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**Submission: Mortdale Local Centre Master Plan**

I wish to object to the draft Mortdale Local Centre Master Plan. I have lived in Mortdale for many years and one of the reasons I choose to live here is due to the local village atmosphere of Mortdale Village.

I am completely opposed to the proposed Mortdale Local Centre Master Plan for the following reasons:-

1. **Drastic upzoning will impact the congestion of the area** - I oppose the drastic upzoning of the Mortdale Local Centre to allow an increase of 969 new homes units. This drastic increase in population in this small area will worsen the traffic congestion issues that already exist, it will apply increased pressure on our schools which are already near capacity.
2. **Negative impact of the huge height increases** - the height increase in the existing and new B2 Commercial Zone, which will permit buildings 28m (9-storeys) high, will dramatically change the face of the suburb and will destroy the local village atmosphere forever. In addition the high-rise buildings will impact on the adjoining residential zones through overshadowing, privacy, traffic, parking and visual intrusion.
3. **Negative impacts of the Mortdale RSL proposed development** - the Mortdale RSL Planning Proposal, comprising 3 x high-rise towers and incorporating a large supermarket and speciality shops will direct shoppers away from the existing businesses in the Mortdale Village on Morts Road and has the potential over time to create a ghost town effect on Morts Road.
4. **Georges River Council is meeting its Housing Targets** - the increased development is not required, as our area is on track to achieve almost 13,000 of the 14,000 additional dwellings set as a target by the Greater Sydney Commission til 2036.
5. **Exploits the Affordable Housing objectives** - we support Council’s objective to achieve 14 affordable dwellings per year between 2020-2025. However this masterplan, which provides a bonus 2 storeys (6 metres) for affordable housing in all developments in the B2 zone, which will actually exceed Council’s affordable housing targets.

There is no justification for this drastic increase in zoning, density and building heights in the Mortdale Local Centre and as such this Master Plan should be rejected by Council.

Kind Regards

<name>