



Project Name: Mixed-use development Pitt St / Macquarie Pl
Case ID: PDA-109258488

Proponent Details

Project Owner Info

Title	Mr
First Name	Rustom
Last name	Kudinar-Kwee
Role/Position	Director
Phone	0412296389
Email	tom@shinternational.com.au
Address	Suite 3, Level 2 2 Rowe Street Eastwood , New South Wales, 2122 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	James	Matthews
Phone	Email	Role/Position
0418889420	jmatthews@pacificplanning.com.au	

Address
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Mixed-use development Pitt St / Macquarie Pl
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD140,150,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	400
Number of Occupants	450
Number of Dwellings	233
Gross Floor Area (GFA) sqm	25,230
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	39

Description of the Development/Infrastructure
Demolition of existing structures and the construction of a mixed use development, incorporating a new Mortdale RSL club on the site. This will include non-residential uses below residential apartments, ranging from 8 storeys up to 20 storeys, with associated basement parking. The scheme proposes 233 new dwellings (including 39 new affordable houseing dwellings), and 2,735sq.m of non-reseidential floorspace.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Mortdale RSL
Site Address (Street number and name)	19-25 Macquarie Place, Mortdale

Site Co-ordinates - Latitude	-33.97189
Site Co-ordinates - Longitude	151.078

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Georges River	South District	Sydney	☒	

Lot and DP

Lot and DP
Lot B in DP 345208
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
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
SP 68533

Site Area

What is the total site area for your development?

Site Area sqm

4,600

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

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 building height and FSR and resolve any ambiguity around permissibility, as discussed in the Scoping Report.

HDA EOI Number

230316

Are you proposing to rezone any land as part of your application?

Yes

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R4 High Density Residential, E1 Local Centre

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Georges River LEP 2021
SEPP (Housing) 2021
SEPP (Planning Systems) 2021
SEPP (Transport and Infrastructure) 2021
SEPP (Biodiversity and Conservation) 2021
SEPP (Resilience and Hazards) 2021

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

Yes

Describe the nature of variation.

A concurrent rezoning is sought. Discussed in Scoping Report.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?

No

Attachments

File Name	Attachment 1 - Preliminary Architectural Design Set
File Name	Mortdale Gardens Scoping Report
File Name	Attachment 3 - Phase 1 Engagement Report
File Name	Attachment 2 - Preliminary Architectural Design Report
File Name	Site Plan