and environmental assessment and analysis.

This section provides details of the proposed development subject to the application.

3.1.1 The site and locality

The site has the following characteristics.

Table 4 Site details

Property description	19-25 Macquarie Place, 46-52 Pitt Street and 56 Pitt Street, Mortdale
Area	4,602.22sq.m
Site location	Mortdale, Georges River local government area
Existing uses	Mortdale RSL and associated at grade car park, three-storey residential flat building, retail unit and dwelling house.
Shape	Bounded by three roads, the site is generally square in shape
Dimensions	Approximately 70 metre northern boundary, 70 metre western boundary, 60 metre southern boundary, and 78 metre eastern boundary
Adjoining properties	The site is bound by retail and shops along Pitt Street and residential dwellings along Macquarie Place. The site is also surrounded by residential flat buildings along Macquarie Place, The Strand and Pitt Street. The environment is urban, forming part of the Mortdale town centre.
Desired future character	The site is within the Mortdale town centre. The desired future character is informed by the low and mid rise housing provisions under the Housing SEPP 2021. The provisions change planning controls to encourage more low and mid-rise housing to be built within 800 metres walk from nominated town centres and transport hubs, such as Mortdale. The provisions provide for surrounding future development up to 6 storeys. In addition, the provisions of Division 1 In-fill housing of the Housing SEPP 2021 also apply to the Mortdale town centre. When applied, overall, the desired future character of the town centre is development up to 9 storeys where affordable housing is also delivered.

3.2 Preliminary urban design

A preliminary urban design analysis and concept design has been undertaken and prepared by Stanisis/NOD Architects. The yield and built form reference scheme is included at Attachment 1, and the preliminary urban design report is included at Attachment 2.

In summary, the proposal includes:

- Site preparation including demolition and excavation on the site.
- Construction of a residential flat building over two stages providing 233 apartments with affordable housing.
- A new registered club on Macquarie Place.
- Medical suites below street level.
- Four level basement and servicing.
- Augmentation and connection to existing utilities are required.

The design proposal has been informed by a rigorous process of urban analysis, site testing and built form modelling against SEPP (Housing) 2021, the Apartment Design Guide, and the Design Quality Principles of the Environmental Planning and Assessment Regulation 2021. The preferred scheme adopts a hybrid built form that integrates a low-rise base, mid-rise perimeter block elements and a slender tower component. This layered approach balances the need for a recognisable urban marker with a sensitive response to surrounding residential streets.

A clear three-tier hierarchy of scale organises the development. At ground level, fine-grain, pedestrian-oriented edges define the public domain, with active commercial and retail uses reinforcing Pitt Street's role as the primary commercial spine. Residential lobbies and articulated facades address The Strand and Macquarie Place, maintaining a human-scaled interface and contributing to streetscape diversity.

Above this, mid-rise perimeter forms of approximately eight storeys establish a consistent residential character and frame a central courtyard, mediating between the street scale and the taller built elements. Rising above, a tower form at 20 storeys provides vertical emphasis. Importantly, the building is carefully calibrated to respond to the varying conditions of each street frontage, resulting in differentiated elevations that are unified through a cohesive design language.

The built form is structured around six key urban design principles:

1. Establishing a vibrant urban marker that reinforces Mortdale RSL as a civic and social anchor.
2. Reinforcing the built edge of the Mortdale Neighbourhood Centre and responding to the established street hierarchy.
3. Enhancing pedestrian connectivity and activation across the site and within the local centre.
4. Calibrating built form to respond to the evolving scale of the neighbourhood centre, with clear transitions to surrounding residential areas.
5. Prioritising solar access, daylight and sky views through appropriate building separation and a centrally located courtyard.
6. Embedding placemaking outcomes that support community use, pedestrian comfort and a fine-grain public domain.

The Mortdale RSL Club will be redeveloped with an active frontage Macquarie Place at street level, reinforcing its ongoing role as a community anchor. A new porte-cochere and memorial element aligned with the street establishes a clear civic presence, enhances legibility and activates the public domain. The Club's integration within a mixed-use development ensures its continued accessibility and relevance to the community. The street level memorial at the club entry forms a dignified civic focal point, honouring returned and current service personnel and providing a meaningful setting for community commemoration.



Figure 5 Mortdale RSL Club Street level activation



Figure 6 Public domain integration

Public domain integration is a key component of the proposal. All streets are defined by active frontages, articulated facades and recessed entries that reinforce pedestrian scale and visual interest. Vehicle access and parking are concealed within basement levels, preserving active street edges and minimising conflicts with pedestrian movement.

A range of alternative built form options were explored to test different massing arrangements, height distributions and transition strategies. These options considered the broader urban context, overshadowing impacts, pedestrian experience and residential amenity, while ensuring the continued prominence of the RSL Club. All options tested meet the guidance of the Apartment Design Guide.

Solar access and overshadowing studies confirm that surrounding properties, both existing and potential built form can achieve the recommended two hours of solar access at mid-winter.

The development addresses broader objectives relating to urban sustainability and liveability. Improved pedestrian permeability, strong public transport accessibility, communal open space and fine-grain residential detailing collectively contribute to a high-quality urban environment. Importantly, the proposal facilitates the delivery of 233 dwellings, including 39 affordable housing dwellings (15% of residential GFA), making a meaningful contribution to housing supply within a well serviced centre.

In urban design terms, the project delivers more than additional housing. It integrates built form, landscape and public domain into a cohesive precinct that reinforces Mortdale's town centre structure, respects its evolving character and embeds community functions at its core. The outcome is a new address for the Mortdale Neighbourhood Centre – a contemporary landmark along its commercial southern edge that enhances local identity, liveability and long-term sustainability while contributing to the broader metropolitan housing strategy.

3.2.1 Built Form and Scale

The proposal balances bulk and scale through carefully considered setbacks, building heights and articulation that respond to the established and future urban character.

The selected option delivers the highest housing yield – 233 apartments within 9 storey perimeter form building with a tower of up to 20 storeys above - making efficient use of land located close to existing public infrastructure and established local services. This reflects the need to achieve a viable and sustainable redevelopment outcome in a high-cost delivery environment.

The project is not simply a residential scheme. It must also fund and support the comprehensive renewal of the Mortdale RSL club, including the delivery of a high-quality replacement club facility, improved food and beverage offerings, upgraded member and community spaces, and associated public domain improvements. These elements carry substantial cost and are central to the broader public and community benefit of the proposal.

In that context, the adopted built form is driven by the need to distribute those delivery costs across a sufficient number of dwellings so as to reduce the per-unit cost of development and support the feasible delivery of both new housing and affordable housing. A lower scale outcome would materially constrain this capacity, reducing the project's ability to absorb the cost of the new club facilities, sustainability measures, public domain works and high-quality building design, while also limiting the broader social and economic benefits the redevelopment is intended to achieve.

The proposed perimeter and tower form has been identified through urban design testing as an efficient and appropriate response to these competing demands. It enables the site to accommodate the density needed to support renewal and housing delivery, while also allowing for an articulated built form outcome, a defined street edge, and a building typology capable of responding to the strategic importance of the site. Importantly, the studies undertaken to date indicate that a scheme of this scale can be achieved without giving rise to unacceptable environmental impacts. This work will be expanded in the Environmental Impact Statement, including through a detailed options analysis of alternative built form scenarios, and will be

further supported by economic analysis examining the relationship between development yield, affordable housing delivery, club renewal, and the wider social benefits sought by the project.

The taller building elements respond to the broader metropolitan scale, while the mid-rise forms address the finer grain and scale of the surrounding streets. Level 1 (ground) is built to the site boundaries to clearly define the adjoining streets. Above this level, the higher building form incorporates a 4m setbacks Macquarie Place, The Strand and Pitt Street. Articulation through indentations and recesses reduces perceived mass and bulk and provides a pedestrian-scaled facade treatment.

A 9m side setback along the north-east boundary aligns with ADG recommendations, facilitates future adjoining development, and maintains an 18m building separation to the neighbouring site. Car park ramps are accommodated within this setback.

Indicative massing, built form and scale is illustrated in the figure below. Note that this is within the current context, and not the future desired character for the Mortdale town centre within which 9 storey built form elements are permitted with consent under the Housing SEPP 2021. The perimeter form is consistent in height and scale with that desired future character, with the tower form urban marker supporting the role of a key amalgamated site, and a new home for the Mortdale RSL club key site within Mortdale.

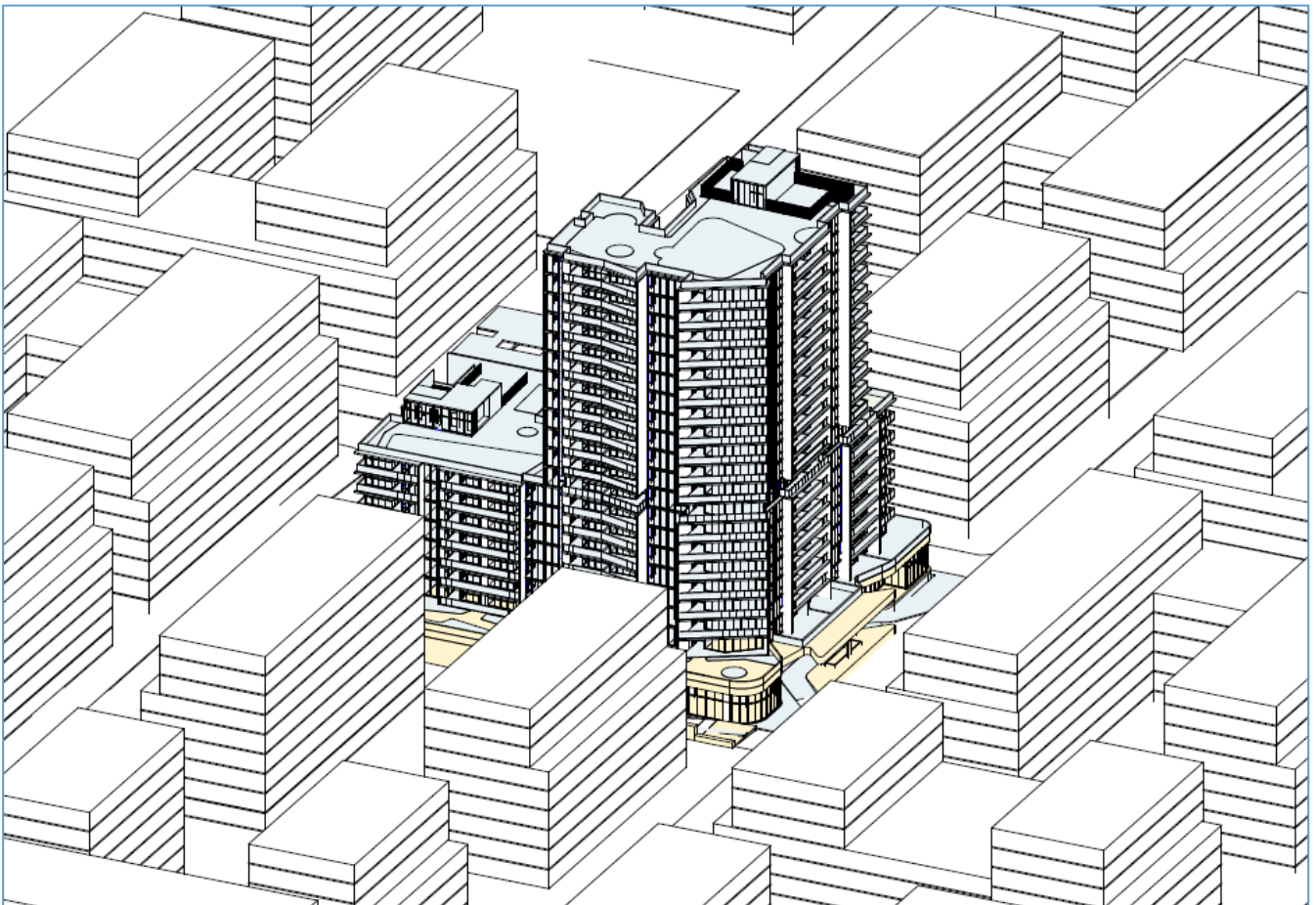


Figure 7 Indicative built form within existing context (not desired future context)

3.2.2 Density

The development proposes to deliver 233 apartments, a new Mortdale RSL club, speciality retail and medical centre facilities. Density is distributed to balance community uses and support active frontages.

The density outcome is consistent with metropolitan objectives, providing housing supply in a location with excellent transport connections, retail, and employment. Importantly, the scale and arrangement of density achieve high-quality amenity while respecting the capacity of the site and adjoining land.

The overall floorspace and density includes:

- 233 apartments
- 22,495sq.m of residential floorspace
- 2,735sq.m of non-residential floorspace, including a registered club, speciality retail, and a medical centre
- Total of 25,230sq.m of floorspace
- A FSR of 5.48:1 (4.89:1 of residential floorspace and 0.56:1 of non-residential floorspace)

3.2.3 Land Use Mix

The proposed development will assist in realising the precinct's growing demand for residential accommodation within good proximity to transport and retail/commercial hubs, having regard to the desired future character facilitated by the various provisions under the Housing SEPP 2021.

A diversity of apartment types and styles is provided, with a mix of 1, 2, and 3 bedroom apartments, including 3 bedroom dual key. Housing choice is provided to respond to the changing needs of the community to provide housing choice for those most in need, such as families, singles and couples.

The inclusion of dual key three-bedroom apartments is socially beneficial because it provides a more flexible and adaptable housing model capable of responding to a wider range of household needs. This format can support multigenerational living, carers, extended family arrangements, key workers and households seeking a degree of independence within a shared setting. It also improves housing choice and affordability by enabling more efficient use of space while maintaining privacy and dignity for occupants. In this respect, dual key apartments support more inclusive housing outcomes and better reflect the diverse social needs of the community.

The table below provides a breakdown of the apartment mix:

Table 5 Apartment Mix Schedule

Beds	Apartments	%age
1 Bed	20	8.5%
2 Bed	182	78.2%
3 Bed	25	10.6%
3 Bed Dual Key	6	2.5%
Total	233	-

2.3.4 Building Height

The building adopts a hybrid form, comprising a single-storey RSL club and retail, a central courtyard, northern courtyard and roof terraces, and a residential tower of up to 20 storeys.

Building form and heights are organised through a three-tier hierarchy:

- a single-storey base providing a Community Club and a human-scaled, pedestrian-friendly street interface

- a 8-9 storey perimeter building addressing Macquarie Place, The Strand and Pitt Street, consistent with the anticipated character under the SEPP (Housing) 2021 under Chapter 6 (R4 zoned portion) and Chapter 2 (E1 portion).
- a tower element of up to 20 storeys located at the corner of Macquarie Place and the northern side boundary.

The building form employs modulation, articulation and fine-grain detailing to reduce visual bulk and reinforce the character of the local centre.

2.3.5 Landscape

Landscape design is central to the architectural concept of a breathing and tempered living environment.

A total of 2,000sq.m communal open space (43.4% of the site area of 4,602.22m²) is provided, significantly exceeding the 1150.56m² (25% of the site area) ADG Design Criteria. This comprises the following:

- Communal open space - courtyard – 348m² (7.56%)
- Communal open space – roof terraces – 1,652m² (35.89%)

All communal open spaces are accessible, diverse in type, and well oriented to optimise solar access. The increased provision and variety of communal open space appropriately respond to the higher residential population, including the needs of families.

The proposal also includes open space associated with the club and public domain interface, with overall open space totalling approximately 2,283sq.m.

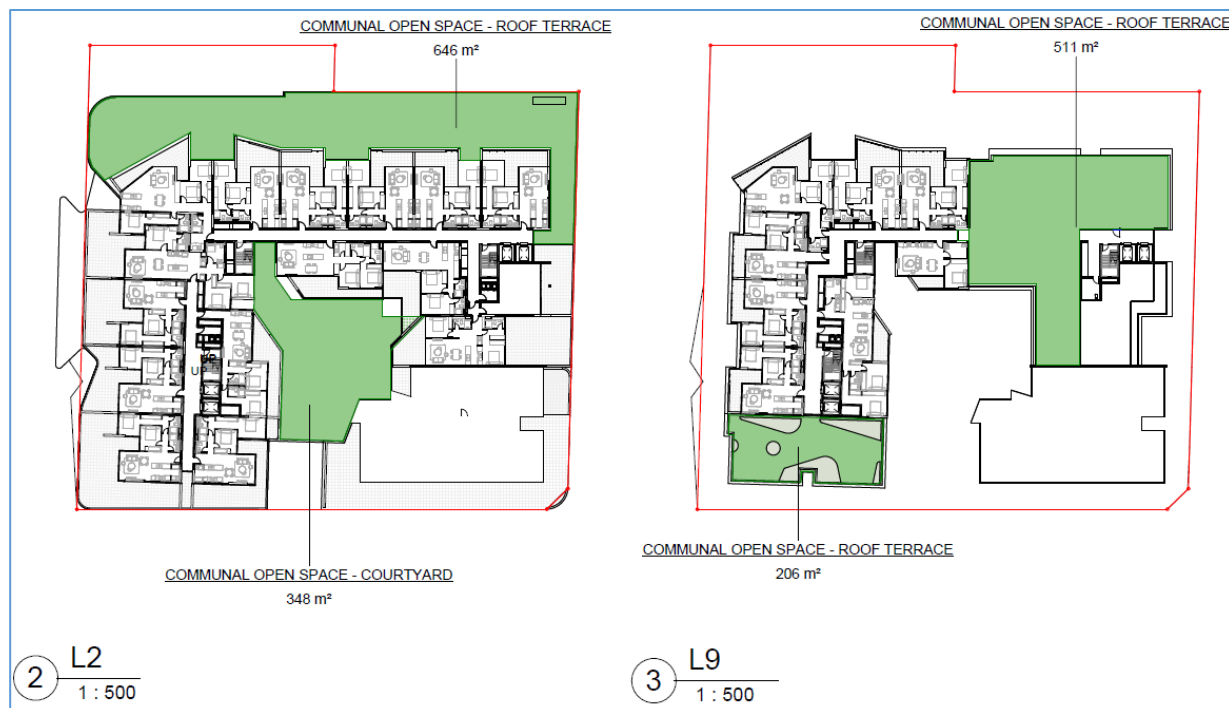


Figure 8 Level 2 and level 9 communal open space

2.3.6 Sustainability

Sustainability is embedded in the design. Apartments are arranged to maximise solar access with 146/233 apartments (63%) receiving at least 2 hours of winter sunlight, increasing to over 70% ADG Design Criteria with an extended assessment period between 8.30am and 3.30pm.

Natural cross-ventilation is achieved to 87/145 apartments (60.0%) meeting ADG guidance.

Landscaping reduces urban heat gain, improves air quality, and enhances biodiversity. Planting selections prioritise drought-tolerant, low-maintenance indigenous species to reduce water demand. Shaded roof terraces and the central planted courtyard contribute to environmental performance and resident wellbeing.

4 Statutory context

The application will be required to consider the following legislation, Acts, environmental planning instruments and requirements related to the site:

Legislation

Table 6 Legislation

Act / Regulation	Summary of Relevance
Environmental Planning and Assessment Act 1979 (EP&A Act)	Primary legislation governing land use planning and development assessment in NSW. Controls plan-making, DAs, and strategic planning.
Environmental Planning and Assessment Regulation 2021	Supports implementation of the EP&A Act, including procedures for DAs, public consultation, and plan-making.
NSW Biodiversity Conservation Act 2016	Requires SSD applications to be accompanied by a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted based on low ecological impact. Applies where biodiversity values may be affected.
Building Code of Australia (via EP&A Regulation)	Applies to building design and certification for any development, including apartments and mixed-use buildings.

Environmental planning instruments

Table 7 Environmental Planning Instruments

EPI	Relevance to Leppington
State Environmental Planning Policy (Housing) 2021	Applies to affordable housing, seniors housing, and build-to-rent. Relevant for any CHP-led or density-incentivised development.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Applies to transport-adjacent sites, infrastructure corridors, and development near rail (Mortdale Station).
State Environmental Planning Policy (Biodiversity and Conservation) 2021	May apply to areas with vegetation or biodiversity value, including waterway setbacks and tree retention.
State Environmental Planning Policy (Resilience and Hazards) 2021	Applies if land is bushfire-prone, flood-affected, or subject to natural hazard planning layers.
State Environmental Planning Policy (Planning Systems) 2021	Consolidates procedural and plan-making provisions that apply to planning proposals and amendments.
Georges River Local Environmental Plan 2021	Applies to the subject site. Governs land zoning, height, FSR, permissible land uses and local provisions relevant to the Georges River LGA.

Other instruments and controls

Table 8 Other Instruments and Controls

Instrument	Description
Georges River Development Control Plan (DCP) 2021	Provides detailed planning and design controls (e.g. setbacks, landscape, parking, open space) for development in the Camden LGA.
Georges River Local Infrastructure Contributions Plan 2021	Regulates developer contributions for local infrastructure delivery, including roads, drainage, open space.

4.1 Statutory Requirements Table – Mortdale Gardens

Table 9 Statutory requirements summary

Matter	Response for Mortdale Gardens Project
Power to grant consent	The proposal is being progressed as State Significant Development (SSD). The project was considered by the Housing Delivery Authority (HDA) and declared SSD on 26 February 2025 (EOI No. 230316). Under section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), the Minister for Planning (or their delegate) is the consent authority.
Permissibility	The site is zoned part R4 High Density Residential and part E1 Local Centre under the Georges River Local Environmental Plan 2021. The proposal includes ground floor non-residential land uses including a ‘registered club’, ‘shops’, and a below ground ‘medical centre’. The proposal includes apartments above. While “registered club” is not a permitted use in the R4 zone under the Georges River LEP 2021, Mortdale RSL operates with established and ongoing existing use rights under Division 4.11 of the Environmental Planning and Assessment Act 1979 and Part 7 of the EP&A Regulation 2021 The zoning context for the relevant zones is outlined below. - E1 Local Centre Zone: Permits shop top housing, commercial premises (including shops, restaurants, and cafes), medical centres and community facilities. - R4 High Density Residential Zone: Permits shop top housing, restaurants, cafes, shops, and neighbourhood shops. - Shop top housing is a permitted use in both the E1 and R4 zones, provided the ground floor includes uses permitted in the zone. - The proposal includes a ground floor restaurant, café, (within the registered club), retail components and a medical centre consistent with permitted uses in both zones, as part of a shop top housing development.
Other approvals	Consent under section 138 of the Roads Act 1993 is required for any works within the public road reserve. There are no other known additional approvals that are required to carry out the project or that would be required if the project was not classified as SSD.

Matter	Response for Mortdale Gardens Project
Pre-conditions to exercising the power to grant consent	If a BDAR waiver is not granted, a Biodiversity Development Assessment Report (BDAR) will need to be prepared in accordance with the Biodiversity Conservation Act 2016. A Waiver will be sought as the site contains no known biodiversity values. The proposal must also demonstrate compliance with any flood risk management requirements, and any controlled activity authorisations (e.g. under the Water Management Act) should be obtained or conditioned prior to determination.
Mandatory matters for consideration	The consent authority must consider: Statutory matters under section 4.15 of the EP&A Act, including environmental, social and economic impacts. The objectives of the EP&A Act (section 1.3), particularly regarding ecologically sustainable development and social inclusion. Compliance with applicable SEPPs, including: Housing SEPP 2021 – Division 1 (Infill Affordable Housing) Transport and Infrastructure SEPP Resilience and Hazards SEPP Biodiversity and Conservation SEPP (if applicable) Any relevant regional and district strategic plans, including the South District Plan and Greater Sydney Region Plan.

4.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the primary statute governing land use planning and environmental assessment in New South Wales. It establishes the legal framework for plan-making, development assessment, and the preparation of EIS.

The objects of the EP&A Act provide guiding principles for planning authorities when making decisions. This proposal is consistent with the objects of the Act, as it promotes the orderly and economic use and development of land while responding to its environmental and strategic context. In particular, the proposal facilitates the economic delivery of a new Mortdale RSL, while supporting new housing and affordable housing near major public transport.

The proposed development will be assessed in accordance with the heads of consideration under section 4.15 of the EP&A Act. While the registered club benefits from existing use rights, there is some ambiguity, and therefore this can be reconciled through a concurrent amendment to the Georges River LEP 2021. It is noted that the registered club is not permitted within the R4 High Density Residential zone. Further, the medical centre is also not permitted in the R4 High Density zone which will also need to be reconciled.

While this preliminary report supports a request for SEARs, further detailed consideration of planning controls will occur during the EIS phase. A state-led plan-making process is considered the most appropriate mechanism to support a final structure plan and ensure the orderly development of the land.

The legislation and SSD guideline provide the following advice:

EP&A Act 1979:

- (5) *A development application in respect of State significant development that is wholly or partly prohibited may be considered in accordance with Division 3.5 in conjunction with a proposed environmental planning instrument to permit the carrying out of the development. The Planning Secretary may (despite anything to the contrary in section 3.32) undertake the functions of the*

planning proposal authority under Part 3 for a proposed instrument if it is initiated for the purpose of permitting the carrying out of the development (whether or not it contains other provisions).

SSD Guideline

An SSD project that is wholly prohibited may be assessed on its merits provided this is done in conjunction with assessing a planning proposal to rezone the land and make the project permissible with development consent. When this happens, only the Independent Planning Commission may rezone the land and determine the project.

Division 4.7 State Significant Development of the EP&A Act 1979 provides for development to be declared as State Significant Development. Clause 4.36 of the Act details that “A State Environmental Planning Policy (SEPP) may declare any development, or any class or description of development, to be State Significant Development.”

Section 4.38 of the EP&A Act 1979 provides for the approval mechanism for State Significant development. Subsection (3) also states:

- (3) *Development consent may be granted despite the development being partly prohibited by an environmental planning instrument.*

4.3 Environmental Planning and Assessment Regulation 2021

The Environmental Planning and Assessment Regulation 2021 supports the implementation of the EP&A Act. It prescribes procedures for public notification, exhibition of planning proposals, and submission requirements for development applications, including SSD. For this project, the regulation will guide the preparation of the EIS, set the format and procedural requirements for community consultation, and outline any additional documentation needed for exhibition and referral.

4.4 NSW Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) commenced in August 2017 and changed the way the impacts on biodiversity are assessed for State Significant Development (SSD). The BC Act requires that an SSD or SSI application must be accompanied by a biodiversity development assessment report (BDAR) unless the Planning Agency Head (or delegate) and the Environment Agency Head (or delegate) determine that the proposed development is not likely to have any significant impact on biodiversity values. i.e. a BDAR waiver.

The site is largely cleared with little to no remnant vegetation. Given the location of the site and surrounding context, a BDAR waiver or other process will be considered post advice from the project ecologist, prior to the lodgement of the EIS.

4.5 State Environmental Planning Policies

The following preliminary consideration of SEPPs is provided below.

4.5.1 State Environmental Planning Policy (Housing) 2021

Part 2 Development for Affordable Housing; Division 1 In-fill Affordable Housing

In-fill affordable housing provides opportunities for the delivery of new affordable housing in well-located areas to meet the needs of a wide range of households on very low to moderate incomes.

The in-fill affordable housing provisions:

- apply to land in:
 - the Greater Sydney, Lower Hunter, Central Coast and Illawarra-Shoalhaven regions (with the exception of the Shoalhaven LGA and the Port Stephens LGA) within an accessible area

- other areas within 800 m walking distance of land zoned E1 Local Centre, MU1 Mixed Use, B1 Neighbourhood Centre, B2 Local Centre or B4 Mixed Use.
- require a minimum of 10% of the development to be used for affordable housing, with the provisions encouraging the delivery of 15%
- include built form bonuses to encourage the development of affordable housing
- requires the affordable housing portion of the development to remain affordable and be managed by a registered community housing provider for a minimum of 15 years
- include non-discretionary development standards for lot size, dwelling sizes, deep soil zones, car parking and others
- require the consent authority to consider the character of the local area or the desired future character for areas under transition.

The project has been declared as SSD, and will be required to be accompanied by a concurrent rezoning to reflect the final building height, density and permissibility. The project seeks to deliver 15% of dwellings as affordable, under the provisions of the SEPP given the proximity within the Mortdale centre and close to major public transport.

How the provisions of the SEPP and final controls proposed deliver the project will be further refined through the EIS process.

4.5.2 Design of residential apartment development

Chapter 4 of the Housing SEPP now contains the old provisions of SEPP 65. Chapter 4 of the Housing SEPP seeks to improve the design quality of residential apartment development and enhance streetscapes and neighbourhoods in New South Wales to deliver a better living environment for the residents now choosing this form of housing. It does this by establishing a consistent approach to the design and assessment of apartments and the way they are assessed.

The design is being guided by the *Apartment Design Guide*. The EIS submission will address in detail compliance with the Apartment Design Guide.

4.6 State Environmental Planning Policy (Transport and Infrastructure) 2021

This SEPP facilitates the integration of land use and transport planning across NSW. It ensures that major developments consider transport capacity, infrastructure interface, and active transport options. The SEPP is particularly relevant to State Significant Development (SSD) proposals where proximity to state infrastructure—such as rail corridors, stations or state roads—may affect access, amenity, and transport planning outcomes.

The subject site is located within 200 metres of the Mortdale station, which is part of the metropolitan heavy rail network.

Key provisions relevant to the proposal include:

- Development near railway corridors and stations must consider noise, vibration, structural safety and commuter access.
- Referral may be required to Transport for NSW for comment or concurrence, especially regarding traffic generation and access.
- Consideration of the future transport network, including interface with bus routes, bicycle paths and pedestrian access.
- Ensuring any new or upgraded infrastructure required by the development aligns with state infrastructure planning.

Compliance with this SEPP will be addressed through the EIS, including preparation of a Transport and Accessibility Impact Assessment, traffic modelling, and consultation with Transport for NSW and other relevant agencies.

4.7 State Environmental Planning Policy (Biodiversity and Conservation) 2021

This State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BCSEPP) provides the planning framework for the protection of biodiversity and ecological values during the development process. It complements the Biodiversity Conservation Act 2016 and may apply where a site includes native vegetation, significant tree canopy, or proximity to waterways and riparian zones. For SSD projects, the BCSEPP ensures consistency with biodiversity-related objectives in land use planning.

The site is largely cleared, and subject to the preliminary assessment of biodiversity values, a BDAR Waiver will be requested prior to the lodgement of the EIS.

4.8 State Environmental Planning Policy (Resilience and Hazards) 2021

This SEPP addresses development in areas affected by natural hazards, including bushfire, flooding, contaminated land, and coastal risks. It consolidates hazard-related provisions from former SEPPs to ensure development avoids, mitigates, or is resilient to these environmental risks.

The EIS will address any applicable hazard considerations under this SEPP in consultation with the relevant state agencies and Georges River Council (council).

4.9 Georges River LEP 2021

The Georges River Local Environmental Plan (LEP) commenced on the 8 October 2021 when it was published on the NSW Government Legislation website.

Table 4 below summarises the Georges River LEP 2021 principal development standards that currently apply to the subject site:

Table 10 Development standards

Summary of the LEP controls	
LEP	Georges River LEP 2021
Zoning	R4 – High Density Residential E1 – Local Centre
Floor Space Ratio	1:1 (R4 zoned land) 1.5:1 (E1 zoned land)
Height of Buildings	12 metres (R4 zoned land) No mapped control (E1 zoned land)
Heritage	N/A

Summary of the LEP controls

Acid Sulfate Soils

N/A

4.9.1 Land use zones

The site is currently zoned R4 High Density Residential and E1 Local Centre. The proposal includes ground floor non-residential land uses including a ‘registered club’, ‘shops’, and a below ground ‘medical centre’. The proposal includes apartments above.

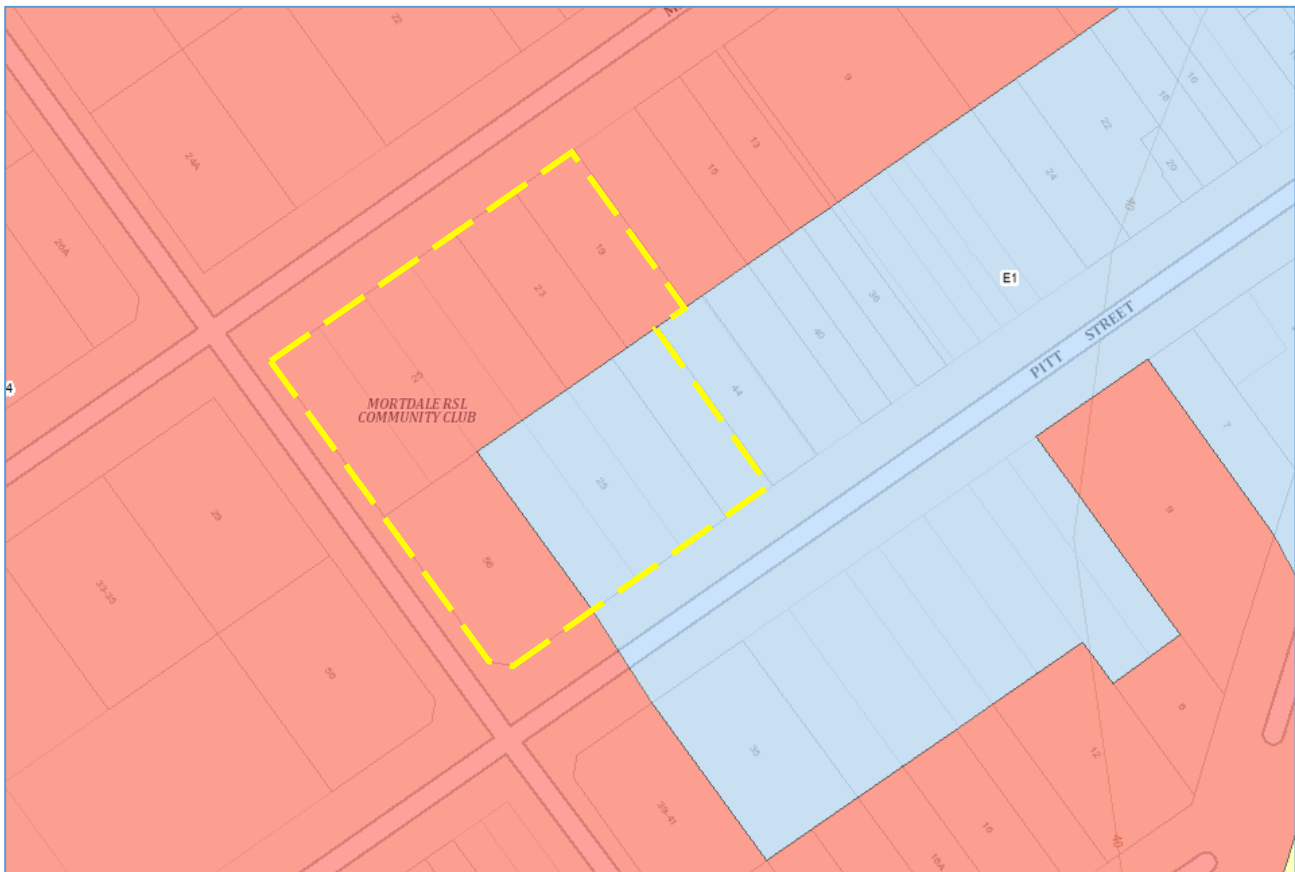


Figure 9 Zoning map

While “registered club” is not a permitted use in the R4 zone under the Georges River LEP 2021, Mortdale RSL operates with established and ongoing existing use rights under Division 4.11 of the Environmental Planning and Assessment Act 1979 and Part 7 of the EP&A Regulation 2021. These provisions allow the club to be expanded, altered, or rebuilt, subject to development consent, regardless of current zoning. Notwithstanding, project specific SEARs are requested due to any ambiguity regarding permissibility.

The zoning context for the relevant zones is outlined below. Any outstanding ambiguity around permissibility can be reconciled through consolidating the E1 Local Centre zoning across the site.

- **E1 Local Centre Zone:** Permits shop top housing, commercial premises (including shops, restaurants, and cafes), medical centres and community facilities.
- **R4 High Density Residential Zone:** Permits shop top housing, restaurants, cafes, shops, and neighbourhood shops.
- Shop top housing is a permitted use in both the E1 and R4 zones, provided the ground floor includes uses permitted in the zone. The current proposal presents an active ground floor frontage consistent

with recent Court of Appeal guidance (see Mills Oakley, July 2024). There is no requirement that commercial uses constitute the majority of the ground floor; what is required is a genuine presence of permitted retail or business activities.

- The proposal includes a ground floor restaurant, café, (within the registered club), retail components and a medical centre consistent with permitted uses in both zones, as part of a shop top housing development.

R4 High Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable other land uses that contribute to the vibrancy of the neighbourhood while ensuring that business centres remain the focus for business and retail activity.*
- *To encourage development that maximises public transport patronage and promotes walking and cycling.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services facilities; Home businesses; Hostels; Hotel or motel accommodation; Jetties; Local distribution premises; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops; Shop top housing; Small bars

4 Prohibited

Any other development not specified in item 2 or 3

E1 Local Centre

1 Objectives of zone

- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*
- *To encourage investment in local commercial development that generates employment opportunities and economic growth.*
- *To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To encourage development that is compatible with the centre's position on the centres hierarchy.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Serviced apartments; Shop top housing; Tank-based aquaculture; Veterinary hospitals; 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

4.9.2 Height of buildings

The current controls have a building height of 12 metres applied to the R4 High Density Residential portion of the site, with no height mapped and applying to the E1 Local Centre part of the site. The final maximum building height for the site will be determined through a design led process, and will be reconciled through a concurrent rezoning.



Figure 10 Maximum building height map

4.9.3 Floor space ratio

The site has two FSR controls applying to it, with an FSR of 1.5:1 applying to the E1 Local Centre zoned land, and an FSR of 1:1 applying to the R4 High Density Residential zoned land.

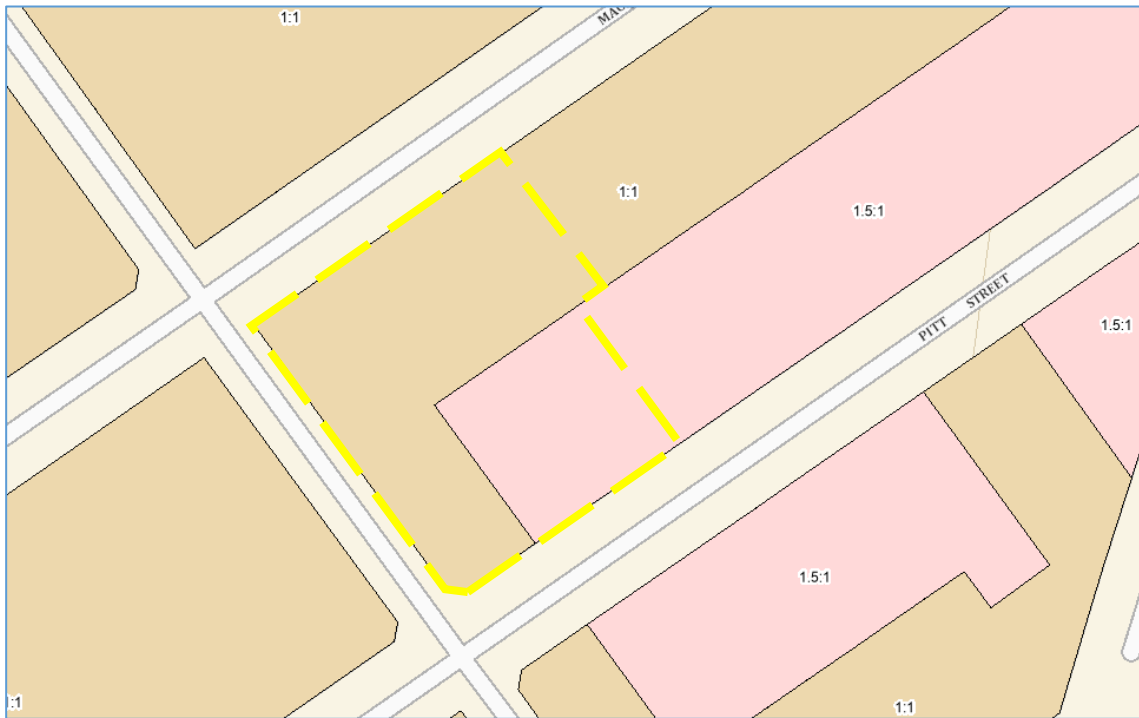


Figure 11 Maximum Floor Space Ratio Map

4.9.4 Heritage

The Mortdale Neighbourhood Centre comprises several very handsome shopfronts from the early 20th to mid-20th Century that correspond to the opening of the original railway station in 1897 and current location in 1922.

Interestingly, the Georges River LEP 2021 identifies only a limited number of local heritage items on the western side of the railway line, including:

- [223] Mortdale Railway Station Group setting
- [225] Mortdale Uniting Church and grounds
- [226] Mortdale Fire Station
- [228] Mortdale Memorial Park

There are no heritage conservation areas surrounding the site. Nevertheless, a distinct fine-grain retail character exists along Pitt Street, with potential for extension to The Strand and Macquarie Place in the future. This grain has been taken into consideration and is extended into the shop front designs to achieve a comfortable and consistent pedestrian experience.

4.9.5 Acid sulfate soils

The site is not mapped as being subject to acid sulfate soils.

4.9.6 Additional LEP provisions

A number of additional LEP Provisions within the Georges River LEP 2021 are relevant to the proposal. Consideration is given to relevant provisions below, with further consideration to occur during the preparation and assessment of the EIS process.

Table 11 Additional LEP provisions

Assessment Criteria	Comment	Compliance
Clause 6.2 Earthworks	The proposal will include excavation for a basement and building footings. Therefore, studies will be provided as part of the EIS.	To be further addressed by the EIS.
Clause 6.3 Stormwater Management	The proposal will need to consider urban stormwater and minimise any significant adverse impacts of stormwater runoff on adjoining properties.	To be further addressed by the EIS.

5 Engagement

To date, Phase 1 of the stakeholder and engagement approach has been undertaken, which has been informed by the Department of Planning, Housing and Infrastructure's (DPHI) Undertaking Engagement Guidelines for State Significant Development. While formal exhibition engagement will occur in accordance with statutory requirements following lodgement, early consultation has been undertaken to support best practice engagement principles.

This scoping report is supported by a Phase 1 Stakeholder and Community Engagement Report, prepared by the project engagement strategy consultant, Forward Thinking. The Report documents the Phase 1 activities and outcomes undertaken in December 2025.

Consistent with DPHI guidelines, the phase 1 approach has sought to:

- commence engagement early in the project lifecycle
- identify and prioritise directly affected stakeholders
- provide clear, accessible and proportionate information
- create opportunities for questions and feedback
- document issues raised and inform project refinement
- support transparency in the progression toward exhibition.

Targeted engagement with senior Council staff, the Member for Oatley, directly affected residents and Club members was undertaken to identify key matters prior to technical studies and preparation of the Environmental Impact Statement.

Broad community consultation and a Social Impact Assessment are planned for phase 2 activity, which will support the EIS lodgement and supporting documentation following the issuing of SEARs for the project.

5.1 Phase 1 Engagement Process

Engagement was undertaken with the following stakeholders:

- Council (General Manager and senior strategic planning staff)
- the Member for Oatley, the Hon. Mark Coure, MP
- Mortdale RSL Club members and Sub-Branch representatives
- residents of 56 Pitt Street (whose building is incorporated within the redevelopment site).

As part of the initial engagement process, the following methods have been implemented: a project webpage, issued written briefing material in advance of meetings, conducted face-to-face sessions and drop-ins, and maintained an open phone/email channel managed by the Forward Thinking engagement team.

5.1.1 Engagement carried out with Georges River Council and the Member for Oatley

An in-person briefing with council General Manager, Director of Environment and Planning and senior council officers was held on 11 December 2025. An in-person briefing with the Member for Oatley, the Hon. Mark Coure, MP was held on 12 December 2025. Senior members of the project team (planning, design and engagement) attended the briefing.

Detailed written briefings were provided one week prior to face-to-face meetings. The purpose of these materials was to ensure stakeholders had access to detailed information to support an informed discussion.

The materials included:

- an analysis of the strategic context of the site, a structure plan, site analysis and urban design principles
- the projected contributions to council as a basis to discuss the VPA
- projected timing
- current and planned consultation and engagement.

Senior members of the project team (planning, design and engagement) attended the briefing.

5.1.2 Engagement with Club Members

Two drop-in sessions were held for Club members on the Club site in the morning and afternoon of 13 December 2025. The sessions were publicised by direct email from the Club to members.

The sessions provided the opportunity to speak to project team representatives (planning, design and engagement). Visual information boards including renders, floorplans and site plans were displayed during the drop-in sessions to assist in communicating key elements of the proposal.

A total of 58 club members attended the drop-in sessions.

A presentation was delivered to sub-branch members on 21 December 2025. The briefing provided information on the proposal including specifications and timeframe. A total of 31 members attended.

5.1.3 Engagement with residents

A dedicated session was provided on 13 December 2025 for residents of 56 Pitt Street, whose building is proposed to be incorporated within the redevelopment site. The session acknowledged the direct relationship of this group to the proposal and was designed to provide space for discussion regarding staging, access and transition matters.

Up to four residents of 56 Pitt Street attended during the engagement day.

This discussion was followed up with numerous onsite discussions between residents/owners and the project team senior members to provide an understanding and certainty of process and briefing on the evolving development scheme.

5.2 Stakeholder Engagement Feedback

As discussed in the attached Phase 1 Stakeholder and Community Engagement Report, across the engagement undertaken as part of Phase 1, there was broad recognition of the opportunity to secure the long-term sustainability of the Mortdale RSL and revitalise the site through this proposal. Club members, Sub-Branch representatives and stakeholders expressed support for renewal of the facilities and acknowledged the need for financial diversification to sustain services into the future.

More broadly, there was acknowledgement by all stakeholders of the need to revitalise the area, especially Pitt Street, and that this proposal offered a pathway for public domain improvement.

Within a broadly positive and constructive context, the principal matters for discussion and clarification were:

- Height, bulk and scale
- Traffic and parking
- Community benefit
- Protection of club facilities and member interests
- Management of construction impacts

- Timing

Feedback aligned to each area, stakeholder and corresponding mitigations is summarised in the table across pages 7 and 8 of the attached Phase 1 Stakeholder and Community Engagement Report at attachment 3.

Phase 1 stakeholder engagement has established a constructive foundation for the proposal as it progresses toward formal exhibition. Importantly, there was clear and consistent support from Mortdale RSL Club members and Sub-Branch representatives for renewal of the Club facilities and long-term financial sustainability. Members emphasised the importance of securing the Club's future, diversifying income streams beyond gaming revenue and ensuring continuity of services for veterans and the local community.

Council officers acknowledged the strategic opportunity presented by the site, including revitalisation of Pitt Street and public domain improvements. Council expressed openness to working collaboratively on defining public benefit outcomes. The State Member similarly indicated willingness to continue dialogue, highlighting the importance of clearly articulated public benefits and transparent technical justification.

At the same time, Phase 1 engagement identified a number of matters requiring detailed analysis and careful communication. Height, bulk and scale were raised by Council and Mr Coure as likely areas of community sensitivity, particularly in light of prior testing of higher building forms. Traffic and parking were identified by Council as critical issues across the LGA, with emphasis on cumulative impacts and robust modelling.

This feedback has and will provide helpful assistance to the design team as further more detailed analysis and assessment occurs, particularly the built form and visual impacts, and the traffic modelling and understanding of impacts associated with the development. This will be further studied as the EIS is progressed and built form settled.

5.3 Planned Phase 2 Activities

Phase 2 engagement will comprise broader community engagement and additional targeted stakeholder engagement, supported by the completion of key technical studies including a Social Impact Assessment.

Broader engagement will ensure residents, local businesses, community organisations and interested parties have access to accurate and up-to-date information and the opportunity to provide feedback as the proposal progresses toward exhibition. The following tools will be included in the broader engagement:

- **Project website updates:** The project webpage will be updated to include refined plans, frequently asked questions, timelines and contact details. The website will function as the central information hub throughout Phase 2 and during exhibition.
- **Community drop-in sessions:** A series of community drop-in sessions will be held at different times, including both weekday and weekend options, to maximise accessibility and participation. These sessions will provide an opportunity for residents and stakeholders to view updated plans, speak directly with members of the project team and ask questions regarding technical studies and proposed mitigation measures.
- **Online survey:** A short online survey will be available via the project website to enable broader community input. The survey will seek feedback on the proposal as well as a deeper understanding of the demographics, attributes and challenges of the area.
- **Community survey:** A statistically representative telephone sample survey will be conducted. This is to ensure that the 'hard to reach' and those likely to support and benefit from the proposal will be engaged. Housing supply is a key issue for the locality, and community views regarding housing type, community facilities and inclusions in the proposal will be garnered during the project planning and design phases.
- **Postcard notification:** A printed postcard will be distributed to surrounding properties within an agreed notification area. The postcard will alert recipients to the project, the website and upcoming engagement opportunities, including drop-in sessions and the online survey.

- **Agency consultation:** As part of the EIS, there will be an engagement program with agencies. Relevant agencies are listed below, along with the main topics that will be covered in that engagement.

5.4 Engagement program for agencies

5.4.1 Georges River Council

- a. Housing strategy and land supply.
- b. Local community infrastructure.
- c. Affordability methodology and social impact.
- d. Proposed land use controls and site-specific considerations.

5.4.2 The regional team of the department

- a. Housing deliver, social impact and economic viability
- b. Affordability methodology
- c. Any new or emerging relevant state policy.
- d. Proposed land use controls and site specific considerations

5.4.3 Local Aboriginal Land Council and other local Aboriginal groups

- a. In consultation with the connecting with country expert.

5.4.4 Department of Communities and Justice

- a. Review of affordability model and local needs analysis.
- b. Consideration of social impacts.

5.4.5 State Emergency Service

- a. Emergency site considerations.

5.4.6 NSW Fire and Rescue

- a. Firefighting and any special hazards.
- b. Fire safety and management measures.

5.4.7 Transport for NSW

- a. Public and active transport integration.
- b. Road access and capacity.
- c. Pedestrian and cycle infrastructure.

5.4.8 Sydney Water

- a. Water and sewer infrastructure servicing and augmentation.

6 Proposed assessment of impacts

This section identifies the key items of environmental impact and assessment that are to be addressed through the EIS. For consistency, the department has grouped the matters that should be considered by the project into 11 broad categories and published a list of relevant government plans, policies and guidelines that aligns with these categories on the major projects website.

The proposed development represents a strategically located opportunity to support housing delivery, mixed-use activation, and infrastructure coordination within the Mortdale town centre. Given the scale, location, and integrated nature of the proposal—including its proximity to a metropolitan transport node and its delivery via declaration under the HDA, with allocation of an affordable housing component—a range of environmental, social, and technical matters will require consideration in the preparation of the EIS. These matters are outlined below and will be supported by specialist technical reports, site investigations, and design-led responses where appropriate:

6.1 Access

The proposal will be supported by a comprehensive Transport Impact Assessment (TIA) prepared by a qualified traffic engineer. This assessment will address both direct and cumulative impacts of the proposed development on the surrounding road network, intersections, active transport links, and public transport infrastructure. Vehicle access, loading zones, emergency vehicle movements, and car parking will be analysed against the relevant design standards, including the Austroads Guide to Road Design, TfNSW guidelines, and local DCP controls. The development will incorporate pedestrian and cycle-friendly design principles and seek to enhance local connectivity through integrated access points.

6.2 Air

While the proposed development is not expected to generate significant air quality impacts during operation, construction activities may involve temporary dust and emissions. These will be addressed through a Construction Environmental Management Plan (CEMP), which will outline mitigation measures such as dust suppression techniques, vehicle emissions control, and site management practices. Given the scale and typology of the proposal, residual air quality impacts are expected to be negligible. An air quality screening assessment will be included in the EIS as a precautionary measure.

6.3 Amenity

Amenity impacts will be carefully managed through a design-led approach that prioritises solar access, privacy, acoustic performance, and visual integration with surrounding development. Overshadowing analysis will be undertaken using verified 3D modelling and demonstrate compliance with the Apartment Design Guide (ADG) objectives for solar access and visual privacy.

The indicative plans and design has prioritised the amenity of residents through careful design. Apartments are oriented to maximise solar access and outlook with living spaces directed to the street and internal courtyard. Screened balconies overlook landscaped areas, ensuring strong connections for passive surveillance. 146 of 233 apartments (63%) receive at least 2 hours of winter sunlight and 87 of 145 apartments meet the cross ventilation requirements of the ADG.

Amenity will be addressed in detail, including a detailed assessment against the requirements of the ADG as part of the EIS preparation.

6.4 Biodiversity

A Biodiversity Development Assessment Report (BDAR) Waiver will be sought, subject to confirmation from an accredited assessor that the proposal meets waiver eligibility under the Biodiversity Conservation Act 2016. The EIS will confirm that no significant vegetation removal or habitat disturbance will occur, and stormwater quality treatment will ensure no downstream impact on biodiversity values.

6.5 Built environment

The proposal will be informed by an Urban Design Report and detailed architectural plan set prepared by the project architect. This report will articulate the design rationale, built form response, public domain strategy, and the proposal's relationship to the existing and desired future character and built form of the Mortdale town centre.

The SEARs request is accompanied by a Preliminary Architectural Design Set at Attachment 1 and Preliminary Architectural Design Report at Attachment 2. These will be refined and developed as part of the EIS preparation.

6.6 Economic

The development is expected to generate positive economic impacts at both the local and regional scale. These include short-term employment during the construction phase, long-term economic activation through increased population and local spending, and a material contribution to housing supply consistent with strategic housing targets.

The proposal will also support a diverse range of housing forms, including affordable and adaptable. This will assist in meeting unmet demand and improving housing choice within the Mortdale town centre.

An Economic Impact Assessment (EIA) will be prepared as part of the EIS. The EIA will quantify the proposal's economic contribution, including direct and indirect benefits to the local economy and nearby centres.

6.7 Hazards and risks

6.7.1 Flooding

The site is not identified as flood affected. Notwithstanding, flood assessment will be undertaken in support of the EIS to demonstrate whether there is flood impact under existing and post development scenarios, and to manage stormwater impact on adjoining and nearby land.

The development will be designed to maintain or improve existing flood performance, avoid impeding overland flow paths, and protect life and property through appropriate finished floor levels and flood-compatible design measures.

6.7.2 Waste

Waste generation from both construction and occupation phases will be managed through a tiered approach. A Construction Waste Management Plan will identify material reuse, recycling targets, and contractor responsibilities, while an Operational Waste Management Plan will be prepared to ensure compliant waste storage, separation, and collection. Basement waste storage design will be detailed, with turning paths and collection logistics aligned with Better Practice Guidelines for Waste Management in Multi-unit Dwellings.

6.7.3 Heritage

There are no heritage items mapped on or adjacent to the site, and no known Aboriginal and European heritage sensitivities. Consultation with the Local Aboriginal Land Council and relevant cultural knowledge holders will be undertaken, and a Connecting with Country (CWC) Framework will be incorporated into site design where appropriate. Any need for further archaeological investigation or monitoring will be identified through the process, including demolition, contamination excavation and the development of the CWC framework.

6.7.4 Land

The development is not expected to result in significant impacts on landform, soil stability, or contamination. A Preliminary Site Investigation (PSI) will be undertaken to identify any legacy contamination

from previous uses. Erosion and sediment control measures will be outlined in a Soil and Water Management Plan as part of the CEMP.

6.8 Social

The proposal is expected to deliver substantial social benefits, including increased housing diversity, affordable housing, a new local RSL club and the potential to support the delivery of local community infrastructure. A Social Impact Assessment (SIA) will be prepared as part of the EIS to assess how the development supports liveability, housing choice, community integration, and equitable access to services.

The SIA will consider the potential inclusion of affordable and inclusive housing components, which would contribute to social cohesion and provide housing options for a broader cross-section of the community.

The assessment will also examine the role of non-residential land uses. These uses will include neighbourhood-serving retail, community facilities, health and wellbeing services, and the new local RSL club. The SIA will assess how these land uses can contribute to the social function of the town centre and respond to the needs of future residents and the broader community.

Consultation with local service providers, community organisations, and other stakeholders may inform the SIA to ensure that future land use outcomes reflect identified needs and gaps in service provision. The assessment will also consider how the spatial layout of the development—including public domain design and connections to open space—supports inclusion, safety, and long-term neighbourhood resilience.

6.9 Water

Stormwater management will be a key element of the proposal. The development will be supported by an Integrated Water Management Plan (IWMP) that addresses stormwater quantity, quality, reuse opportunities, and treatment measures such as bio-retention and WSUD.

6.10 Infrastructure and services

The proposal will be supported by a Services Infrastructure Report identifying capacity, augmentation needs, and delivery sequencing for essential services including potable water, sewer, electricity, telecommunications, and stormwater infrastructure. Coordination with utility providers will confirm infrastructure availability and any required upgrades.

6.11 Staging and construction

A Construction and Staging Plan will be included in the EIS to demonstrate the logical sequencing of works, early delivery of enabling infrastructure, and mitigation of construction-related impacts. The staging strategy will address access, safety, construction traffic, noise, dust, and site logistics. A detailed Construction Environmental Management Plan (CEMP) will outline protocols for environmental protection, community notification, and regulatory compliance during all phases of site establishment and construction.

6.12 Open space and public domain

Mortdale's Neighbourhood Centre is anchored by an active and cohesive retail frontage along Morts Road, creating a defined commercial heart. Macquarie Place and Pitt Street form part of the surrounding urban grain, exhibiting a transitional character with a mix of mid-rise apartments, shop-top housing and ground floor retail - contributing to a fine-grain, walkable environment.

The site is defined by its corner condition at the intersection of Macquarie Place, Pitt Street and The Strand – a highly visible and permeable location within the local street hierarchy. The Mortdale RSL Club will be redeveloped with an active frontage Macquarie Place at street level, reinforcing its ongoing role as a community anchor. A new porte-cochere and memorial element aligned with the street establishes a clear civic presence, enhances legibility and activates the public domain. The Club's integration within a mixed-use development ensures its continued accessibility and relevance to the community.

Public domain integration is a key component of the proposal. All streets are defined by active frontages, articulated facades and recessed entries that reinforce pedestrian scale and visual interest. Vehicle access and parking are concealed within basement levels, preserving active street edges and minimising conflicts with pedestrian movement.

These core public domain objectives and principles will guide and define the future public interfaces, frontages and streetscape outcomes as part of the future design evolution.

6.13 Visual impacts

A Visual Impact Assessment will be undertaken to evaluate the proposal's visibility from key public vantage points, including key locations within the town centre, including the rail corridor, surrounding residential streets, and adjacent properties. Built form setbacks, massing, material palette, and landscaping will be analysed as mitigation strategies. The assessment will include photomontages or verified views to demonstrate how the development will integrate visually into its evolving urban context and manage visual sensitivity from adjoining areas.

7 Scoping summary table – 19-25 Macquarie Place, 46-52 Pitt Street and 56 Pitt Street, Mortdale

Table 12 Scoping summary table

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
Detailed	Access – Road and Rail	Y	General	- Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2013) - NSW Bicycle Guidelines (RTA, 2003) - Guide to Traffic Generating Developments Version 2.2 (RTA, 2002)	Section 6.1
No further Assessment	Air	N	General	The Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA 2016)	Section 6.2
Detailed	Amenity	N	General	- Planning Principles established in Tenacity Consulting v Warringah Council [2004] NSWLEC 140. - Environmental Impact Assessment Practice Note, Guideline for Landscape Character and Visual Impact Assessment (EIA-N04) NSW RMS (2013) - Visual Landscape Planning in Western Australia, A Manual for Evaluation, Assessment, Siting and Design, Western Australia Planning Commission (2007) - Guidelines for Landscape and Visual Impact Assessment, (Wilson, 2002)	Section 6.3
Standard	Biodiversity	N	General	- Biodiversity Conservation Regulation 2017 - Biodiversity Conservation Act 2016 - How to apply for a biodiversity development assessment report waiver (Department of Planning, Housing and Infrastructure)	Section 6.4
Detailed	Built Environment	N	General	Apartment Design Guide, Department of Planning and Environment, 2015	Section 6.5

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
				- Better Placed, Government Architect NSW, May 2017 - Refer to Scoping Report	
Standard	Economic	N	General	- NSW Government Guidelines for Economic Appraisal, NSW Treasury, 2007 - NSW Guide to Better Regulation, NSW Department of Premier and Cabinet, 2008 - Best Practice Regulation Handbook, Australian Government, 2007 - Regulatory Experimentation Toolkit, NSW Productivity and Equality Commission	Section 6.6
Detailed	Hazards and risks - Flooding	N	General	- Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom 2004) and Volume 2 (A. Installation of Services; B. Waste Landfills; C. Unsealed Roads; D. Main Roads; E. Mines and Quarries) (DECC 2008) - NSW Government's Floodplain Development Manual (2005).	Section 6.7.1
Standard	Hazards and risks - Waste	N	General	- Better Practice Guidelines for Waste Management in Multi-unit Dwellings - Waste Classification Guidelines (DECCW, 2009)	Section 6.7.2
No further Assessment	Heritage	N	General	N/A	Section 6.7.3
Standard	Land	N	General	- Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (Department of Urban Affairs and Planning and Environment Protection Authority, 1998) - Acid Sulphate Soils Assessment Guidelines (Department of Planning, 2008) - Managing Urban Stormwater: Soils and Construction Volume 1 (Landcom, 2004) - Managing Urban Stormwater: Soils and Construction Volume 2 (Department of Environment and Climate Change, 2008)	Section 6.7.4
Standard	Social	N	General	Social Impact Assessment Guidelines for State Significant Projects (Department of Planning Section 7.10 Industry and Environment, 2021)	Section 6.8
Standard	Water	N	General	Australian Rainfall & Runoff 2019.	Section 6.9

Level of Assessment	Matter	CIA	Engagement	Relevant government plans, policies and guidelines	Scoping report reference
				- AS3500 parts 0-5: 2013 Plumbing and Drainage - Landcom Managing Urban Stormwater: Soils and Construction Volume 1 2004 - Guidelines for development adjoining land and water managed by DECCW (OEH, 2013)	