

7 April 2026

Akshay Bishnoi
Senior Planning Officer – Affordable Housing Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Akshay,

SSD-83870463 | Mixed Use Development with In-Fill Affordable Housing – Moseley Street and Donald Street, Carlingford | Request for Information

1 Introduction

We understand that DPHI is seeking additional information to address your email query dated 24 March 2026 which states

We seek further clarification regarding the scope of works that have been carried out, and those that are proposed to be carried out, under DA/222/2024. This information is required to ensure that such works are excluded from the SSD application.

- *In your response to the RFI, please provide a letter clearly outlining:*
- *the works already undertaken under DA/222/2024; and*
- *the works approved and yet to be carried out under DA/222/2024, in near future.*

Based on this, please amend the description of the SSD proposal to clearly identify the remaining works being proposed under the SSD, ensuring that it does not include any works already completed (for example excavation works).

We also understand that DPHI requested further information to address their email query dated 31 March 2026 which states

As part of your final response, could you please also confirm whether consent for the demolition of the display suite/sales office is being sought under the SSD?

Further to my email earlier today, could you please also include in your response clarification on the trees proposed to be removed under the SSD, both within the site and in the public domain?

2 Background

To assist in understanding the intent as to why a basement has been included in SSD-83870463, the following is noted:

- The 'shell' of the basement approved under DA/222/2024, remains identical to that of SSD-83870463.
- The key difference between the two basements, is the internal layout (parking arrangement etc), which has resulted from a different land use mix between both DAs.
- We understand DPHI's preference to remove from this SSD any works already under construction as they relate to the basement. That is, works such as excavation, shoring, and them like, are to be removed from the application.
- By way of update, the works approved under DA/222/2024 have commenced following the resolution of deferred commencement conditions 1 and 2 which required the following be satisfied within 24 months of the determination being 27 June 2025.
 1. *Relocation of the existing Council owned drainage assets across the development site.*
 2. *Submission to Council of suitable documentary evidence issued confirming the creation of two (2) easements to drain water, being between 2.1m, 2.4m & 3m wide over the stormwater discharge pipe system through the subject site, benefitting the development site, adjoining upstream residential lots and Council's adjoining assets, has been registered with the NSW Land Registry Services.*

To assist in understanding DPHI's additional queries regarding the demolition of the display suite and tree removal the following is noted:

- The SSDA does not seek approval for demolition of the display suite. This was approved under DA/2022/2024. Its yet to be undertaken and will be undertaken in the near future.
- This SSDA seeks consent for removal of tree 68 and 71 not captured under DA/2022/2024/

3 Response

Works undertaken and to be undertaken via DA/2022/2024

DA/2022/2024 was approved by the NSW Land and Environment Court on 27 June 2025. On 3 February 2026, City of Parramatta Council confirmed that the deferred commencement conditions of DA/222/2024 were satisfied.

The works being undertaken in accordance with Construction Certificate #1 are as follows:

- Excavation
- Shoring
- Construction of basement floor slab & inground services.

By way of update:

- All demolition works (except for demolition of the display suite) were completed in early 2025 (via DA/219/2024), all new drainage works within the public domain and the new easements within the site were completed in December 2025 and the construction works began on site in February 2026.
- Since February 2026, construction contractors have completed the piling and capping beams, the steel anchors required to support the piling and are currently clearing/excavating the site to the proposed basement 3 level.
- It is expected that the site will be cleared by mid-April 2026. Following that, the construction contractor will begin work on the concrete pads, underground hydraulic and civil services, and the stair and lift pits. Following these works, they'll then begin the concrete base slab for basement 03. These works are expected to be completed by June 2026.

4 Works sought for consent under SSD-8387604

Noting the above, and with regards to the basement, consent is only sought for the following under SSD-8387604:

- Internal fit-out of a three (3) level basement parking structure (residential) and podium parking for childcare centre. This includes the provision of lift and staircase shaft walls, structural columns, plant rooms, services, motor vehicle and bicycle parking, accessible parking and storage cages for residents.

The remainder of the development for which consent is sought remains unchanged, as follows:

- Construction of one (1) x nine (9) storey and one (1) x seven (7) storey residential flat building. 118 apartments will be provided with a mix of one, two, three and four-bedroom units.
- Construction of a 76-place centre-based childcare facility located at Building B. (Detailed fit out, internal design and operation of the tenancy will be subject to a future development consent).
- Landscaping and public domain works including ground level communal open space for residents, child-care communal open space located on Level 2 of Building B and tree planting in the public domain along Donald and Moseley Streets.
- Civil works including an OSD tank, below ground rainwater tank and new boundary and kerb inlet pits at Donald Street.
- Removal of trees 68 and 71.

5 Project Description (Revised)

The revised description of the proposed development is as follows:

- Construction of one (1) x nine (9) storey and one (1) x seven (7) storey residential flat building
- A centre-based childcare facility.
- Internal fit-out of three (3) level basement parking structure (residential) and podium parking for childcare.
- Associated civil, landscaping, public domain works and tree removal.

6 Conclusion

This letter has been prepared to address the RFI from DPHI. We trust that the information contained within this letter adequately addresses DPHI's queries.

Should you wish to discuss further, please do not hesitate to contact the undersigned or Zachary Quintal (02 8233 9933).

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Andrew Hobbs". The signature is fluid and cursive.

Andrew Hobbs
Associate Director
+61 2 8233 7697
ahobbs@urbis.com.au