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**Submission: Mortdale Local Centre Master Plan**

**Reference: SF21/3419**

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. We do not have the infrastructure to support an extra 969 new units
2. The extraordinary height of the buildings will dominate and change the face of the whole area.
3. Similar buildings flooding the Kogarah and Hurstville area has put extraordinary pressure on infrastructure and schools
4. Putting units in quiet streets especially in Carrington Ave, is inappropriate and not in line with the current feel or village atmosphere.
5. The RSL development will introduce a ghost town effect to our local village shops on Morts Road and will destroy the village feel.
6. It is unnecessary to have 969 new units, especially since previous consultation, people have preferred duplexes, townhouse and villas as opposed to units.
7. The Mortdale Centre Masterplan feedback overwhelming requested for a maximum height of 3 to 4 storeys in the shopping precinct and to keep the Mortdale Village feel and this proposal does not take into consideration the community feedback.
8. The council is misleading us stating that we need affordable housing – it is dishonest to state that giving developers an extra 2 storeys as an affordable housing when 1/ there is no proof that the developers are making this affordable housing and charging 80% of rent values and 2/ Georges River has already provided the affordable housing that was required at state level. Maybe it will need to ensure that the result is more affordable housing.
9. There is no justification to take over quite residential streets and flood it with units.
10. It is unnecessary to flood the shopping centre with 9 storey building and commercial buildings.
11. The housing targets are well ahead of the housing targets and units is totally contrary to a sustainable change to the area.
12. It biasedly favours developers and does not take into consideration the community needs and wants but instead aims to demolish the greatly appreciated Mortdale Village.

There is no justification for such a Master Plan and it should be rejected by Council.

Kind Regards

<name>