

Mortdale RSL Community Club Mixed Use Affordable Housing Development Architectural Design Report

Application:

State Significant Development Application

Address:

25 Macquarie Place and 46-56 Pitt Street, Mortdale

Client:

Mortdale RSL Community Club Ltd

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Issue for SEARS request

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Part 1:
Design Verification Statement

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2124

Attention: Housing Delivery Authority

MIXED-USE AFFORDABLE HOUSING DEVELOPMENT

25 MACQUARIE PLACE + 46-56 PITT STREET MORTDALE
STATE SIGNIFICANT DEVELOPMENT APPLICATION FOR MORTDALE RSL COMMUNITY CLUB LTD

DESIGN VERIFICATION STATEMENT

This project constitutes an application for a residential flat development to which the State Environmental Planning Policy (Housing) 2021 applies.

This Design Verification Statement is provided to satisfy the requirements of Part 3, Division 1, Clause 29 of the Environmental Planning and Assessment Regulation 2021.

I confirm that I, Jason Nowosad, a qualified designer, being a person registered as an architect under the *Architects Act 2023* (NSW Architects Registration Board No. 4480), have:

- a. directed the design of the residential apartment development at 25 Macquarie Street and 46-56 Pitt Street, Mortdale;
- b.
 - (i) verify that the design quality principles set out in Schedule 9 – Design principles for residential apartment development have been achieved, with an explanation detailed in Part 3: Design Principles for Residential Apartment Development Compliance Statement; and
 - (ii) verify that the objectives of Parts 3 and 4 of the Apartment Design Guide have been achieved, with an explanation detailed in Part 4: ADG Compliance.



JASON NOWOSAD NSW ARB 8305

14 March 2026

Part 2:

Architectural Design Statement

1. Introduction

The proposal seeks concurrent rezoning and a development consent for a mixed-use residential development, including a new registered club, retail space and new publicly accessible through-site link.

Specifically, 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.

To facilitate the proposed SSDA, concurrent rezoning is sought to rezone the land, increase the site's maximum building height and floor space ratio.

2. Design Quality

The Design Principles for Residential Apartment Development provide a clear and consistent policy direction for delivering high-quality outcomes. This project not only meets those expectations but aspires to design excellence, achieving enduring benefits for the community, its residents, and visitors. A key feature of the proposal is the redevelopment of the Mortdale RSL Club into the Mortdale RSL Community Club as the centrepiece of the development, reinforcing its role as a social anchor for the community.

The proposed development has been designed to achieve excellence across all nine design quality principles set out in SEPP (Housing) 2021 and the Apartment Design Guide (ADG). The scheme integrates apartments, retail and a registered club into a coherent built form that responds to context, enhances the public domain and contributes to the evolving identity of the Mortdale Neighbourhood Centre.

Context and Neighbourhood Character

The site is located within the Mortdale Neighbourhood Centre in Sydney's Southern District approximately 27km from the Sydney CBD, 4km from Hurstville and 4km from Hurstville and 11km from Bankstown - two key Metropolitan Centres within Greater Sydney.

Positioned on the western side of the Illawarra Railway Line, the site sits within the inner core of the Mortdale Station Area. The rail corridor follows the local topography and shapes urban form. Forest Road, a key arterial route located to the north of the site sits on a higher ridge and functions as a primary movement spine in the wider precinct.

The broader area benefits from strong rail connectivity, with nearby stations at Penshurst and Oatley supporting a network of walkable, transit-oriented centres that offer a mix of local services, retail and community uses.

Mortdale's Neighbourhood Centre is anchored by an active and cohesive retail frontage along Morts Road, creating a defined commercial heart.

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.

Public open space is well integrated, with Nicol Murray Reserve and Mortdale Memorial Park located west of the site, providing green infrastructure and passive recreation. Immediately south, adjacent to the railway, a major community facility includes a neighbourhood centre, adventure playground and childcare centre - enhancing the site's access to family-oriented social infrastructure and civic amenity.

The design responds sensitively to this setting ensuring compatibility with both the existing low-rise neighbourhood to the west and the future character of a dynamic, mixed-use town centre. The project reinforces the Planning Principle of compatibility - the capacity to exist in harmony, not sameness.

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 8–9 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 higher-density approach supports a lively and dynamic local centre by increasing population and foot traffic, which in turn activates local businesses and enhances overall amenity. The proposal reduces urban sprawl, supports public transport use, and enables a diverse mix of housing types to meet varying community needs. With thoughtful design and integration, the development has the potential to complement Mortdale's character while fostering growth, inclusivity and long-term sustainability within a well-connected, future-ready centre.

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.

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.

Density

The site is designated for state significant development, accommodating 175 apartments, a registered club and speciality retail. The proposal delivers 233 dwellings, including 39 affordable and essential worker apartments (16.7% of the total number of apartments). 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.

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.

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.

Landscape

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

A total of 2,210m² communal open space (48.02% 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 – 1,862m² (40.45%)

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.

In practical terms, this allows residents to access high-quality open space within the development, reducing reliance on travel and minimising additional demand on public open space and supporting infrastructure. This is particularly beneficial for young families and older residents, who are provided with generous, convenient and easily accessible open space

within their own building. Green roofs enhance biodiversity within the Mortdale Neighbourhood Centre and support habitat for flying fauna.

Amenity

Amenity for residents has been prioritised 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. Angled blades provide directionality within the central courtyard to direct outlook away from adjoining apartment and increase the effective distance between apartments.

Private open space area generally exceeds the minimum recommended guidance of the ADG, while communal spaces cater to diverse age groups and uses. Roof terraces on level 9 are located 4m from street boundaries and 9m from the north-east side boundary, achieving acoustic privacy. Sun-eye views confirm compliance with the ADG Design Criteria for solar access for both existing and future development scenarios.

Safety

Safety and security are embedded in the urban design framework. Residential lobbies are separated from the entry to the new Mortdale RSL Community Club.

The adjoining streets are activated with Club porte-cochere, residential lobbies and commercial/retail, ensuring passive surveillance. Vehicle access to the basement parking is located at the north-east corner of the site, separated from the porte-cochere on Macquarie Place to enhance safety and efficiency. The loading area for the Club, residential and commercial is accessed from The Strand and recessed behind the building line.

Housing Diversity and Social Interaction

The development delivers a mix of dwelling sizes and types, including affordable housing for essential workers, supporting social diversity and housing choice. Communal facilities, including courtyards and roof terraces encourage interaction between residents and cater to groups and individuals across age ranges.

The renewal of the registered RSL Club at the heart of the development reinforces community identity and expands opportunities for sporting sponsorships, cultural activities, and social connection. Retail at ground level further integrates the project into the Mortdale Neighbourhood Centre enhancing vibrancy and to Pitt Street interface.

The new Mortdale RSL Community Club will be the subject of a separate Development Application.

Aesthetics

The architectural expression achieves visual richness and coherence through materiality, form and detailing. The residential tower is designed to be viewed from all directions. Facades employ clear glazing and aluminium to animate elevations and capture sunlight.

Setback apartments on Macquarie Place and the common, north-east boundary are articulated with recessed balconies and perforated aluminium balustrades introducing fine texture while ensuring privacy. Balconies push out above the tree canopy to animate the facade, reduce bulk and achieve a residential scale.

Roof terraces with shade structures animate the skyline, while screened enclosures ensure services are concealed. Together, these elements reduce bulk and deliver a cohesive architectural identity.

The project demonstrates a high level of design quality to satisfy the provisions of SEPP (Housing) 2021 and the guidance of the ADG. It balances perimeter and a tower form through a hierarchy of scale that responds to context while contributing to the metropolitan skyline. Landscape is integral, providing extensive communal open space.

By addressing context, built form, density, sustainability, landscape, amenity, safety, diversity and aesthetics in a cohesive way, the project achieves compatibility with both the existing and desired future character of the Mortdale Neighbourhood Centre. It will deliver a transformative, community-focused precinct that enhances Mortdale's identity as a dynamic, accessible and well-connected urban centre.

3. Built Form and Urban Design

The redevelopment of 25 Macquarie Place and 46 - 56 Pitt Street, Mortdale (Mortdale RSL Community Club project) represents a significant urban renewal opportunity within Sydney's southern metropolitan area. Strategically located on the southern commercial edge of the Mortdale Neighbourhood Centre, the site occupies a prominent position within the local centre at the convergence of key streets and movement corridors, reinforcing its role as a civic and social anchor within the urban structure.

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. Pitt Street and Morts Road function as primary commercial spines within the centre, characterised by continuous retail frontages, nil setbacks and high levels of pedestrian activity. In contrast, Macquarie Place and The Strand currently present quieter, more residential street environments, though these are expected to evolve as the centre intensifies in accordance with character envisaged by the Low and Mid-rise Housing Development Standards and Development for Affordable Housing in SEPP (Housing) 2021. Together, these conditions position the site as a natural interface between the commercial core and surrounding residential neighbourhoods, capable of accommodating increased density while reinforcing local character.

The site consolidates multiple allotments into a single urban parcel and contains a diverse mix of existing uses and building forms, including the Mortdale RSL Club, open car parking, low-rise residential dwellings, a small retail tenancy and a 3rd apartment building. This varied built fabric reflects a transitional condition within the neighbourhood centre and provides a strong foundation for a more cohesive and integrated redevelopment. The continued presence of the Mortdale RSL Club as a long-standing community focused asset further strengthens the site's role as a social and civic focus within Mortdale.

Topographically, the site exhibits a modest fall of approximately 2 metres along Pitt Street toward The Strand. This change in level has informed the proposed built form response, enabling sensitive modulation of scale and articulation while supporting opportunities for improved outlook and amenity at upper levels. At higher elevations, the site benefits from long-distance views toward the Georges River to the west and toward Hurstville to the east, reinforcing its suitability for increased height and density within the neighbourhood centre context.

Within the broader metropolitan framework, Mortdale is identified as a centre capable of accommodating additional housing supply, supported by proximity to public transport, local services and employment. In the context of Sydney's well-documented housing shortage, neighbourhood centres such as Mortdale are expected to absorb higher densities in appropriate locations. The proposal therefore represents a logical and strategic extension of planned growth, rather than an isolated or anomalous increase in scale.

While the development introduces a new scale relative to the prevailing low-rise surroundings, it aligns with the planned evolution of the Mortdale Neighbourhood Centre. Compatibility in this context does not require sameness. Rather, it requires a built form response that manages transitions, protects amenity and contributes positively to the future character of the centre.

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.

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.

4. Environmental Amenity

Amenity Impacts

The proposal is accompanied by specialist consultant reports that have analysed any potential impacts on the surrounding context including wind, acoustics, reflectivity and view loss. These are available and addressed within the Environmental Impact Statement that accompanies the application.

These reports demonstrate that a high level of environmental amenity for any surrounding residential dwellings is maintained.

Solar Access and Overshadowing

Detailed solar access and overshadowing studies have been prepared and accompany the application. These include sun-eye view diagrams and shadow diagrams prepared at one-hour intervals for the winter solstice, assessing impacts on the existing context, a potential future development scenario, and within the site itself. Together, these studies provide a robust three-dimensional understanding of potential overshadowing impacts in both plan and elevation.

The sun-eye view methodology is an established and accepted analytical tool, including by the Land and Environment Court, whereby any visible surface within the diagram receives direct sunlight. This approach enables a clear and transparent assessment of solar access outcomes.

The studies confirm that the proposal results in no overshadowing of any public open space between 9:00am and 3:00pm at the winter solstice.

SEPP (Housing) 2021, Chapter 4 – Design of Apartment Development, establishes that the Apartment Design Guide (ADG) prevails over development control plans and is the primary statutory instrument governing minimum solar access requirements. The proposal has been assessed accordingly.

Existing Context

The solar access diagrams illustrate the preferred built form, incorporating a 9 and 10st perimeter building addressing Pitt Street that is carefully integrated into the existing urban fabric. The studies demonstrate that between 1:00pm and 3:00pm at the winter solstice, all existing residential dwellings along Pitt Street and The Strand continue to receive a minimum of two hours of direct sunlight, consistent with ADG guidance.

By limiting the height of the Pitt Street edge to 8 and 9 storeys, the proposal preserves solar access for existing dwellings and ensures that overshadowing impacts are well managed.

The tower component is positioned in the north-west corner of the site, furthest away from buildings to the south. It ensures that the tower height also meets the ADG guidance. From an overshadowing perspective, the height of the tower results in no adverse impacts on the surrounding context.

Future Context

The studies also test the preferred built form against a projected future development scenario consistent with SEPP (Housing) 2021 development standards (Chapter 2 and 6), Mortdale Town Centre Revised Masterplan 2023 and applicable incentives. These assessments confirm that the proposed 9 and 10st perimeter form safeguards the solar access potential of surrounding sites and does not limit their ability to realise their development potential.

The modelling demonstrates that future development within the locality would continue to be capable of achieving a minimum of two hours of direct sunlight at mid-winter, consistent with the ADG guidance. On this basis, overshadowing impacts are acceptable and do not constrain the orderly or equitable redevelopment of surrounding land.

Solar Access to the development

The site is located within the Sydney Metropolitan Area and is subject to inherent constraints typical in an urban context, including site orientation, surrounding development and site geometry. Notwithstanding these constraints, the development has been carefully designed to optimise solar access and achieve strong daylight outcomes across the building.

The Apartment Design Guide establishes the objective of optimising the number of apartments receiving direct sunlight to habitable rooms, primary living spaces and private open spaces. While the ADG provides measurable numeric criteria, it also acknowledges that design responses must be assessed on merit, particularly within complex urban environments where strict compliance may not always be achievable.

At mid-winter between 9:00am and 3:00pm, 146 of the 233 apartments (63%) receive a minimum of two hours of direct sunlight to living rooms and private open spaces. This represents a shortfall of 18 apartments, or 7.3%, against the ADG numeric benchmark.

It would be technically possible to increase the number of apartments receiving 2 hours of solar access by 13, achieving 159 of 233 apartments (68.2%), through the introduction of additional skylights to top-level apartments. However, this approach would result in a reduction in the quality and usability of communal open spaces, which are a critical for a development of this scale within a neighbourhood centre. While this option remains available if required, the design recommendation has been to prioritise meaningful communal open space over marginal gains in individual apartment solar access.

Objective 4A – Solar and Daylight recognises that solar access and daylight are important in reducing reliance on artificial lighting and heating, improving energy efficiency, and enhancing residential amenity through pleasant internal living conditions. Although the numeric control is not fully achieved, the proposal satisfies the intent of the objective through the following measures:

- Maximisation of glazing to apartments to enhance daylight penetration.
- Incorporation of double glazing to apartments that do not achieve two hours of direct solar access, improving thermal comfort and energy efficiency.
- Optimisation of building layout to maximise the number of apartments achieving the two-hour solar access benchmark.

The commercial objectives of the development require a high proportion of two-bedroom apartments to respond to market demand for family-sized dwellings. Introducing a greater number of smaller apartments to increase solar compliance would compromise the overall number of naturally cross-ventilated apartments, which is not the intent of the ADG.

The proposal also complies with the ADG design guidance limiting south-facing apartments to a maximum of 15% of the total number.

The shortfall in solar access is primarily attributable to the orientation of the site and response to the existing and future context, rather than building height. The proposal has maximised the number of apartments with favourable solar access and minimised those with limited exposure. In accordance with Objective 4A-2, the courtyard has been opened to the sky and light-coloured finishes have been employed to reflect daylight into south-facing apartments within the courtyard.

The apartment layout has been carefully optimised to balance solar access, daylight, cross-ventilation and housing yield. Achieving full numeric compliance with a guideline for solar access and cross-ventilation would require the deletion of apartments or bedrooms, which would be inconsistent with the strategic objective of increasing housing supply within established urban areas. While a multitude of considerations have informed the design, the final outcome strikes an effective balance and delivers a consistently high level of amenity.

Part 3:

Design Principles for Residential Apartment Development Compliance Statement

Principle 1: Context + Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

- The site is subject to a mix of land use zones, including E1 (B2)– Local Centre and R4 – High Density Residential, reflecting its strategic location within the Mortdale Neighbourhood Centre.
- Properties to the north-east along Pitt Street are also zoned E1, while surrounding sites are predominantly zoned R4, creating a transition between commercial and high-density residential uses.
- SEPP (Housing) 2021, Chapter 2, Part 2, Division 1 applies to the site and surrounding site as shop top housing is a permissible use in an E1 zone under Georges River LEP 2021. This means that additional floor space ratio and building height of 130% is available where affordable housing is provided.
- The site currently supports a registered club, which has existing land use rights and licencing that will be maintained and incorporated into the proposed mixed-use development. Registered clubs are a permitted use under Georges River LEP 2021.
- The objectives of the E1 – Local Centre zone focus on supporting a mix of retail, business, and community uses that meet the needs of residents, workers, and visitors. The zone encourages investment in commercial development, supports residential uses that activate and enliven the area and prioritises non-residential uses at street level. It also aims to maximise use of public transport and promote walking and cycling.
- The R4 – High Density Residential zone seeks to provide for a range of housing types within a dense urban setting, while allowing complementary land uses that support daily life. It encourages development that supports active, walkable communities and ensures business and retail activity remains focused in designated centres.
- The character of the Mortdale Neighbourhood Centre is expected to change over time, with SEPP (Housing) 2021 envisaging a future character that includes shop-top housing, signalling a shift toward greater urbanisation of the Centre. While the Georges River LEP 2021 envisages floor space ratios and building heights, they need to be read together with other planning instruments that provide incentives for increased housing, including affordable housing, in particular Chapter 2 and Chapter 6.
- The strategic directions within SEPP (Housing) 2021 project a future character for the site and surrounding context.
- The site is designated as state significant development for 175 indicative dwellings and a new registered club and supermarket.
- The precinct is designated as part of the low and mid-rise housing area and low and mid-rise centre. A Low and mid-rise centre is not a legally defined term. While SEPP (Housing) 2021, Chapter 6 does not apply to the E1 zoned land, Chapter 2, Part 2, Division 1 does apply. By applying the relevant chapters, depending upon the land zoning, the projected future context within the Low and mid-rise centre and low and mid-rise housing area achieve a similar outcome of residential apartments and shop-top housing with building heights up to 9 storeys in height.
- The site is located within the Mortdale Neighbourhood Centre which provides excellent connectivity to community services, shopping, jobs, community facilities and the environment of the local area.
- While it may offer guidance, the key statutory document is the ADG, as referenced by SEPP (Housing) 2021 – Clauses 147 and 149.
- This site is a large, consolidated site offering a unique opportunity to create a community-oriented but defining urban marker at a metropolitan scale. Currently underutilised, this site holds significant potential to evolve into a transformational urban project that has the potential to enhance Mortdale's future identity as a dynamic, accessible, and well-connected town centre. The preferred option is a hybrid tower and perimeter form that combines the strengths of other potential built form options.
- The proposed built form is carefully designed to respond to the evolving context and expanding centre. The taller tower is balanced by mid-rise perimeter form, that is calibrated to the neighbourhood scale and maintains a compatible residential character.
- The site falls 2.2m from the north-east to the south-east corner of Pitt Street and shape level 1 (ground) activation and facilities.

- Vehicular access to parking is retained on Macquarie Place, but at the northern end to better align with precinct circulation and reduce intersection pressure.

Principle 2: Built Form + Scale

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Building bulk

- The bulk of the building, defined by its setbacks, building height and landscaped area is compatible with its context.

Setbacks

- The building setbacks above ground along Macquarie Place, the Strand and Pitt Street is 4m and are consistent with the site-specific controls within the Mortdale DCP.
- The ADG is the primary statutory document regarding front setbacks as it is specifically referenced in the SEPP Housing 2021, and the Industry SEARs.
- Access to basement parking is from the northern end of Macquarie Place to minimise the interruption to the street.
- 9m side setbacks are consistent with the ADG Design Criteria.
- Under the current State Environmental Planning Policy No 1 – Housing (Housing SEPP) 2021, it is anticipated that any future development on the adjoining site would be subject to a minimum side setback of 9 metres. This would result in a minimum building separation of 18 metres between developments.
- There is currently no planning proposal or State Significant Development application affecting the adjoining land. Accordingly, it is anticipated that future development on that site would be consistent with the applicable planning controls and would comprise shop top housing up to 9 storeys in height in both the E1 and R4 zones.
- Visual privacy between apartments in the courtyard is maintained by 14m separation and orienting outlook.

Building height

- The site is identified as having a mix of heights under the existing Georges River LEP 2021. Along Macquarie Place and The Strand, the maximum height of 12 m (3-4 storeys). Along Pitt Street, there is no building height control.
- The recommended built form controls within the Mortdale Local Centre Revised Masterplan 2023, it is recommended that the building height on Pitt Street is 22m and Macquarie Place 15m. By applying the incentives available under SEPP (Housing) 2023, the building heights may be increased to 28.6m along Pitt Street and 19.5m along Macquarie Place.
- Sites within 400m of the Mortdale Station Area are designated as a mid-rise housing area and will accommodate shop-top housing and residential apartment buildings, with built form controls supporting heights of 22m to 24m. These heights are established as non-discretionary development standards and define the anticipated future context.
- Sites within 800m of the Mortdale Station Area are designated as a low-rise housing area and is expected to transition to low-rise residential flat buildings, with permitted building heights of 9.5m to 12.35m. These heights are established as non-discretionary development standards and define the anticipated future context.
- Sites within the Mortdale Low and Mid-Rise Centre are expected to achieve heights proposed within the Mortdale Local Centre Revised Masterplan 2023 with additional affordable housing incentives increasing the height by 130%, with permitted building heights of 22m to 28.6m. These heights are established as non-discretionary development standards and define the anticipated future context.
- Building forms are limited to a maximum length of 40 metres, ensuring the development maintains a fine-grain rhythm that is consistent with the anticipated future building form.
- A range of heights are proposed on the site: The taller tower – 72m (RL 109.65) and street wall 35m (RL 71.55).
- Within the Mortdale Neighbourhood Centre, the site occupies a key site at the southern edge of the expanded town centre. The proposed tower height of 72m deliberately defines a social urban marker and contributes to the emerging skyline while responding appropriately to the site's strategic role.

Landscaped area

- The Georges River LEP 2021, Part 6, Cl. 6.12 includes a provision that 10% of the site area is landscaped area on the R4 portion of the site. However, Mortdale Local Centre Revised Masterplan 2023 proposed rezoning the entire site as E1 – Local Centre land. E1 zoned land does not require any provision for landscaped area on the site.
- The ADG, recommends that 25% of the site area is communal open space with 50% of this area to receive 2 hours of sunlight at mid-winter (Design Criteria 3D-1).
- The proposal achieves a total of 2,210m² communal open space (48.02% of the site area of 4,602.22m²), significantly exceeding the 1150.56m² (25% of the site area) ADG Design Criteria.

The project demonstrates a well-balanced response to its planning framework and urban context. The setbacks respect existing and future character anticipated by SEPP (Housing) 2021, while significantly improving the public domain interface. The provision of communal open space substantially exceeds requirements, enhancing residential amenity. Taken together, the proposal establishes a built form that is contextually appropriate, strategically aligned, and of high design quality.

Building scale

- The scale of the building, comparing the proposed development to one or more existing or future developments within its setting, defined by its height, articulation and detail is compatible with its context

Building height

- The site is designated as state significant development for 175 indicative residential apartments, a new registered club and supermarket.
- The taller tower form is balanced by a mid-rise perimeter form, that calibrates to the neighbourhood scale and maintains a residential character in an evolving context.
- The proposed 8 and 9 storey perimeter form is consistent with the anticipated future context by applying the strategic directions of the Housing SEPP, including the incentives under Chapter 2, Part 2, Division 1 and Chapter 6, Part 4, Division 1, Clauses 179-180.
- The precinct is designated as part of the low and mid-rise housing area and low and mid-rise centre. Under the Housing SEPP, sites zoned R4 can achieve densities of 2.86:1 with building heights up to 24m (9 storeys). By incorporating proposed built form controls in the Mortdale Local Centre Revised Masterplan 2023, sites zoned E1 can achieve densities of 3.25:1 and building heights of 28.6m (9 storeys). The anticipated future context is for buildings up to 9 storeys in height.

Modulation, articulation and detail

- Scale has been carefully considered by employing modulation, articulation, and detail to respond to the existing as well as the evolving future context.
- Modulation, articulation, and material detailing break down bulk, adjust the scale, provide visual interest, and maintain privacy and solar access for adjoining properties. Mid-rise perimeter building form and the taller tower respond to the anticipated future character, while landscaping and street trees reinforce streetscape amenity.
- The proposed building form is thoughtfully composed through a clear hierarchy of scale, modulation, articulation, and detail ensuring compatibility with both the existing and future context
- The one-storey base establishes a pedestrian-friendly interface to the streets, reinforcing a human scale while complementing surrounding existing low-rise dwellings and future mid-rise forms. The one storey base reflects the internal plans externally, creating a fine grain scale at street level. The grain of the existing shopfronts along Morts Road and Pitt Street is reflected in the grain of the shopfronts to Pitt Street and the Strand to achieve a continuous and familiar pedestrian experience.
- Along Pitt Street and the common, north-east boundary articulation of building form breaks down bulk and responds to the anticipated residential scale of the neighbourhood. The facades are composed of glass and metal, with deep transoms, framed recessed and indented balconies that create depth and shadow.
- The central courtyard punctuates the elevation to The Strand.
- Collectively, the modulation, articulation, and material expression establish a fine-grain character that complements the surrounding mix of dwellings, multi-dwelling housing, and residential apartment developments, ensuring a cohesive yet distinctive built form.
- Sun-eye view diagrams have been prepared for the winter solstice to illustrate both the existing and potential future context. These studies confirm that the proposal does not constrain the development potential of adjoining sites. Existing on Pitt Street will continue to receive a minimum of 2 hours solar access, while future developments are

also capable of achieving the same standard at mid-winter. The ADG Design Criteria, ensuring that any overshadowing impacts are acceptable and not adverse.

- New street trees, anticipated to mature to approximately 3-4 storeys in height, will provide a strong green canopy that softens the built form and largely screens the mid-rise buildings from view along Pitt Street and Macquarie Place at street level. It is anticipated that the street trees will extend along streets and provide a cohesive streetscape character.

Compatibility of proposed built form

- Clause 20(3) of SEPP (Housing) 2021 requires consent authorities to consider whether the design of residential development is compatible with:
 - (a) the desirable elements of the character of the local area, or
 - (b) in precincts undergoing transition—the desired future character of the precinct.

The NSW Land and Environment Court in *Project Venture Developments v Pittwater Council* established a planning principle for assessing compatibility. The Court held that compatibility means being “capable of existing together in harmony,” which is distinct from sameness. Diversity in form, scale, and expression is permissible provided the proposal does not cause unreasonable adverse impacts and responds appropriately to both the existing and desired future character.

- Compatibility is assessed under two tests: physical impacts and visual impacts
 - Physical impacts include measurable effects such as overshadowing, overlooking, noise, and limitations on the development potential of neighbouring sites.
 - Visual impacts consider how a building’s height, massing, setbacks, and landscaping relate to the streetscape and overall urban character. Visual impacts are more subjective and are tested through visual analysis from key vantage points.

Test 1: Physical Impact

- Overshadowing diagrams confirm that existing adjoining dwellings retain 2 hours of solar access at mid-winter in accordance with the Apartment Design Guide (ADG). The mid-rise perimeter form protects access to sunlight.
- Side setbacks meet the Apartment Design Guide design guidance, providing appropriate building separation and ensuring acoustic and visual privacy as well as landscaping between apartments and neighbouring sites.
- Parking is accessed from Macquarie Place and is recessed behind the street wall. All loading occurs from The Strand, with the loading dock and roller shutter setback from the street to avoid adverse physical impacts on the public domain.
- Setbacks, height, and landscaped areas align with local and strategic planning controls, enhancing the public domain and creating a pedestrian-scale interface along the streets.
- There are no existing views to protect on the site.
- The proposal does not constrain the redevelopment of adjoining properties, which retain capacity to develop in line with current SEPP (Housing) 2021 development standards.

Physical impacts are demonstrated in the detailed architectural plans, sections, and solar diagrams supporting this application.

Test 2: Visual Impact

- Along Pitt Street and The Strand, the perimeter form street wall generally aligns with the anticipated future context of low and mid-rise housing provisions at the southern edge of the Ryde Town Centre. The taller tower element, at 72m (RL 109.65) is deliberately taller to define a social urban marker at the southern edge of the expanded Mortdale Neighbourhood Centre.
- A clear three-tier hierarchy of scale organises the development and calibrates the built form to both the existing and future context. 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.

- Side setbacks meet the Apartment Design Guide design guidance. This creates a rhythm of building and void that will be replicated by future forms along Eagle Street, ensuring consistency of urban pattern.

Streetscape and interface

- The proposal replaces blank walls with active edges, integrating communal open space, private courtyards, and tree planting. This improves safety, residential amenity, and the public domain experience along The Strand and Pitt Street.
- Landscape design is a key element of the proposal. New street trees are designed to reach a height of four storeys, softening the built form and creating a landscape dominant streetscape.
- Tree planting at street level along Pitt Street introduces a strong canopy presence, softens built form, and establishes a landscape character. This green interface sets a benchmark for future public domain improvements in the precinct and significantly enhances the adjoining street from the existing condition, characterised by hard concrete and brick walls that are adjacent to the street boundaries.

The proposed development demonstrates a contextually responsive and well-considered built form. Setbacks, height, and landscaped areas align with local and strategic planning controls, enhancing the public domain and creating a pedestrian-scaled interface along the streets. Modulation, articulation, and material detailing break down bulk, adjust the scale, provide visual interest, and maintain privacy and solar access for adjoining properties. The mid-rise perimeter form responds to the anticipated future character, the tower creates a transformational urban marker within the centre, while landscaping and street trees reinforce streetscape amenity. Physical and visual impacts are acceptable, and the proposed built form and scale is compatible with both the existing and desired future character, achieving a cohesive, high-quality urban form.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

- The site is identified as having a mix of densities within the Georges River LEP 2021.
- Along Macquarie Place and The Strand, the maximum floor space ratio is 1.4:1. Along Pitt Street, the maximum floor space ratio is 1.5:1. 'Area 3' exemptions to floor space ratio - non-residential uses require that a minimum of 0.5:1 is non-residential floor space.
- With a site area of 4,602.22m², the maximum gross floor area permitted is 5,322.57m².
SEPP (Housing) 2021, Chapter 6
- Land zoned R4 will accommodate residential flat buildings or shop-top housing, with built form controls supporting densities of 2.2:1 up to 2.86:1.
- SEPP (Housing) 2021, Chapter 2, Part 2, Division 1
Using the proposed built-form controls set out in the Mortdale Local Centre Revised Masterplan 2023, land zoned E1 is identified as having a proposed maximum floor space ratio (FSR) of 2.5:1.
Affordable housing incentives under SEPP (Housing) 2021, Clauses 16 and 18, have been considered. While Clause 16 does not apply to development on land where no maximum permissible FSR applies, in this instance there is a concurrent rezoning application that introduces a defined FSR consistent with Council's Masterplan. Accordingly, the proposed Masterplan FSRs are a relevant consideration in the assessment of affordable housing incentives.
With a concurrent rezoning on a total site area of 4,602.22m², the maximum gross floor area is potentially 13,162.35m² (2.86:1), where 15% of the total residential gross floor area will be dedicated as affordable housing for a minimum of 15 years.
- The site is designated as state significant development for 171 residential apartments, a new registered club and a supermarket. This population was considered by the Housing Delivery Authority to be appropriate in this location at the southern edge of the Mortdale Neighborhood Centre due to its location near existing infrastructure, public transport, services, jobs and community facilities.
- The proposal includes a mixed-use development with the Mortdale RSL, 233 residential apartments, including 39 affordable apartments, a new registered club and medical suites.
- The proposal achieves a high-level of design quality as detailed in Part 4 – ADG Compliance Table.
- Currently underutilised, the site presents significant opportunity for redevelopment. The proposal represents a transformational urban project that will enhance Mortdale identity, creating a dynamic, accessible, and well-connected town centre.
- The proposal is community-focused, retaining the Mortdale RSL Community Club at the centre of the development and integrating it as a key element within the precinct.
- This project offers a different financial model for the club. It allows the club to shift away from their dependence on poker machine revenue. The Mortdale RSL Community Club will also be able to expand their support for sporting sponsorship within the community.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

- Sustainability is embedded in the design.
- Natural cross ventilation is employed together with good sunlight access for the amenity and liveability of residents.
- Apartments have been carefully organised to maximise solar access and cross ventilation to apartments.
- Apartments are arranged to maximise solar access with 146/233 apartments (63%) receiving at least 2 hours of winter sunlight. The site is constrained by its urban context, including orientation, geometry and surrounding development, limiting full compliance with the ADG solar access benchmark. Notwithstanding this, the proposal satisfies Objective 4A by optimising building layout, maximising glazing to enhance daylight, and incorporating double glazing to improve thermal comfort and energy efficiency in apartments with reduced solar access. While the proposal falls short of achieving numeric compliance with the guideline, the shortfall is primarily driven by site constraints rather than building scale. Further numerical compliance could be achieved only at the expense of meaningful communal open space and housing yield. On balance, the proposal delivers a high level of residential amenity consistent with the objective.
- Apartments are arranged to achieve 87/145 apartments (60%) naturally cross ventilated, utilising corner and through ventilation. The ADG Design Criteria recommends 60% apartments are naturally cross ventilated below up to level 9.
- 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 green courtyards contribute to environmental performance and resident wellbeing.
- The building form has been designed to maximise solar access to communal open spaces throughout the day and across all seasons. The central courtyard functions as a cool microclimate, supporting passive cooling of surrounding apartments during summer months. It also provides a shaded, comfortable outdoor space that can be used as a refuge from heat on warmer days, enhancing year-round usability and residential amenity.
- The development can implement efficient use of natural resources, energy and water throughout its full life cycle. It is required to meet the benchmarks of 25% energy reduction and 40% water reduction set out in the Building and Sustainability Index (BASIX).
- Energy efficient appliances and water efficient devices will be specified to minimise water consumption of resources.
- The proposal incorporates acceptable stormwater water management systems in tanks concealed within the parking areas adjacent to The Strand.
- The Georges River LEP 2021, Part 6, Cl. 6.12 includes a provision that 10% of the site area is landscaped area on the R4 portion of the site. However, Mortdale Local Centre Revised Masterplan 2023 proposed rezoning the entire site as E1 – Local Centre land. E1 zoned land does not require any provision for landscaped area on the site. The ADG. The proposal includes a new registered club, specialty retail and residential entries at ground level. Objective 3E-1 – Deep soil design guidance specifically acknowledges that in urban centres with non-residential uses at ground level it may not be possible to provide deep soil planting.
- Instead, the proposal includes 2,283m² (49.60%) of the site area as open space, which exceeds the ADG recommendation that 25% of the site area is communal open space

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.

- Landscape design is central to the architectural concept of creating an environment that focuses on the well being of the residents.
 - Landscape design is a fundamental component of the architectural concept. Landscaped communal open courtyard is central to the resident experience, helping to temper the suburban environment, reduce heat gain, improve air quality, and project a sense of greenness and sustainability.
 - 2,000m² of communal open space (43.4% of the site of 4,602.22sqm) is provided, significantly exceeding the ADG Design Criteria of 25%.
 - All communal spaces are accessible, diverse in type, and well-oriented for solar access. At street level, new tree planting along on Pitt Street introduces a strong canopy presence, softens built form, and establishes a landscape character. This green interface sets a benchmark for future public domain improvements in the precinct and significantly enhances the adjoining street from the existing condition, characterised by hard concrete and brick walls that are adjacent to the street boundary.
 - Communal spaces comprise:
 - Communal Courtyard - 348m² (7.6%)
 - Roof Terraces – 1,652m² (35.9%)
- The site offers a variety of communal open spaces, including central courtyard on level 2 and roof terraces on level 9. Each space accommodates different user groups and activities, from individual relaxation to small group gatherings.
- Roof terrace adjacent to the common north-east boundary is setback 9 m from the side boundary, in accordance with ADG acoustic privacy standards. These areas support both active and passive recreation, featuring seating, planter boxes, and fixed tables.
 - Communal spaces receiving more than 2 hours of mid-winter sunlight significantly surpass the ADG Design Criteria of 12.5%, with the roof terraces, benefiting from north-east and south-west-sunlight.
 - All communal spaces are accessible to residents, with planting that includes flowering trees, lush mixed foliage, and low-level trailing plants along planter edges. Selections prioritise drought-tolerant indigenous species to reduce ongoing water use and support sustainable site management.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The proposal is accompanied by specialist consultant reports that have analysed any potential impacts on the surrounding context including wind, acoustics, reflectivity and view loss. These reports demonstrate that a high level of environmental amenity for surrounding residential dwellings is maintained.

- The ADG, Parts 3 + 4, contain objectives, design criteria and design guidance for the siting, design and amenity of apartment development. A response to each objective is detailed within Part 4: ADG Compliance Table of this report.
- Detailed solar access and overshadowing studies have been prepared and accompany the application. These include sun-eye view diagrams and shadow diagrams prepared at one-hour intervals for the winter solstice, assessing impacts on the existing context, a potential future development scenario, and within the site itself. Together, these studies provide a robust three-dimensional understanding of potential overshadowing impacts in both plan and elevation.

The studies confirm that the proposal results in no overshadowing of any public open space between 9:00am and 3:00pm at the winter solstice.

- SEPP (Housing) 2021, Chapter 4 – Design of residential apartment development states that the ADG prevails over development control plans and is the primary statutory document that details the minimum requirements for solar access.
- Shadow diagrams have been prepared at 1 hour intervals for the winter solstice between the hours of 9.00am to 3.00pm alongside sun-eye diagrams to provide a three-dimensional understanding of potential impacts in both plan and elevation.
- At mid-winter between 9:00am and 3:00pm, 146 of the 233 apartments (63%) receive a minimum of two hours of direct sunlight to living rooms and private open spaces. This represents a shortfall of 18 apartments, or 7.3%, against the ADG numeric benchmark.

It would be technically possible to increase the number of apartments receiving 2 hours of solar access by 13, achieving 159 of 233 apartments (68.2%), through the introduction of additional skylights to top-level apartments. However, this approach would result in a reduction in the quality and usability of communal open spaces, which are a critical for a development of this scale within a neighbourhood centre. While this option remains available if required, the design recommendation has been to prioritise meaningful communal open space over marginal gains in individual apartment solar access.

- The development provides excellent amenity to all residents with affordable apartments in 1, 2 and 3 bed configurations. The layout of buildings responds to the surrounding context, sun and outlook. The lift and stair core is contained within the overall form of the building.
- The residential entry lobbies are on The Strand and Pitt Street, with most visitors expected to arrive via the porte-cochere on Macquarie Place.
- All living rooms achieve the minimum width of 3.6m for 1B and 4m for 2B apartments. All apartments have a private open space accessed directly from the living area. Private open spaces have an external area of 8m² for 1B, 10m² for 2B apartments and 12m² for 3B apartments and achieve the ADG Design Criteria.
- Visual and acoustic privacy is achieved through orientation, internal layouts and acoustic treatment internally and between communal open spaces.
- Apartments are arranged to achieve 87/145 apartments (60%) naturally cross ventilated, utilising corner and through ventilation. The ADG Design Criteria recommends 60% apartments are naturally cross ventilated below up to level 9
- 35/233 (15%) of apartments receive no direct sunlight between 9am and 3pm at mid-winter which meets ADG design guidance.
- All apartments achieve the minimum storage recommendation of the ADG, with a maximum of 50% storage within the basement.
- 20% (46/233) apartments will be designed to achieve 'Silver Level' Liveable Housing Guideline's universal design features in accordance with the ADG criteria of 20% of dwellings.
- 11.6% (27/233) apartments are adaptable apartments and achieve compliance with AS 4299. Georges River Council (Hurstville DCP 6.3.1.1) requires 6 adaptable units + 10% of additional dwellings beyond 60 (rounded up to the nearest whole number).

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

- Safety and security are embedded in the urban design framework. Residential lobbies are separated from the registered club entry, ensuring clear wayfinding and reducing conflicts between uses.
- Driveway access for the Mortdale RSL Club and residential apartments is designed to minimise conflicts and distribute vehicular movement.
- The adjoining streets are activated with the porte-cochere, residential lobbies, commercial/retail tenancies and communal terraces ensuring passive surveillance. Vehicle access to the parking area is located at the north-east corner of the site, separated from the Mortdale RSL Club porte-cochere on Macquarie Place to enhance safety and efficiency. The loading area to the Mortdale RSL Club, residential and commercial is accessed from The Strand.
- Residential entry lobbies are provided with direct access from The Strand and Pitt Street.
- To avoid conflicts between uses, the residential lobbies are deliberately separated from the Mortdale RSL Club entry.
- Letterboxes are integrated within residential entry lobbies and designed in accordance with Australia Post requirements.
- Roof terraces are secure, with lift access limited to residents and their visitors only.
- Private balconies overlook landscaped areas, reinforcing surveillance, activation and connection to planted spaces.
- Parking is physically separated from the Mortdale RSL Club and residential apartments. Residential apartment access will be controlled by a remote access device.

Principle 8: Housing Diversity + Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

- The development delivers a mix of dwelling sizes and types, including affordable and essential worker housing, supporting social diversity and housing choice. Communal facilities, including courtyards, roof terraces, a - encourage interaction between residents and cater to groups and individuals across age ranges.
- The location of the new Mortdale RSL Community Club at the heart of the development reinforces community identity and expands opportunities for sporting sponsorships, cultural activities and social connection. Retail at ground level further integrates the project into the Mortdale Neighbourhood Centre enhancing vibrancy and accessibility and the interface to Pitt Street.
- The development includes affordable apartments in 2B + 3B configurations suited to older people, people with a disability, essential key workers and first home buyers. This type of housing is currently limited within the immediate context.
- The State Environmental Planning Policy SEPP (Housing) 2021, Part 2, Division 1, Clause 21, requires that for a period of 15 years commencing on the day an occupation certificate is issued for the development:
 - a. The development will include the affordable housing component required for the development under section 16, 17 or 18; and
 - b. The affordable housing component will be managed by a registered community housing provider.

The proposal provides 15% of the total residential GFA for affordable housing. Affordable apartments are distributed throughout the project. There is no difference between quality of the affordable housing and market housing. The apartments are naturally cross ventilated. The Mortdale RSL is in the process of becoming a Community Housing Provider and offers a different financial model for the Mortdale RSL. It allows the Club to shift away from their dependence on poker machine revenue. This arrangement will also enable the Mortdale RSL Club to expand its support for local sporting sponsorships, directly benefiting the wider community as well as residents within the development.
- All apartments will have compact layouts with excellent amenity and meet the ADG Design Criteria.
- The apartments achieve the minimum apartment areas in the ADG Design Criteria.
- A diverse range of communal open spaces is provided throughout the site, varying in size, type and function. These spaces are designed to encourage social interaction, support different modes of use, and cater to individuals and groups across all age ranges.
- All communal spaces have equitable access.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

- The vision for the building is to create a breathing, living environment that is responsive to the sun, light, air and outlook that complements its setting and location in Metropolitan Sydney.
- The architectural expression achieves visual richness and coherence through materiality, form and detailing. The tower building is designed to be viewed from all directions. The white facades employ clear glazing, dark bronze aluminium frames to animate elevations and capture sunlight.
- Setback apartments on Macquarie Place and the common north-east boundary are articulated with recessed balconies and perforated balustrades introducing fine texture while ensuring privacy. Balconies push out above the tree canopy to animate the facade, reduce bulk and achieve a residential scale.
- Along Pitt Street and The Strand, perforated balustrades are integrated in front of full height sliding windows. These function as Juliet balconies to increase the activation of the streets, maximise airflow and provide privacy to apartments.
- Roof terraces with shade structures animate the skyline, while screened enclosures maintain visual order. Together, these elements reduce bulk and deliver a cohesive architectural identity.
- The project demonstrates a high level of design quality to satisfy the provisions of SEPP (Housing) 2021 and the ADG Design Criteria. It balances the perimeter building, tower, central communal courtyard and roof terraces through a hierarchy of scale that responds to context while contributing to the metropolitan skyline. Landscape is integral, providing extensive communal open space and transforming the public domain interface.
- By addressing context, built form, density, sustainability, landscape, amenity, safety, diversity and aesthetics in a cohesive way, the development achieves compatibility with both the existing and desired future character of the Mortdale Neighbourhood Centre. It will deliver a transformative, community focused precinct that enhances Mortdale's identity as a dynamic, accessible and well-connected urban centre.

Perimeter and courtyard form

- The perimeter and courtyard form establishes a hierarchy of scale that organises the overall scheme.
- At the street interface, one storey form creates a fine-grain, pedestrian-friendly edge, activating the public domain through residential porte-cochere, lobbies and commercial /retail uses.
- Upper-level facades combine glass and metal, featuring deep transoms, framed elements and recessed balconies to create depth and shadow. Perforated aluminium balustrades, provide privacy from the public domain and introduce texture to the facades.
- A porte-cochere punctuates Macquarie Place and is integrated with a community memorial.
- Collectively, the modulation, articulation, and material expression establish a fine-grain character that complements the surrounding mix of dwellings, multi-dwelling housing and residential apartment developments, ensuring a cohesive yet distinctive built form.
- The landscape is a counterpoint to the built form, incorporating a fluid layout of spaces that respond to movement and orientation.
- The mid-rise rooftops are activated with terraces featuring planting and shade structures, visible from the taller tower form above.

Tower form

- The tower form is balanced by the mid-rise, perimeter form that responds to the neighbourhood scale and maintains a compatible residential character.
- The architectural design is guided by an integrated approach that combines the tower elements with open space at street level, responds thoughtfully to the wider urban and landscape context including key view corridors, and achieves a well-articulated built form through considered materiality, surface treatment and controlled variation.
- Richly detailed facades feature perforated aluminium panels, white precast concrete and glazing panels and prefinished, aluminium window frames that amplify sunlight, animating the building envelope.

- Screened enclosure for plant on the tower rooftop maintains visual cohesion and ensures a neat, integrated appearance.
- The visual mass and bulk are reduced through articulation, with surface modelling, recessed elements and integrated landscaping softening the tower form.
- Facades combine glass and precast concrete panels to present a cohesive architectural expression.
- Residential balconies incorporate 2m balustrades at lower levels to mitigate wind and noise, with tinted treatments enhancing privacy while maintaining visual cohesion.
- The facades vary with the time of the day and altitude of the sun.

Part 4:

ADG Compliance Table

Part 3: Siting the development

ADG OBJECTIVE	
3A SITE ANALYSIS	DESIGN RESPONSE
3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	The site analysis for this application is consistent with the requirements of Appendix 1, ADG.
3B ORIENTATION	DESIGN RESPONSE
3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development.	The built form has been derived from a detailed understanding of the site and its context on merit. The site presents several challenges, including noise from The Strand and Pitt Street and achieving solar access. The gently graded topography has influenced the design, with apartments oriented along the southern edge to create a residential interface. Apartments have been located to optimise solar access to living areas and private open spaces. Building forms define the street, with a 4m building setback above street level to improve the public domain interface. Residential entry lobbies are located on the Strand and Pitt Street.
3B-2 Overshadowing of neighbouring properties is minimised during mid-winter.	The built form maintains a minimum 2 hour solar access to all neighbouring dwellings at mid-winter between 9am and 3pm. Neighbouring dwellings will continue to receive 2 hours of solar access at mid-winter between 9am and 3pm. The perimeter building is limited to 8 and 9 storeys to ensure that existing and future properties along Pitt Street are not unreasonably affected by overshadowing or visual bulk.
3C PUBLIC DOMAIN INTERFACES	DESIGN RESPONSE
3C-1 Transition between private and public domain is achieved without compromising safety and security.	The street interface avoids solid walls, instead it is framed by the Mortdale RSL Community Club and commercial/ retail tenancies. Direct equitable access is achieved from all streets. The setback zone to The Strand contains planting and driveway crossing. The driveway widths have been reduced to minimums to ensure that parking access is recessive and dominated by landscape. The Level 2 street setback have been increased to 4m. Apartments at higher levels overlook the street and achieve casual surveillance. The public domain interface along Pitt Street presents an active town centre character with entry lobbies and retail/commercial tenancies that engage with pedestrians and activate the street frontage.
3C-2 Amenity of the public domain is retained and enhanced.	Mailboxes will be located within the entry lobbies of the buildings to avoid the unsightly appearance of mail hanging from mailboxes or junk mail being left on the pavement. Building services are contained within the basement, with exception of a hydrant booster assembly. On-site detention grates are concealed within planter areas where possible.

	Parking is concealed from the public domain. Floor levels of the entry lobbies adjust with the gently sloping topography to achieve level access from the footpath and avoid the need for ramps.
4D COMMUNAL AND PUBLIC OPEN SPACE	DESIGN RESPONSE
3D-1 An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal open space of 2,000m² (43.4%) of the site area is provided and includes the Level 2 internal courtyard and Level 8/9 roof terraces. More than 50% of the communal open space receives 2 hours solar access at mid-winter as illustrated by the sun eye view diagrams and shadow diagrams.
3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The communal open spaces accommodate different activities. The roof terrace has BBQ facilities and areas for small groups or individuals. Services and mechanical ducts have been incorporated into the overall form of the building or located within screened enclosures on the roof terraces.
3D-3 Communal open space is designed to maximise safety.	The roof terraces for residents and their visitors are accessed by a lift. Communal open spaces will be well lit and safe and contain barriers to prevent fall.
3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	No public open spaces are provided on the site.
3D DEEP SOIL ZONES	DESIGN RESPONSE
3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.	The site is located within the Mortdale Neighbourhood Centre. It does not contain deep soil zones as there is 100% site coverage at ground level containing specialty retail, registered club and residential lobbies. Stormwater is managed and retained on the site within the basement.
3F VISUAL PRIVACY	DESIGN RESPONSE
3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	The built form has a 9m setback to the common, northern side boundary. In addition to building separation, visual privacy is also achieved with internal planning. Living areas and balconies in the central courtyard are 14m apart and supplemented with angled, cut-off, aluminium blades to screen views and provide physical separation to ensuring visual privacy, solar access and adequate daylight.
3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	Glazing adjacent to the Mortdale RSL Community Club is upgraded to achieve privacy.
3G PEDESTRAIN ACCESS AND ENTRIES	DESIGN RESPONSE
3G-1 Building entries and pedestrian access connects to and addresses the public domain.	Each building has a lobby that is directly accessible from the street. The activation of the street interface has been carefully considered to ensure that building entries are clearly identifiable. Entry lobbies are expressed by a recess in the building form. The entry lobbies are designed to align with the tower forms, reinforcing their presence within the Mortdale Neighbourhood Centre. Each lobby is set back from the street to create a forecourt

	and defined arrival space, enhancing legibility and contributing to an active and welcoming public domain.
3G-2 Access, entries and pathways are accessible and easy to identify.	The building entries are clearly visible with a generous lobby providing access to the lifts. Entry lobbies are located on streets to ensure that movement is intuitive and easy to understand.
3G-3 Large sites provide pedestrian links for access to streets and connection to destinations.	No pedestrian links have been provided due to the placement of the Club and loading area in the centre of the site.
3H VEHICLE ACCESS	DESIGN RESPONSE
3H-1 Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Parking access has been located adjacent to the side boundary to minimise its presence from the street. Parking is concealed in basements and all loading for residential and non-residential uses occurs within the site accessed from Pitt Street.
3J BICYCLE AND CARPARKING	DESIGN RESPONSE
3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	The site is located within the Mortdale Neighbourhood Centre with convenient access to shops, services and transportation. The proposal is supported by a Traffic + Parking Assessment Report submitted with the development application. Driveway width to parking areas have been minimised to ensure that the active uses dominate the front and priority is given to pedestrian movement. Loading and servicing is off The Strand, separated from the carpark entry.
3J-2 Parking and facilities are provided for other modes of transport.	There are secure bike parking or residents within the basement. Bicycle parking spaces are provided for visitors and courier drivers, conveniently located adjacent to the entry lobbies in the basement. The proposal includes allowance for future EV car charging stations to be implemented.
3J-3 Car park design and access is safe and secure.	The carpark contains a clearly defined lift lobbies that are separated from the parking areas and driveway. Supporting facilities have been located close to lift cores to minimise pedestrian/vehicle conflicts. It is anticipated that pedestrian pathways will be clearly marked with line markings on the floor to formalise pathways within the basement.
3J-4 Visual and environmental impacts of underground car parking are minimised.	The basement excavation has been minimised using a split-level layout of parking adjacent to Macquarie Place which reduces ramp lengths and improves ease of vehicle movement. The parking layout is clear and efficient with spaces concealed within the basements. Natural ventilation is achieved by drawing fresh air through entry gates and side wall openings, with exhaust air discharged above the roof terraces.
3J-5 Visual and environmental impacts of on-grade car parking are minimised.	No on-grade parking is proposed.
3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised.	No on-grade parking is proposed.

Part 4: Designing the Building

ADG OBJECTIVE	
4A SOLAR + DAYLIGHT ACCESS	DESIGN RESPONSE
4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	The site is located within the Sydney Metropolitan Area. The proposed development has been carefully designed to optimise the number of apartments receiving direct sunlight. The site is constrained by its location on a busy road and outlook oriented away from the optimal solar aspect. At mid-winter between 9:00am and 3:00pm, 146 of the 233 apartments (63%) receive a minimum of two hours of direct sunlight to living rooms and private open spaces. This represents a shortfall of 18 apartments, or 7.3%, against the ADG numeric benchmark. It would be technically possible to increase the number of apartments receiving 2 hours of solar access by 13, achieving 159 of 233 apartments (68.2%), through the introduction of additional skylights to top-level apartments. However, this approach would result in a reduction in the quality and usability of communal open spaces, which are a critical for a development of this scale within a neighbourhood centre. While this option remains available if required, the design recommendation has been to prioritise meaningful communal open space over marginal gains in individual apartment solar access. 35/233 (15%) of apartments receive no direct sunlight between 9am and 3pm at mid-winter which meets ADG design guidance.
4A-2 Daylight access is maximised where sunlight is limited.	Daylight access is maximised throughout the proposal by careful material selection and detailing. The tower facades are composed of precast concrete, glass and prefinished metal frames, with floor-to-soffit windows that maximise natural light penetration. Where structural elements are located on the perimeter, they are integrated behind metal panels to maintain a clean facade and minimise obstruction to daylight. Similarly, buildings further enhance daylight access using extensive glazing. For areas requiring visual privacy, prefinished perforated metal balustrades are used in place of solid materials. This approach ensures privacy while still allowing diffused natural light to enter the apartments, improving internal amenity without compromising daylight. The colour palette is white tones and dark bronze highlights.
4A-3 Design incorporates shading and glare control, particularly for warmer months.	Living rooms are shaded by balconies that are in front of the living rooms. Glass has been selected to meet BASIX targets.
4B NATURAL VENTILATION	DESIGN RESPONSE
4B-1 All habitable rooms are naturally ventilated.	The maximum depth of habitable rooms is 8m. All habitable rooms are naturally ventilated, exceeding the minimum requirements of 5% clear open space of the room the window serves by apartment depth, window location and orientation.
4B-2 The layout and design of single aspect apartments maximises natural ventilation.	Single aspect apartments are open planned with habitable rooms less than 8m in depth.
4B-3 The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.	Apartments are arranged to achieve 87/145 apartments (60%) naturally cross ventilated, utilising corner and through ventilation.

	The ADG Design Criteria recommends 60% apartments are naturally cross ventilated below up to level 9 139/229 (60.7%) of apartments are naturally cross ventilated utilising corner ventilation and through ventilation. The ADG Design Criteria is 60% apartments that are naturally cross ventilated up to level 9 (levels 6, 7,8, 9.)
4C CEILING HEIGHTS	DESIGN RESPONSE
4C-1 Ceiling height achieves sufficient natural ventilation and daylight access.	Ceiling heights in habitable (2.7m) and non-habitable rooms (2.4m min) which achieves the design guidance.
4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.	Services will be in bulkheads over robes and kitchen joinery and over wet areas to create regular shaped rooms. Wet areas are generally located at the rear of apartment, maximising ceiling height to habitable rooms.
4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building.	The project is a mixed-use project comprising the Mortdale RSL Community Club and retail along The Strand and Pitt Street.
4D APARTMENT SIZE + LAYOUT	DESIGN RESPONSE
4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Dwelling sizes achieve or exceed the minimum internal areas of the ADG Design Criteria. All habitable rooms have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room visible from any point of a habitable room. Kitchens are generally planned to be outside the main circulation spaces. The architectural plans show indicative furniture arrangements and confirm that apartments are functional and well-planned achieving the design guidance.
4D-2 Environmental performance of the apartment is maximised.	Habitable room depths are less than 8m from a window. Living areas and bedrooms have external windows or open planned layouts that are oriented to the north.
4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.	Bedrooms and living rooms comply with minimum area and dimensions. Living rooms and combined living/dining rooms achieve with minimum recommended widths. Bathrooms and laundries are separated from living areas. Bedrooms have a minimum robe length of 1.5m. Generally, apartment layouts are rectangular in shape and allow for a range of furniture layouts and uses.
4E PRIVATE OPEN SPACE AND BALCONIES	DESIGN RESPONSE
4E-1 Apartment layouts are designed to accommodate a variety of household activities and needs.	Primary balconies of apartments achieve the ADG Design Criteria for minimum size and depth. Balustrades to private open spaces fronting visual privacy for residents. Perforated aluminium panels wherever possible, allowing maximum daylight penetration into apartments while maintaining a high degree of privacy.
4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents.	Private open spaces are located adjacent to living spaces and are oriented to the sun for maximum solar access.
4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.	Private open spaces have been integrated into the design of the built form. Downpipes and balcony drainage will not be visible.

	Condenser units are located on the roof of the building within a screen enclosure.
4E-4 Private open space and balcony design maximises safety.	No changes in level or landscaping are proposed to private open spaces. Balustrades are not climbable.
4F COMMON CIRCULATION AND SPACES	DESIGN RESPONSE
4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments.	The project has 233 apartments Corridors provide equitable access and meet AS148.1. There building has multiple cores where corridors are open at the ends to bring in natural light and ventilation.
4F-2 Common circulation spaces promote safety and provide for social interaction between residents.	Lift lobbies on all levels are designed with windows to provide natural outlooks, either to the south or into landscaped courtyards. Circulation spaces are supported by legible wayfinding, with clear signage for apartment numbers, common areas, and facilities, complemented by appropriate lighting. A community room is located adjacent to the lifts on level 2, Pitt Street. The space is intended for resident meetings, gatherings and shared activities, contributing to community engagement. The ground floor entry lobbies are generously proportioned and scaled appropriately to each building. They incorporate opportunities for seating to encourage social interaction and are designed to enhance the sense of arrival and wayfinding. Letterboxes and parcel lockers are integrated within these spaces to provide convenience while maintaining a high-quality lobby environment.
4G STORAGE	DESIGN RESPONSE
4G-1 Adequate, well-designed storage is provided in each apartment.	A maximum of 50% storage is provided in the basement, with the remainder is provided within the apartments and is accessible from the circulation.
4G-2 Additional storage is conveniently located, accessible and nominated for individual apartments.	Basement storage is conveniently accessed by the lift in a consolidated area adjacent to lift cores for each building.
4H ACOUSTIC PRIVACY	DESIGN RESPONSE
4H-1 Noise transfer is minimised through the siting of buildings and building layout.	The project meets the ADG Design Criteria for mid-rise buildings, with minimum side setbacks of 9 metres. There are currently no proposals for taller buildings in the surrounding area. Under SEPP (Housing) 2021 (Chapter 2 and 6) using the proposed built form controls in Mortdale Town Centre Revised Masterplan 2023, buildings of up to nine storeys are anticipated. Acoustic privacy is addressed through careful building orientation, internal layouts, acoustic treatments between apartments, communal open spaces and the use of insulated party walls. Entry lobbies are recessed beneath the building to reduce noise transfer to the apartments above. In addition, all apartment layouts are designed to prevent overlooking between dwellings. Servicing is contained within the basement to minimise external impacts. Active areas within communal open spaces are located away from side boundaries in courtyards and on roof terraces.
4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments.	Layouts of apartments mitigate noise impacts where wet areas have been grouped together where possible. Glazing has been specified to address noise mitigation where necessary in the accompanying acoustic report. Glazing is upgraded along The Strand and Pitt Street at lower levels and at the top of the building.

4J NOISE AND POLLUTION	DESIGN RESPONSE
4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.	Glazing is provided as detailed in the Acoustic Report.
4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.	Increased balustrade heights screen openable glazing to living areas and mitigate noise transmission.
4K APARTMENT MIX	DESIGN RESPONSE
4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future.	The development includes 39 affordable apartments in 2B and 3B configurations that are suited to older people, people with a disability, essential key workers and first home buyers. This type of housing is not readily available within the immediate context. The apartments have been designed with compact layouts with excellent amenity and are supported by well-designed communal open spaces and entry lobby to encourage social interaction. There is no observable difference between affordable apartments, compared to market apartments – they all achieve a high level of amenity.
4K-2 The apartment mix is distributed to suitable locations within the building.	The development comprise mainly a mix of corner and single-aspect apartments, providing variety in outlook and access to natural light. Affordable housing is distributed to assist with long-term management, and it is anticipated that these dwellings will continue to operate as affordable housing beyond the initial 15 year period. The apartment mix is distributed across all buildings. While the proposal includes a significant number of 2 bed apartments, these are provided in a range of layouts and sizes to accommodate different household needs. Dual-key apartments are included offering flexible living arrangements that appeal both to downsizers transitioning from houses and to investors seeking adaptable housing options.
4L GROUND FLOOR APARTMENTS	DESIGN RESPONSE
4L-1 Street frontage activity is maximised where ground floor apartments are located.	All apartments are accessible via entry lobbies located at level 1 (ground) along The Strand and Pitt Street. Non-residential uses are provided along The Strand and Pitt Street contributing to the mixed-use character and ensuring an active frontage. Apartments within the internal courtyard have direct connections to the communal open space, encouraging use of outdoor areas and supporting a sense of community within the development.
4L-2 Design of ground floor apartments delivers amenity and safety for residents.	Apartments at ground level have increased ceiling heights due to the slope of the land resulting in increased daylight to apartments. Balustrades at Level 2 have incorporated a precast concrete and aluminium perforated panels for enhanced privacy and to minimise overlooking of private open space. All apartments are accessed by entry lobbies.
4M FACADES	DESIGN RESPONSE
4M-1 Building facades provide visual interest along the street while respecting the character of the local area.	The vision is to create a responsive living environment that engages with sun, light, air and outlook, while integrating seamlessly with Metropolitan Sydney's landscape and topography. The project adopts a hybrid built form that combines a perimeter building, internal courtyard, roof terrace and tower in a layered composition

	that balances metropolitan identity with local character, establishing a clear urban marker while providing sensitive transitions to surrounding residential neighbourhoods. A three-tier hierarchy of scale organises the development, with fine-grain, pedestrian-friendly street interfaces activating Pitt Street and The Strand through residential and retail lobbies and commercial tenancies. Above this, a mid-rise residential perimeter of 8 to 9 storeys mediates between ground level and the taller element. A tower of 20st provides vertical emphasis, frames key views and contributes to the metropolitan skyline. Together, these components create a distinctive and legible building identity, designed to be viewed in the round and expressed through articulated façades of glazing and precast concrete that respond to changing light while reducing perceived bulk through recessed elements, terraces and integrated landscaping. Balconies and tinted balustrades balance privacy, amenity and visual cohesion, while the mid-rise perimeter reinforces the three-tier hierarchy with recessed balconies, vertical articulation, activated edges and landscaped terraces, collectively forming a cohesive, responsive development anchored within the Mortdale Neighbourhood Centre.
4M-2 Building functions are expressed by the facade.	The building's functions are clearly expressed through the façade, with entry lobbies, non-residential uses, lift and stair cores, and the roof terrace distinctly articulated. The overall scheme is organised around a three-tier hierarchy of scale, beginning at the street interface with a single-storey, pedestrian-friendly edge that activates the public domain through residential lobbies and balconies. Above this, a 8 to 9 storey perimeter building responds to Mortdale's evolving urban context, mediating between the lower street level and taller elements above. Collectively, these components establish a distinctive, legible and well-resolved built form identity.
4N ROOF DESIGN	DESIGN RESPONSE
4N-1 Roof treatments are integrated into the building design and positively respond to the street.	Roof plant, including hot water units, is contained within a screened enclosure set back from the roof's leading edge to ensure it is not visible from the public domain. When viewed from taller surrounding buildings, the visual impact is further minimised by the enclosure design and positioning.
4N-2 Opportunities to use roof space for residential accommodation and open space are maximised.	Three roof terraces are provided in addition to the large central courtyard. 2,000m ² (43.4% of the site area) is provided as communal open space.
4N-2 Roof design incorporates sustainability features.	Roof tops incorporate communal open spaces and assist in insulating the apartments below.
4O LANDSCAPE DESIGN	DESIGN RESPONSE
4O-1 Landscape design is sustainable.	The landscape design is a key to the architectural vision of creating communal open spaces that form a key part of the resident experience. These spaces soften the suburban context, reduce heat gain, improve air quality, and enhance the perception of greenness and sustainability. Planting is carefully selected for low water demand, while soil depths are provided to support healthy long-term growth. Landscape areas are positioned to maximise natural rainfall exposure, ensuring resilience and reduced reliance on irrigation. Tree planting is strategically positioned in areas affected by downdrafts from southern winds to moderate the microclimate and improve comfort within the development.

4O-2 Landscape design contributes to the streetscape and amenity.	The public domain interface along The Strand and Pitt Street is activated through new street trees, enhancing the streetscape and pedestrian experience. The ground floor aligns with the graded topography to provide level access to entry lobbies and ground-floor apartments and create a welcoming, human-scaled streetscape.
4P PLANTING ON STRUCTURE	DESIGN RESPONSE
4P-1 Appropriate soil profiles are provided.	Soil standards to support healthy plant growth is proposed to be provided in accordance with the ADG Design Criteria.
4P-2 Plant growth is optimised with appropriate selection and maintenance.	80% of the plants selected are low water use. The planting will be supported by irrigation while they establish.
4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces.	Basement parking is fully contained within the development, utilising the site's topography to minimise excavation.
4Q UNIVERSAL DESIGN	DESIGN RESPONSE
4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members.	The development includes adaptable and liveable apartments. 20% of apartments are "Silver Level" – liveable apartments.
4Q-2 A variety of apartments with adaptable designs are provided.	10% (23/233) apartments are adaptable. All communal open spaces are accessible.
4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs.	A variety of apartment types and layouts have been provided to accommodate diverse lifestyle needs. Wet areas and service zones are generally positioned at the rear of apartments, adjacent to corridors, to maximise the size and natural light of habitable rooms along the facade. Open-plan layouts offer flexibility to support different living arrangements, while study areas can be incorporated into many apartments to provide adaptable work or study spaces.
4R ADAPTIVE REUSE	DESIGN RESPONSE
4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place.	n/a
4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse.	n/a
4S MIXED USE	DESIGN RESPONSE
4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The site is located along the southern edge of the Mortdale Neighbourhood Centre. Non-residential uses are positioned along the busy and active Victoria Road, creating an engaging street interface. A porte-cochere has also been introduced at serving as the entry to the Club. This space will feature a memorial commemorating ex-service personnel who participated in or lost their lives in battles, providing both a civic and contemplative element to the development.
4S-2 Residential levels of the building are integrated within the development, and safety and amenity are maximised for residents.	Residential entry lobbies are recessed from the street and located adjacent to forecourt spaces, providing a clear separation between residential and non-residential uses.

	Residential parking is segregated from Club parking ensuring functional and operational separation between uses.
4T AWNINGS AND SIGNAGE	DESIGN RESPONSE
4T-1 Awnings are well located and complement and integrate with the building design.	Awnings are proposed to Pitt Street for weather protection for pedestrians and help mitigate downdrafts, enhancing comfort and usability of the public domain.
4T-2 Signage responds to the context and desired streetscape character.	Each residential building will be clearly identified at its entry lobby, with the building name recessed into the wall within the forecourt/entry space, providing a durable and legible marker that integrates with the architectural design.
4U ENERGY EFFICIENCY	DESIGN RESPONSE
4U-1 Development incorporates passive environmental design.	Apartments achieve the minimum required access to natural daylight.
4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer.	Apartments achieve minimum passive solar performance for heat storage and heat transfer.
4U-3 Adequate natural ventilation minimises the need for mechanical ventilation.	87/145 apartments (60%) are naturally cross ventilated up to level 9. Above level 9, apartments are naturally ventilated utilising corner ventilation or through windows.
4V WATER MANAGEMENT AND CONSERVATION	DESIGN RESPONSE
4V-1 Potable water use is minimised.	Apartments achieve minimum water potable water.
4V-2 Urban stormwater is treated on site before being discharged to receiving waters.	A stormwater management system has been provided with the DA.
4V-3 Flood management systems are integrated into site design.	The site is not located in a flood area.
4W WATER MANAGEMENT	DESIGN RESPONSE
4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	Waste is collected within the basement via an e-diverter chute system for garbage and recycling with a carousel located in the waste room and managed by the building manager. Waste is then transferred to a holding room adjacent to the loading area for collection using a tug. Additional bulky goods storage is provided adjacent to each building's core and similarly transferred to the waste holding area for collection. A comprehensive Waste Management Plan accompanies the application, detailing collection, storage, and handling procedures to ensure efficient and sustainable waste operations.
4W-2 Domestic waste is minimised by safe and convenient source separation and recycling.	There is space for waste and recycling storage within the apartments.
4X BUILDING MAINTENANCE	DESIGN RESPONSE
4X-1 Building design detail provides protection from weathering.	The building design and material selection minimises weathering impacts using durable finishes, including precast concrete, aluminium window frames and blades, and high-quality glazing. The facade design will be further developed during the detailed design phase to ensure full compliance with the relevant Australian Standards and the NCC/BCA requirements. As a Class 2 building, the project is also subject to the Design and Practitioners Act, ensuring professional oversight and accountability throughout design and construction.

4X-2 Systems and access enable ease of maintenance.	All windows are accessible for cleaning either from within the apartments, by abseiling for safe and efficient facade maintenance.
4X-3 Material selection reduces ongoing maintenance costs.	Automatic sensors will be installed to control artificial lighting in common areas and service rooms, in accordance with BASIX requirements, promoting energy efficiency and reducing unnecessary electricity consumption.

Part 5:

Better Placed Design Statement

Objective 1: Better fit

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

Good design in the built environment is place based, deriving its form, scale and character from a clear understanding of location, context and community aspirations. The proposed redevelopment of the Mortdale RSL Community Club demonstrates a strong response to this objective by integrating site specific urban, social and cultural considerations into a cohesive architectural outcome that both respects and advances the evolving character of the Mortdale Neighbourhood Centre.

The site occupies a prominent and strategic position at the southern edge of the Mortdale Neighbourhood Centre, adjacent to key movement corridors and within walking distance of Mortdale Station. Its context is defined by a transition between the fine-grain commercial character of Pitt Street and the quieter residential streets of Macquarie Place and The Strand. The proposal responds to this transitional condition through a calibrated built form that mediates between existing low-rise development and the anticipated future scale of the centre under SEPP (Housing) 2021.

A clear hierarchy of built form is employed to achieve compatibility without resorting to uniformity. A single-storey podium containing a new Mortdale RSL Community Club and retail uses establishes a strong civic presence and a human-scaled interface with the public domain. Above this, an 8–9 storey perimeter building aligns with the projected mid-rise character of the neighbourhood centre, reinforcing street edges and framing communal open space. A slender tower element is positioned to the north of the site, minimising impacts on surrounding residential areas while acting as a legible social urban marker that signals Mortdale's role as a transit-oriented centre. The development is seen as a transformational centre that extends the existing retail centre to The Strand as anticipated by the Mortdale Town Centre Revised Masterplan 2023.

The design is informed by the established street grain and pedestrian character of Mortdale. Continuous active frontages, articulated facades and finely scaled shopfronts reinforce walkability and visual interest, particularly along Pitt Street. Setbacks, modulation and recessed balconies reduce perceived bulk and ensure that the building reads as a collection of well-proportioned elements rather than a single monolithic form. Landscape design further softens the built form, with street trees and planted courtyards contributing to the leafy character valued by the local community.

Importantly, the proposal is socially responsive and grounded in local identity. The retention and renewal of the Mortdale RSL Community Club at the heart of the development preserves a long-standing community institution and reinforces its role as a social anchor. The introduction of affordable housing supports social diversity and responds directly to identified local and metropolitan housing needs, ensuring the development is inclusive and relevant to the community it serves.

While the proposal introduces increased density and height, it does so in a manner that is consistent with the site's strategic location, access to public transport and proximity to services. The development is compatible with both the existing character and the desired future character of Mortdale, contributing positively to its evolution as a vibrant, connected and resilient neighbourhood centre.

Through its considered response to context, scale, heritage, landscape and community use, the proposal achieves a strong outcome - one that is grounded in place, respectful of local character and confidently oriented toward Mortdale's future.

Objective 2: Better performance

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.

Better performance requires buildings and places to be environmentally responsive, resource-efficient and resilient over their full life cycle. For contemporary mixed-use development, sustainability is not an optional overlay but a fundamental driver of design quality, influencing form, orientation, construction, operation and long-term adaptability. The proposed Mortdale RSL Community Club redevelopment demonstrates a strong commitment to whole-of-life environmental performance through an integrated, climate-responsive and urban design approach.

The development has been designed to optimise passive environmental performance as a first principle. Building orientation, massing and layout have been carefully tested to maximise access to daylight and sunlight while managing the constraints of a dense urban context. At mid-winter, 63% of apartments receive a minimum of two hours of direct sunlight between 9am and 3pm. This outcome reflects a balanced response that prioritises meaningful communal open space, housing diversity and urban integration over rigid numeric optimisation, while still achieving the intent of the Apartment Design Guide objectives for solar access and daylight. Priority has been on balancing performance for the broad population of the building over a numeric control. Where solar access is more limited, enhanced glazing, double-glazed systems and improved thermal envelopes are incorporated to support year-round comfort and energy efficiency.

Natural ventilation is a key contributor to environmental performance and occupant comfort. The proposal achieves 60% naturally cross-ventilated apartments up to level 9, consistent with ADG design criteria. Apartment layouts are configured to encourage through-breezes, reduce reliance on mechanical conditioning and improve internal air quality.

Landscape design plays a central role in moderating microclimate and reducing urban heat island effects. Extensive communal open space, including a central courtyard and planted roof terraces, provides shaded outdoor environments, improves air quality and enhances thermal comfort for residents. Tree planting within the public domain and on elevated terraces contributes to increased canopy cover, supporting biodiversity and creating a cooler, more comfortable pedestrian experience. Indigenous and drought-tolerant species have been prioritised to minimise irrigation demand and long-term maintenance requirements.

The development adopts a whole-of-site approach to sustainability, recognising the environmental benefits of compact, transit-oriented urban form. By delivering housing, community facilities and services within walking distance of Mortdale Station, the proposal reduces car dependency, supports public transport use and contributes to reduced transport-related emissions. Basement parking, consolidated servicing and integrated waste management further support efficient site operation and minimise impacts on the public domain.

Water and energy efficiency measures are embedded within the project and will be delivered in accordance with BASIX requirements, achieving a minimum 25% reduction in energy use and 40% reduction in potable water consumption. Stormwater is managed on site through detention systems and integrated landscape design, contributing to improved downstream water quality and resilience to climate-related rainfall events.

Importantly, the proposal recognises sustainability as a social and economic concept as well as an environmental one. The inclusion of affordable housing, adaptable apartments and a renewed community club support long-term social sustainability, ensuring the development remains functional, inclusive and relevant over time.

Through its integrated passive design strategies, landscape-led approach, efficient resource use and transit-oriented location, the proposal achieves a high level of environmental performance. It delivers a durable, adaptable and climate-responsive development that meets contemporary sustainability expectations and supports long-term liveability for residents, workers and the wider Mortdale community.

Objective 3: Better community

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

Better community outcomes are achieved when development actively addresses social equity, inclusion and long-term resilience. In a period of growing economic and social disparity, the design of the built environment must move beyond single-use and single-tenure models to create places that are welcoming, accessible and capable of supporting diverse communities over time. The proposed Mortdale RSL Community Club redevelopment responds strongly to this objective by integrating housing diversity, community infrastructure and inclusive public interfaces within a mixed-use, centre-based development.

At the core of the proposal is the retention and renewal of the Mortdale RSL Community Club as a social anchor. The Club has long played an important role in Mortdale's social fabric, providing a venue for commemoration, community gathering and local support. Its incorporation within a contemporary mixed-use development ensures its ongoing viability while strengthening its connection to the public domain and surrounding neighbourhood. The provision of a street-facing memorial and active ground-floor uses reinforces civic identity and creates a dignified, accessible place for shared community experience.

Housing diversity is a key mechanism through which the proposal addresses social equity. The development delivers a wide mix of dwelling sizes and configurations, including one-, two- and three-bedroom apartments, adaptable dwellings 2B and 3B apartments and 39 affordable housing apartments. A minimum of 15% of the total residential gross floor area is dedicated to affordable housing for a minimum of 15 years, to be managed by a registered community housing provider. Affordable apartments are distributed throughout the building and designed to the same standard as market housing, ensuring equitable access to amenity, outlook, communal space and building services.

This inclusive housing approach supports a broader demographic mix, accommodating essential workers, older residents, people with disability, families and first-home households who are increasingly priced out of well-located centres. By locating affordable and diverse housing close to public transport, shops, services and community facilities, the proposal reduces cost-of-living pressures and promotes social participation and opportunity.

The design actively encourages social interaction and community cohesion through the provision of generous, well-designed communal open spaces. Landscaped courtyards and roof terraces provide a range of shared environments that support informal encounters, recreation and relaxation across age groups and lifestyles. These spaces are highly accessible, solar-oriented and designed to accommodate both individual use and small group activities, fostering everyday social connection within the residential community.

At street level, active frontages, multiple entries and a publicly legible layout contribute to an inviting and inclusive public realm. Retail uses, residential lobbies and the Community Club animate surrounding streets and reinforce pedestrian activity, enhancing safety, accessibility and vibrancy within the Mortdale Neighbourhood Centre.

Importantly, the proposal supports long-term community resilience through its mixed-use economic model. The integration of housing, community facilities and local services strengthens the viability of the centre, supports local employment and reduces reliance on single revenue streams. For the Mortdale RSL, the development provides a sustainable operational model that enables expanded community support and reduced dependence on gaming revenue.

Through its commitment to inclusive housing, community infrastructure, social interaction and equitable access to amenity, the proposal delivers a genuinely community-focused outcome. It creates a welcoming, resilient and socially diverse place that responds to contemporary challenges while reinforcing Mortdale's identity as a connected and caring neighbourhood centre.

Objective 4: Better for people

The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

A built environment that is better for people prioritises safety, comfort, accessibility and usability at every scale, from the individual apartment to the public domain. The Mortdale RSL Community Club redevelopment has been designed with a strong human-centred focus, ensuring that residents, visitors and the wider community experience a safe, legible and comfortable environment that supports everyday life.

Pedestrian safety and comfort are fundamental to the design. Active frontages, multiple entries and clear sightlines ensure that surrounding streets are well overlooked and animated throughout the day and evening. Residential lobbies, retail tenancies and the Community Club address Pitt Street, The Strand and Macquarie Place, providing passive surveillance and reinforcing a sense of safety within the public domain. Vehicle access is carefully managed and separated from primary pedestrian zones, minimising conflict and improving legibility and comfort for people moving through the site. Each elevation is individually articulated in response to the character of its street.

The proposal delivers a high level of residential amenity through careful building orientation, apartment planning and communal space design. Living spaces are oriented to maximise access to daylight, outlook and solar access, while setbacks, building separation and balcony screening maintain visual and acoustic privacy. Apartments meet or exceed minimum ADG room dimensions, storage requirements and private open space standards, ensuring functional, comfortable and adaptable living environments for a wide range of household types.

Thermal comfort and environmental conditions have been addressed through passive design measures, including cross-ventilation, shading, landscaped courtyards and roof terraces that moderate microclimate and reduce exposure to heat and wind. Communal open spaces are designed to be usable across seasons, with a mix of sun-exposed and shaded areas, seating, planting and protection from noise and wind. These spaces provide residents with opportunities for outdoor living, social interaction and respite without reliance on travel to external open space.

Universal access and inclusivity are embedded throughout the project. Level entries, lifts, adaptable apartments and compliance with Liveable Housing Guidelines ensure that the development is accessible to people of varying ages and abilities. Clear wayfinding, well-lit circulation spaces and intuitive building layout enhance ease of movement and reduce stress for residents and visitors alike.

The public domain experience is enhanced through generous setbacks above ground level, tree planting and articulated facades that create a comfortable pedestrian scale. Street trees and landscape elements provide shade, visual softness and improved amenity, encouraging walking, lingering and social engagement.

Importantly, the design recognises that comfort is not solely physical but also social. The integration of the Mortdale RSL Community Club as a visible, accessible and welcoming community space reinforces a sense of belonging and community identity. Together, these measures ensure the development delivers an environment that is safe, comfortable, inclusive and genuinely better for people.

Objective 5: Better working

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

Better working outcomes are achieved when buildings and places respond intelligently to their program, are efficient to operate and can adapt to changing needs over time. The Mortdale RSL Community Club redevelopment demonstrates a considered and tailored response to its mixed-use offering, ensuring that residential, community and commercial components function efficiently both independently and collectively.

The development is organised around a clear separation of uses, allowing each component to operate effectively without conflict. The Mortdale RSL Community Club is located at ground level with direct street access, clear visibility and dedicated servicing, reinforcing its civic role while maintaining operational efficiency. Residential lobbies are distinct and secure, with controlled access points that ensure privacy and clarity for residents and visitors. This functional clarity enhances usability and supports long-term operational success. It maintains its existing address on Macquarie Place.

Residential layouts have been designed for efficiency, flexibility and adaptability. Apartment planning minimises inefficient circulation space, provides logical room adjacencies and allows for a range of household types. There are a mix of 1B, 2B and 3B dwellings, including adaptable apartments.

Servicing, waste management and parking are consolidated within basement levels, reducing clutter at street level and supporting efficient daily operation. Loading and service areas are carefully located and screened to minimise impacts on pedestrians and the public domain, while ensuring the needs of the Community Club, retail and residential uses are met.

The building's structural grid, floor-to-floor heights and service coordination support future adaptability. Ground floor non-residential spaces are designed with sufficient height and flexibility to accommodate changing commercial or community uses over time, enhancing the long-term viability of the centre. Similarly, the integration of communal spaces and roof terraces allows for evolving patterns of use as resident needs change.

The project also works efficiently at an urban scale. Its location within walking distance of Mortdale Station, shops and services reduces reliance on private vehicles and supports sustainable patterns of movement. By concentrating housing, community facilities and services within a single, well-connected site, the development makes efficient use of existing infrastructure and supports the ongoing functioning of the neighbourhood centre.

In operational terms, the project supports a more resilient economic model for the Mortdale RSL, enabling it to diversify income streams and strengthen its community role. This adaptability ensures that the building and its uses will remain active, valuable and well-utilised over time.

Objective 6: Better value

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

Better value in the built environment is achieved when good design generates long-term social, environmental and economic benefits while minimising costs over time. The Mortdale RSL Community Club redevelopment delivers shared value for residents, the community and industry by combining design quality, sustainability and functional efficiency into a durable, adaptable development.

From a community perspective, the proposal creates lasting value through the provision of affordable housing, community facilities and high-quality public and communal spaces. Affordable apartments are integrated seamlessly throughout the building and delivered to the same standard as market housing, ensuring equitable access to amenity and long-term social benefit. This contributes to housing diversity, supports essential workers and strengthens community resilience within a well-serviced centre.

Environmental value is delivered through passive design strategies, landscape-led outcomes and a compact, transit-oriented urban form. Reduced energy and water demand, increased tree canopy and improved microclimate contribute to lower operational costs and improved comfort over the life of the building. These measures reduce long-term maintenance and energy expenses while enhancing liveability and resilience to climate change.

The development also delivers economic value by making efficient use of a consolidated, underutilised site close to existing infrastructure and public transport. By increasing housing supply in a strategic location, the proposal supports metropolitan planning objectives and reduces pressure for outward urban expansion. The integration of residential, retail and community uses strengthens the viability of the Mortdale Neighbourhood Centre, supporting local businesses and employment.

For the Mortdale RSL Community Club, the project provides a sustainable long-term operational model. The redevelopment enables the Club to modernise its facilities, maintain its community role and reduce reliance on gaming revenue, allowing greater reinvestment in local programs, sporting sponsorships and social initiatives. This generates broader social return on investment beyond the site itself.

Design quality further contributes to value by ensuring the building remains attractive, functional and adaptable over time. Robust materials, thoughtful detailing and flexible layouts reduce the need for future retrofitting and extend the life of the development. High-quality communal spaces and a strong public domain interface enhance the desirability of the place, supporting long-term occupancy and asset performance.

Collectively, these outcomes demonstrate that the proposal delivers better value by raising standards of living, supporting community wellbeing and providing enduring economic and social returns.

Objective 7: Better look and feel

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

The look and feel of a place plays a critical role in how people experience, use and value the built environment. The Mortdale RSL Community Club redevelopment has been designed to create a welcoming, legible and visually engaging place that contributes positively to its surroundings and encourages community use and enjoyment.

The architectural expression responds to Mortdale's evolving character through a balanced composition of scale, form and materiality. A clear hierarchy of elements - from the fine-grain street-level interfaces to the mid-rise perimeter form and slender tower - ensures the building is visually coherent while avoiding excessive bulk. Articulation, setbacks and modulation break down mass and create a rhythm that aligns with the surrounding streetscape.

Material selection and detailing contribute to a refined and contemporary aesthetic that remains grounded in its context. The use of glazing, metal elements and textured balustrades introduces depth, shadow and variation across facades, responding to changing light conditions throughout the day. Balconies, recesses and framed openings animate the elevations and reinforce a residential scale, while screened rooftop elements maintain visual order and skyline quality.

Landscape design is integral to the visual character of the development. Street trees, planted setbacks and elevated gardens soften built form, enhance seasonal change and create a greener, more inviting public realm. The landscape acts as a counterpoint to the architecture, improving visual comfort and reinforcing Mortdale's identity as a leafy neighbourhood centre.

At ground level, active frontages and transparent interfaces foster engagement between buildings and streets. Retail uses, residential lobbies and the Community Club create visual interest and a sense of activity, making surrounding streets feel safer, more vibrant and more welcoming. The incorporation of a street-facing memorial element provides a dignified civic focus and strengthens place identity.

The development is designed to be experienced at multiple scales -from distant views where the tower acts as a social urban marker, to close-up pedestrian encounters where detail, texture and landscaping define the experience. This layered approach ensures the project contributes positively to both the broader skyline and the everyday experience of people moving through and around the centre.

The scale of the shop fronts has been carefully considered to ensure a consistent and familiar character throughout the neighbourhood centre, particularly along Pitt Street, which will evolve over time as sites are redeveloped.

Through its considered form, materiality and integration with landscape and public space, the proposal delivers a high-quality visual environment. It enhances Mortdale's evolving character, promotes positive engagement and creates a place that people can identify with, enjoy and take pride in.

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