



PHASE 1 STAKEHOLDER & COMMUNITY ENGAGEMENT REPORT

Mortdale Gardens

19–25 Macquarie Place and 46–56 Pitt Street
Mortdale NSW 2223

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1. Introduction

The Mortdale Gardens proposal seeks approval for the redevelopment of the Mortdale RSL Community Club site at 19–25 Macquarie Place and 46–56 Pitt Street, Mortdale.

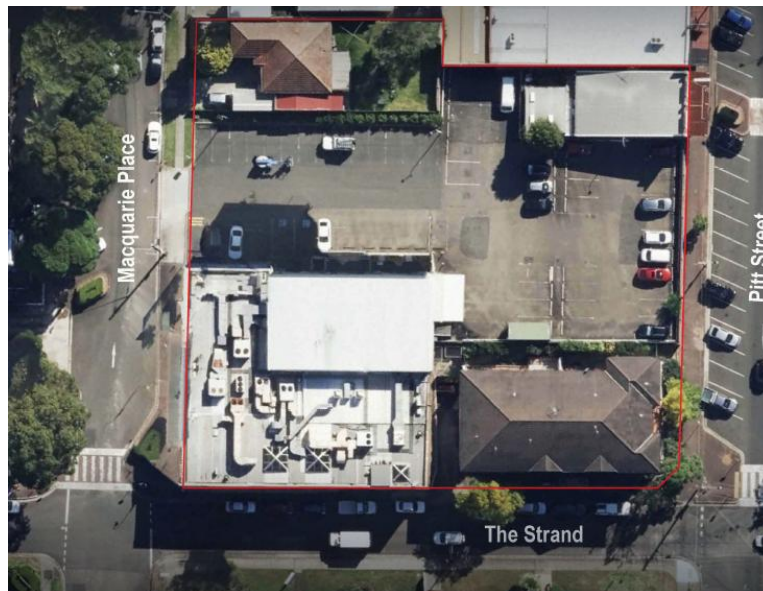


Figure 1: Site location

The proposal comprises a mixed-use development including a new Mortdale RSL Community Club, approximately 230 apartments including 15 per cent affordable housing, approximately 3,140m² of commercial floor space, predominantly 8–9 storey built form with one element up to 20 storeys, five basement levels providing approximately 450 parking spaces, and associated public domain and memorial improvements.

This Stakeholder and Community Engagement Report documents Phase 1 activities and outcomes undertaken in December 2025.

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

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

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

2. Purpose of phase 1 engagement

The purpose of the engagement was to establish working relationships with key stakeholders and to:

- provide accurate information regarding the proposal
- test initial design parameters
- identify matters requiring further analysis
- inform the finalisation of technical studies including traffic, visual and social impact assessments.

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

Broad community consultation and a Social Impact Assessment are planned for phase 2 activity scheduled to commence in Q1/Q2 2026. More information on phase 2 activity is provided in section 6 of this report.

3. Phase 1 engagement process

3.1 Stakeholders engaged

Engagement was undertaken with the following stakeholders:

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

3.2 Engagement methods and participation

The following engagement methods were implemented.

Project website: A project webpage on the Mortdale RSL website was published to ensure consistent and transparent access to project information, including a description of the development, indicative plans, timing, contact details and details regarding ways to engage.



MORTDALE GARDENS PROPOSAL

Early planning and community engagement

The Mortdale RSL Community Club has started early planning for the proposed Mortdale Gardens at 19–25 Macquarie Place and 46–52 and 56 Pitt Street, Mortdale. The project aims to secure the future of the Mortdale RSL Community Club and Sub-Branch, which has supported veterans and their families for more than a century and is among the oldest in the District.

About the proposal

The project aims to renew the ageing RSL building and deliver a mix of new homes, community facilities and local services on the site.

The concept currently being explored includes:

- a new Mortdale RSL Community Club will replace the existing building, which is no longer meeting community needs
- around 230 apartments will be built, offering a mix of 1, 2 and 3 bedroom homes, including dual-key apartments
- building heights will mostly range from 8 to 9 storeys with one taller building reaching up to 20 storeys
- commercial space across two levels will allow for medical services, retail shops, offices, a supermarket and cafés/restaurants
- five levels of basement parking will provide space for approximately 450 vehicles.

At least 15 per cent of the new homes will be dedicated to housing for key workers, young families and older residents.

Image 1: Sample of project [webpage](#)

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

The materials included:

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

Face-to-face briefings: An in-person briefing with Georges River Council General Manager, Director of Environment and Planning and senior council officers was held on 11 December 2025. An in-person briefing with the Member for Oatley, the Hon. Mark Coure, MP was held on 12 December 2025.

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

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

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

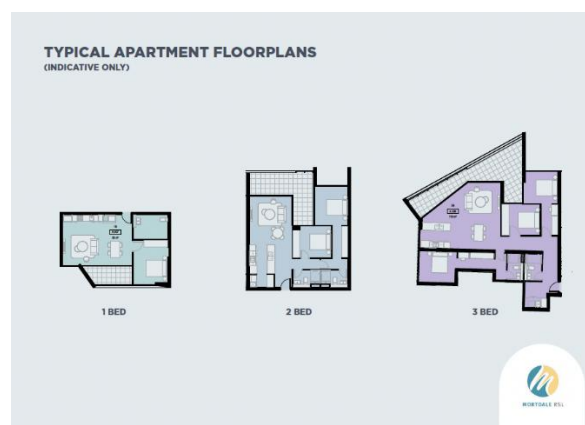
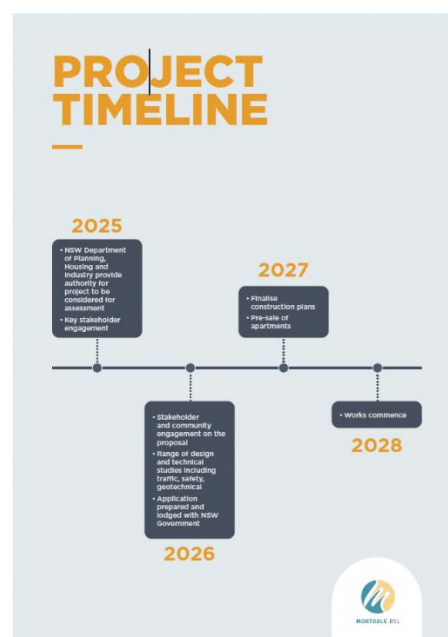
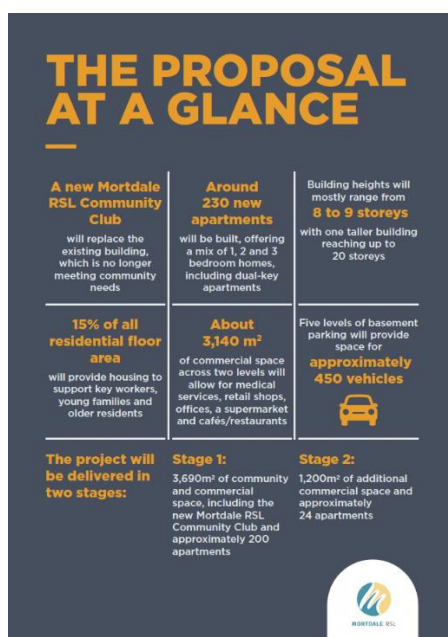


Image 2: Sample information display boards for member drop-in session

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

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

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

This discussion was followed up with numerous onsite discussions between residents/owners and the project team, to discuss details of the proposal, update on progress and outline the next steps.

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

Media statement: A media statement was issued to the *St George Leader* on 15 December 2025 to provide information to the wider community regarding the proposal status and upcoming engagement. The paper ran an online story on 16 December 2025. See the media release at attachment 1 and the online coverage at attachment 2.

Phone and email contact: For inquiries and information, the community was invited to contact Kate Robinson from Forward-Thinking through a phone number and email address. These contact details were shared through the project website and on one of the display boards at the member drop-in session.

One email was received in January from a neighbouring residential property asking if the proponent was intending to acquire land beyond the site perimeter. At the time of writing, there have been no phone calls.

4. Stakeholder engagement feedback

Across the engagement, there was broad recognition of the opportunity to secure the long-term sustainability of the Mortdale RSL and revitalise the site through this proposal. Club members, Sub-Branch representatives and stakeholders expressed support for renewal of the facilities and acknowledged the need for financial diversification to sustain services into the future.

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

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

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

Feedback aligned to each area, stakeholder and corresponding mitigations is summarised below:

Topic	Stakeholder	Feedback	Mitigation
Height and bulk	Council	Previous 9-storey testing generated strong community reaction. Height likely to be an issue. Requires robust justification and visual explanation.	Highlight detailed urban design report; contextual photomontages; transition modelling; clear explanation of strategic alignment with State policy.
	Local state member	Community sensitivity to 20 storeys. Political context of prior 4-storey commitment.	Clear articulation of rationale; distinguish majority 8–9 storeys; demonstrate design excellence and minimal overshadowing.
	Club members (including sub-branch)	General acceptance of 8–10 storeys; less sure about 20-storey tower for a small number of members.	Provide overshadowing studies; stepped massing diagrams; host design-focused engagement session.
Traffic congestion / parking	Council	Traffic is a major issue across LGA; Council sensitive to cumulative impacts. Traffic modelling will be critical to assessment credibility.	Comprehensive traffic impact assessment; intersection modelling; clear access strategy; construction traffic management plan.
	Local State Member	Existing congestion and parking shortfall in the area acknowledged.	Provide baseline traffic data; quantify incremental impacts; communicate proximity to rail and bus services.
	Club members (including sub-branch)	Existing parking shortage; reliance on club car park; narrow streets (The Strand).	Confirm approx. 450 basement spaces; clarify allocation; demonstrate compliance with planning controls; prepare parking management plan.
Revitalisation of area	Council / Members	Acknowledged underinvestment; opportunity for activation.	Highlight retail activation; fine-grain frontages; improved walkability; greening and public domain strategies.
	Local State Member	Acknowledged need to activate the locality – particularly on the Pitt street side. The commercial space is poor quality, and much of it has been vacant for years.	Highlight retail activation; fine-grain frontages; improved walkability; greening and public domain strategies.
Community benefit	Council	Keen for ongoing engagement to define public benefit. If a VPA is appropriate, suggested having that on exhibition at the same time as everything else.	Develop VPA strategy; continue to engage with Council on community benefits.
	Local State Member	Suggested exploring library or social infrastructure; benefits must be clear.	Develop VPA strategy; articulate public domain upgrades; explore civic improvements and memorial space.
Affordable housing	Council	Council policy context: affordable housing to be delivered/managed by community housing provider.	Confirm 15% affordable housing; identify delivery mechanism; include in social impact assessment.

Topic	Stakeholder	Feedback	Mitigation
Character and village feel	Local state member / Members	Noted previous community concern about change in local character, and “bringing outsiders”. Two members expressed concern about the potential for a change in character of the area.	Emphasise revitalisation; improved public domain; activation of Pitt Street; design that reflects local scale at street level.
Visual impact / overshadowing	Council / Members	Concern for potential impact on adjoining residential properties.	Demonstrate / share overshadowing and solar access studies.
56 Pitt Street residents	Directly affected residents	Questions about staging, parking access, tenure security, financial arrangements.	Establish dedicated communication channel; develop relocation and transition strategy; regular briefings with strata and owners.
Club sustainability	Club members (including sub-branch)	Strong support for renewal; want assurance club benefits financially; be aware of negative experience for other nearby RSL redevelopments.	Provide clear explanation of ownership model; communicate income diversification; maintain or improve floor area; ongoing member updates.
Interim Club operations	Club members (including sub-branch)	Concern about disruption during construction - where will they go?	Develop interim operations strategy; staged delivery (Stage 1 includes new club); maintain member communication plan.
Veteran commemoration	Sub-branch members	Strong interest in visible memorial; possible veteran housing component.	Integrate memorial space prominently; consult sub-branch in design refinement; explore veteran housing discussion.

6. Conclusion and planned phase 2 activities

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

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

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

Club members also raised practical concerns about parking availability and interim operations during construction. Directly affected residents of 56 Pitt Street sought clarity regarding staging, access, tenure security and transition arrangements. Sub-Branch members emphasised the importance of a visible memorial outcome and ongoing recognition of veterans within the redevelopment.

Taken together, this engagement phase provides a sound and practical framework for the next steps in technical studies, including traffic and transport analysis, visual and overshadowing assessment, social impact assessment and public benefit strategy, as well as for refining the communications approach ahead of phase 2 engagement and formal exhibition in 2026.

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

6.1 Broader community engagement

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

Project website updates: The project webpage will be updated to include refined plans, frequently asked questions, timelines and contact details. The website will function as the central information hub throughout Phase 2 and during exhibition.

Community drop-in sessions: A series of community drop-in sessions will be held at different times, including both weekday and weekend options, to maximise accessibility and participation. These sessions will provide an opportunity for residents and stakeholders to view updated plans, speak directly with members of the project team and ask questions regarding technical studies and proposed mitigation measures.

Online survey: A short online survey will be available via the project website to enable broader community input. The survey will seek feedback on the proposal as well as a deeper understanding of the demographics, attributes and challenges of the area.

Community survey: A statistically representative telephone sample survey will be conducted. This is to ensure that the 'hard to reach' and those likely to support and benefit from the proposal will be engaged. Housing supply is a key issue for the locality, and community views regarding housing type, community facilities and inclusions in the proposal will be garnered during the project planning and design phases.

Postcard notification: A printed postcard will be distributed to surrounding properties within an agreed notification area. The postcard will alert recipients to the project, the website and upcoming engagement opportunities, including drop-in sessions and the online survey.

6.2 Targeted stakeholder communications

Communication and engagement will continue with stakeholders engaged in Phase 1, including Council, the State Member, Club members, Sub-Branch representatives and directly affected residents.

6.3 Social Impact Assessment

A Social Impact Assessment (SIA) will be prepared as part of the EIS to assess the potential social impacts of the proposal on the surrounding catchment. In addition to desktop research and analysis, the SIA will draw on Phase 1 engagement findings and feedback received during Phase 2.

The SIA includes (but is not limited to):

- assessing potential impacts on community cohesion, local character and perceptions of change
- considering housing need and diversity
- examine levels of existing services (health, education, public transport, retail etc), infrastructure (roads etc) and public spaces, and assess potential impacts on these
- assess impacts on directly affected residents, including 56 Pitt Street
- identify mitigation and enhancement measures where applicable.

Attachment 1: Media statement



MEDIA STATEMENT

Mortdale Gardens proposal – Early planning and community engagement

Early planning has commenced for the Mortdale Gardens project on Macquarie and Pitt Streets in Mortdale.

The project aims to secure the future of the Mortdale RSL Community Club and Sub-Branch, which has supported veterans and their families for more than a century and is among the oldest in the District.

The concept includes a new club facility, around 230 apartments in a range of sizes, and commercial space for services such as medical, retail and hospitality.

At least 15 per cent of the new homes would be dedicated to housing for key workers, young families and older residents.

The proposal will be assessed as a State Significant Development by the NSW Government. A range of technical studies will be undertaken in 2026 to inform the development application, including detailed analysis of traffic, parking, height and scale, and public domain improvements.

Community feedback will also inform the proposal as it develops, and the project team is committed to engaging with the local community to share information and understand local priorities.

Drop-in sessions for Club members were held on 13 December, and broader engagement with Mortdale residents, local businesses and community groups will start in early 2026.

Further information and opportunities to participate will be shared in the new year.

For information contact:

Kate Robinson
0408 115 467
kate@forward-thinking.net.au

15 December 2025

Attachment 2: St George Leader online article

Beyond gaming: RSL Plans 230-unit precinct to end reliance on pokie revenue

By [Jim Gainsford](#)

Updated December 17 2025 - 9:24am, first published December 16 2025 - 10:06am
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An indicative impression of Mortdale Gardens from the corner of The Strand and Pitt Street.

The Mortdale RSL Community Club has commenced early planning for the 230 unit Mortdale Gardens project at its site on Macquarie and Pitt streets.

The proposal will be assessed as a State Significant Development by the NSW Government after being reviewed by the Housing Delivery Authority.

The concept includes a new club facility, around 230 apartments in a range of sizes, and commercial space for services such as medical, retail and hospitality.

At least 15 per cent of the units will be affordable housing.

The Mortdale RSL Community Club has said that the redevelopment was about securing the long-term sustainability of the club.

Rather than relying on gaming machine revenue into the future, the club would see a combination of commercial and residential development, with the commercial component giving the club a stable rental income into the future.

The club has previously said that without the redevelopment, Mortdale RSL would inevitably close, and the land would be sold and ultimately developed with no community benefit.

A range of technical studies will be undertaken in 2026 to inform the development application, including detailed analysis of traffic, parking, height and scale, and public domain improvements.

"Community feedback will also inform the proposal as it develops, and the project team is committed to engaging with the local community to share information and understand local Priorities," a spokesperson for the project said.

Drop-in sessions for Club members were held on 13 December, and broader engagement with Mortdale residents, local businesses and community groups will start in early 2026.

Further information and opportunities to participate will be shared in the new year.