

**15A AND 15B
MOSELEY
STREET AND
25-31 DONALD
STREET,
CARLINGFORD**

**INFILL AFFORDABLE
HOUSING SSDA**

Prepared for

CAPIO PROPERTY GROUP

11 August 2025

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director Lyndal Stuart
Senior Consultant Jordan Smith
Consultant Leah Boyle
Project Code P0058647
Report Number Draft



Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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ABBREVIATIONS

Table 1 Abbreviations

Abbreviation	Definition
DPHI	Department of Planning, Housing and Infrastructure
SEARs	Secretary's Environmental Assessment Requirements
EIS	Environmental Impact Statement
SSDA	State Significant Development Application
SSD	State Significant Development
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
LGA	Local Government Area
CHP	Community Housing Provider
DEAP	Design Excellence Advisory Panel

1. INTRODUCTION

Urbis has been commissioned by Capio Property Group (Capio) to prepare this *Engagement Outcomes Report*, in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), as part of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application for the proposed development at 15A and 15b Moseley Street and 25-31 Donald Street, Carlingford (the site) for in-fill affordable housing to the Department of Planning, Housing and Infrastructure (DPHI).

This report has been prepared with reference to the Department of Planning, Housing and Infrastructure's (DPHI's) *Undertaking Engagement Guidelines for State Significant Projects* and the International Association of Public Participation (IAP2) Public Participation Spectrum.

2. LEGESLATIVE CONTEXT

In NSW, the preparation and evaluation of environmental assessments for state significant developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The industry specific SEARs issued for this project
- DPHI’s Undertaking Engagement Guidelines for State Significant Projects (March 2024) (Undertaking Engagement Guidelines)
- DPHI’s Community Participation Plan (April 2024)
- The International Association of Public Participation’s (IAP2) Public Participation Spectrum.

2.1. RESPONSE TO SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

The engagement activities and outcomes detailed within this report address the Secretary’s Environmental Assessment Requirements (SEARs), as issued by the DPHI. The SEARs require demonstration of how the engagement to be undertaken for this project is consistent with DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*.

Table 2 provides the industry specific SEARs that are relevant to the delivery of community and stakeholder engagement for this project and how we have responded to those in our engagement program.

Table 2 Response to SEARs – SSD-83870463

SEARs item	Project response
Community and Stakeholder Engagement	
<p>Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project.</p> <ul style="list-style-type: none"> ▪ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted. 	<p>This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>The outcomes of the consultation approach, including how issues raised, feedback provided and proposed future response have been considered and responded to in the project. This will be captured in the:</p> <ul style="list-style-type: none"> ▪ Engagement and Communications Outcomes Report ▪ EIS.

2.2. ALIGNMENT WITH UNDERTAKING ENGAGEMENT GUIDELINES FOR STATE SIGNIFICANT PROJECTS

This engagement outcomes report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW. The *Undertaking Engagement Guidelines* provides a series of objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community Participation objectives

	Objective	Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the project.	Community and Key stakeholders are detailed in Section 5.
2	Use appropriate engagement techniques. This includes: considering the accessibility of how information is delivered the avoidance of technical language and jargon so information can be easily interpreted by the audience the adoption of non-written forms of engagement, where needed. <i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i>	For an overview of engagement activities, see Section 7.
3	Ensure the community is provided with safe, respectful and inclusive opportunities to express their views	For an overview of engagement activities, see Section 7.
4	Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design	For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 4.
5	Be innovative in their engagement approach and tailor engagement activities to suit the: context (e.g. sensitivity of the site and surrounds) scale and nature of the project and its impacts level of interest in the project.	For an overview of the project context, see Section 3.

	Objective	Where has this been addressed
6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	See Section 4 for level of impact per category.
7	Clearly outline how and when the community can be involved in the process.	See Section 7 for details of how community members will be invited to participate in the planning process.
8	Make it easy for the community to access information and provide feedback.	
9	Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.	For an overview of engagement activities, see Section 7.
10	Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.	Community and stakeholder views will be summarised and provided in the Engagement Outcomes Report to be prepared for this project.
11	Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.	For the demographic profile of the local area, see Section 5.2

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

3. PROJECT DETAILS

This section provides an overview of the project details, including the project site, context, and a detailed description of the proposed development.

3.1. PROJECT SITE

Capio is proposing to develop a new in-fill affordable housing development in the form of residential flat buildings and a child-care centre at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford (the site), within the City of Parramatta Local Government Area (LGA).

The site is located on the southern side of Moseley Street between Young Road and Tanderra Avenue near the Carlingford Court shopping precinct and the retail precinct surrounding Carlingford Station and Pennant Hills Road.

The site comprises a series of irregular lots with a total site area of 5,948 m². Legally, the sites are described as:

- Lot 35 DP 536982
- Lot 34 DP 536982
- Lot 5 DP 35555
- Lot 33 DP 536982
- Lot 32 DP 536982
- Lot 2 DP 35555

Map 1 Project location



Source: Nearmaps

3.1.1. The surrounding locality

The site is located within approximately 250 metres walking distance to the west of Carlingford Court Shopping Centre and 5.3 kilometres northeast of the Parramatta CBD.

The site is well serviced by public transport with regular bus services at Carlingford Court Shopping Centre, and at Jenkins Road (approximately 350 metres west of the site). Stage 1 of the Parramatta Light Rail opened in December 2024 and provides public transport connections from Carlingford to Parramatta CBD via Camellia.

Development surrounding the site comprises a mix of land uses, varying between low and medium density to high density residential and mixed use.

The immediate area surrounding the site to the east, west and south is zoned R4 High Density Residential. Therefore, the surrounding area is undergoing significant change, particularly to the south and east of the site, with several residential apartment buildings under construction on nearby streets (including Paul Place, Tanderra Avenue, Post Office Street, and Thallon Street).

The area to the north of the site is zoned R2 Low Density Residential and RE1 Public Recreation and includes The Harold West Reserve and St Paul's Anglican Parish Centre, which are surrounded by single residential dwellings.

3.2. PROJECT CONTEXT

Capio is seeking approval from the Department of Planning, Housing and Infrastructure (DPHI) to establish a new in-fill affordable housing development including residential apartment buildings and a childcare centre at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford.

The NSW Government recognises the need to build more homes for the state's growing population, particularly to boost housing supply and improving housing affordability.

Under the National Housing Accord, NSW is tasked with delivering approximately 377,000 new well-located dwellings (including approximately 15,800 social and affordable dwellings) by 2029. The Accord brings together all levels of government, investors, and the construction sector to unlock additional affordable housing supply over the medium term.

DPHI has released several key policy initiatives to incentivise and support the delivery of additional homes (including affordable housing) under the Housing SEPP. Of relevance to the proposed development, these include:

- 'In-fill affordable housing' reforms gazetted on 14 December 2023.
- 'Low and mid-rise housing' (LMR) reforms gazetted on 28 February 2025.

The proposed development is eligible for the uplift under both the LMR reforms and the in-fill affordable housing reforms and represents a positive contribution to solving the current housing crisis in NSW.

3.3. PROJECT DESCRIPTION

The application seeks development consent for the development of an in-fill affordable housing development at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford. Specifically, the SSDA seeks development consent for:

- Site preparation works including demolition of structures and tree removal.
- Bulk excavation works to establish basement parking structure.
- Construction of two (2) x nine (9) storey residential flat buildings.
- A 76-place centre-based childcare facility.
- Three (3) level basement parking structure (residential) and podium parking for childcare.
- Associated civil, landscaping and public domain works.

Figure 1 The site and surrounding community



Source: Nearmaps

4. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between June 2025 and July 2025. The objective of the engagement undertaken was to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*.

4.1. ENGAGEMENT OBJECTIVE AND APPROACH

This engagement approach has been determined based on the anticipated level of impact of the project on the surrounding community and stakeholders. As the level of impact is likely to be low, as there are minimal sensitive receivers in the area surrounding the site, the objective of engagement to support 15A-15B Moseley Street and 25-31 Donald Street, Carlingford is to inform and consult stakeholders and the community.

Figure 2 IAP2 Public Participation spectrum

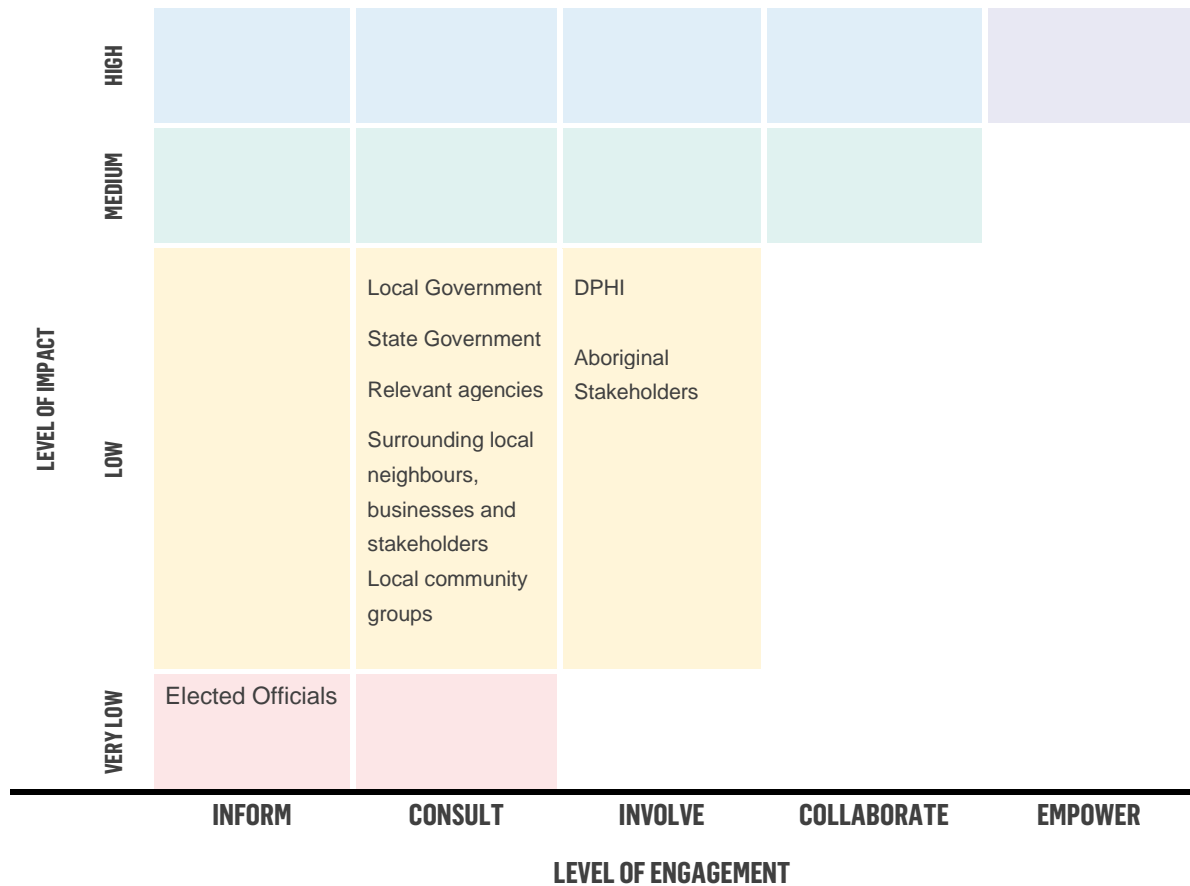
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

4.2. LEVEL OF IMPACT PER CATEGORY

The figure below shows the level of engagement required per stakeholder groups based on the likely level of impact which has informed our engagement approach.

Figure 3 Level of impact per stakeholder category





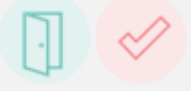



In line with DPHI’s *Community Participation Plan*, the approach to engagement was informed by the objectives shown in Figure 4.

Figure 4 DPHI *Community Participation Plan* Objectives



Table 4 Engagement approach and alignment with objectives

Approach	Alignment with objectives
<p>Providing consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits, and the planning report process through accessible, tailored open lines of communication.</p>	
<p>Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation. Add Open and inclusive</p>	
<p>Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process.</p>	
<p>Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project.</p>	
<p>Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.</p>	
<p>Managing expectations by closing the feedback loop and sharing how stakeholder and community views influenced the proposal.</p>	

5. COMMUNITY AND STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPHI's *Undertaking Engagement Guide: Guidance for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the project.

5.1. STAKEHOLDER CATEGORIES

The stakeholders for this project have been categorised by group, as shown in figure 5. The community stakeholders have been identified due to their proximity to the site, potential concerns about the project impacts, intersection with other interested stakeholders through community connection, and general interest in the project.

Figure 5 Stakeholder Categories

GOVERNMENT AUTHORITIES	RELEVANT AGENCIES	SURROUNDING COMMUNITY
<p>Department of Planning, Housing and Infrastructure</p> <ul style="list-style-type: none"> ▪ Local Council ▪ Federal MP ▪ State MP 	<ul style="list-style-type: none"> ▪ Transport for NSW ▪ Sydney Water ▪ Ausgrid ▪ NSW Fire & Rescue 	<p>Near neighbours, including residents on:</p> <ul style="list-style-type: none"> ▪ Mosely Street ▪ Donald Street ▪ Young Road ▪ Tanderra Avenue ▪ Vickery Avenue ▪ Post Office Street <p>Local businesses and shopping centres:</p> <ul style="list-style-type: none"> ▪ Carlingford Court Centre Management ▪ Carlingford Village Centre Management ▪ Bunnings Carlingford ▪ Sydney Steamer Pty Ltd ▪ Befit Physiotherapy ▪ Real Blinds ▪ Distribution Services ▪ Fur Baby Holidays ▪ Armian Rendering services <p>Local places of worship:</p> <ul style="list-style-type: none"> ▪ St Paul's Anglican Church Carlingford ▪ Sydney Australia Temple ▪ Iranian Church Sydney



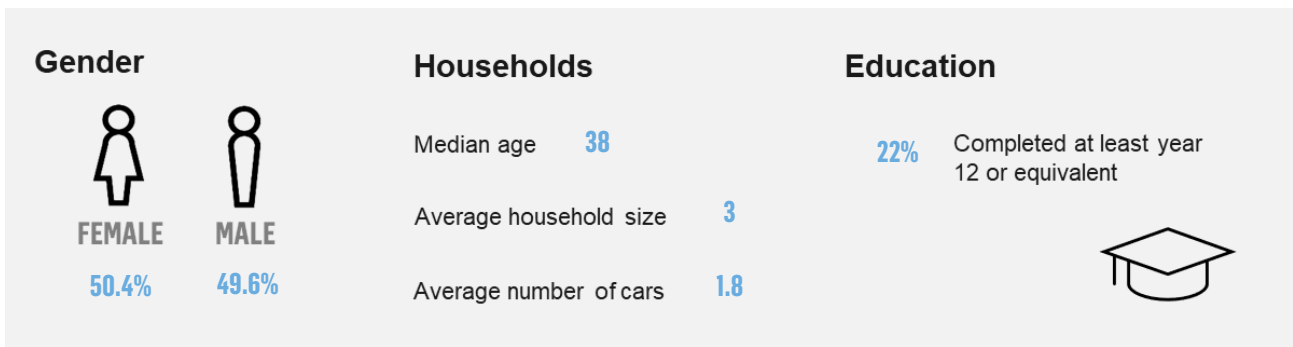
- Local schools:**
- James Ruse High School
 - Cumberland High School
 - Carlingford West Public School
 - Carlingford Public School
 - Papilio Early Learning Carlingford
- Local community groups**
- Carlingford Sports Club
 - Carlingford Branch Library
 - Roselea FC

5.2. COMMUNITY PROFILE

This section provides a demographic profile of the local Carlingford community. This demographic analysis encompasses a range of key indicators including age distribution, gender ratio, cultural diversity, income levels, educational attainment, employment statistics, household composition, mobility, and health statistics. By understanding these demographic nuances, we can better identify the needs, challenges, and opportunities within the local community. This information will help us to shape an informed, inclusive, and forward-thinking engagement strategy.

When compared with NSW, the population of Carlingford has:

- A younger median age, with a greater proportion of young children, and a lower proportion of older people.
- A larger household size.
- A higher proportion of people who speak a language other than English at home.



Cultural and Linguistic Diversity

67.3% speak a language other than English at home

0.4% Identify as Aboriginal or Torres Strait Islander

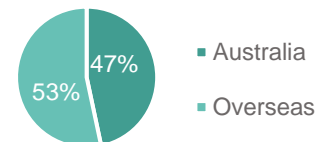
Top 3 languages spoken at home (other than English)

22.1% MANDARIN

13.2% CANTONESE

6.3% KOREAN

Country of birth



84.5% Speaks English only, very well or well

Health and disability

24.2% Persons with long term health conditions

10.8% Persons who have provided unpaid assistance to a person with a disability, health condition, or due to old age

Finances

\$2,084 Median weekly household income

\$2,500 Median monthly mortgage payment

\$500 Median weekly rental payment

Figure 6 shows a demographic snapshot of the local community surrounding the site

In the preparation of this Engagement Outcomes Report, it was noted that the community profile of Carlingford is linguistically diverse, however, the majority of the community (84.5%) speak only English, speak English very well or well. Accordingly, the engagement approach did not include a requirement for translation services to engage with Culturally and Linguistically Diverse (CALD) communities. The insights garnered from the demographic snapshot provided in figure 6 have informed this approach by including the provision of project information that was clear and easy to understand, and provided flexible engagement options including phone, email, written newsletters, and online project briefings if requested.

6. ENGAGEMENT ACTIVITIES

This section outlines the engagement activities that were implemented during the consultation process.

Consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project. Engagement activities for the community and other key project stakeholders are outlined below.

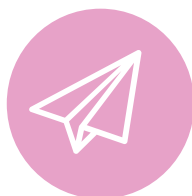
Figure 7 Engagement activities



Project newsletter delivered to 1,050 neighbours








16 emails sent to government authorities and community groups



0 phone calls and 23 responses received to the SIA survey



Table 5 Engagement activities

Engagement activity		Target stakeholder(s)	Details
	Project newsletter	Surrounding community	Project newsletter distributed to the surrounding community within 500m of the site (See Appendix A).
	SIA community survey	Surrounding community	SIA survey distributed to the surrounding community within 500 kilometres of the site via newsletter.
	E-Newsletter	Sensitive receivers, including government authorities.	Project newsletter to be emailed to the following surrounding sensitive receivers: <ul style="list-style-type: none"> City of Parramatta Council Mayor and elected officials Local shopping centres Local schools Community organisations
	Key stakeholder briefings (as required)	Community members and key stakeholders	Key stakeholders or community members with a specific interest in the project were invited to participate in a briefing for the project.
	Enquiry lines	Surrounding community	A 1800 number and email address will be made available throughout the consultation period, enabling the surrounding community and key stakeholders to ask questions and provide feedback.

Engagement activity	Target stakeholder(s)	Details
		Two phone calls and five emails have been received from community members at the time of writing this report.

7. WHAT WE HEARD

This section provides a detailed summary of issues raised by key stakeholders and community members and throughout the engagement process, and the project response to this feedback.

7.1. KEY STAKEHOLDER FEEDBACK

This section provides a detailed summary of issues raised by key stakeholders including the NSW Department of Planning, Housing and Infrastructure (DPHI), City of Parramatta Council, other state government agencies a throughout the engagement process, and the project response to this feedback.

Table 6 Key stakeholder feedback

Stakeholder	How this group was consulted	Feedback received	Project response
Government authorities			
NSW Department of Planning, Housing and Infrastructure (DPHI)	On Thursday, 17 April 2025 Capio met with DPHI's planning and assessment team to complete a Scoping Meeting and introduce the project team. The intent of the meeting is to present the project design to DPHI and discuss the request for SEARs.	DPHI's planning and assessment team confirmed the proposal was eligible for State Significant Development status and recommended Capio formally request the Secretary's Environmental Assessment Requirements (SEARs).	As the responsible assessing authority, DPHI will continue to be consulted by Capio through the assessment phase of the Environmental Impact Statement (EIS). Capio has addressed feedback from DPHI during the preparation of the EIS.
	On Monday, 28 April 2025, Capio formally requested SEARs from DPHI.	DPHI issued Industry-SEARS on 14 May 2025.	
Government authorities: Local			
Parramatta City Council: Mayor and Councillors – Martin Zaiter (Lord Mayor)	On Tuesday, 1 July 2025, an email was issued to Councillors at Parramatta City Council with details on the proposal.	<ul style="list-style-type: none"> Lord Mayor Marin Zaiter confirmed receipt of the invitation to the briefing and declined to attend. 	Capio will continue to provide updates to Parramatta City Council and Councillors as the project progresses.

Stakeholder	How this group was consulted	Feedback received	Project response
<ul style="list-style-type: none"> - Dr Hayley French (North Rocks Ward) - Georgina Valjak (North Rocks Ward) - Manning Jeffrey (North Rocks Ward) - Judy Greenwood (Parramatta Ward) 	<p>The email included:</p> <ul style="list-style-type: none"> ▪ Information about the proposal ▪ Community newsletter ▪ Invitation to attend a project briefing ▪ 1800 number and email address. <p>On Friday, 4 July, Lord Mayor Marin Zaiter responded to the email issued.</p> <p>On Sunday, July 6, 2025, a member of the community emailed Parramatta City Council Mayors and Councillors and Members of Parliament in relation to the proposal. A response was received from Councillor Judy Greenwood on Sunday, 13 July 2025.</p>	<ul style="list-style-type: none"> ▪ In response to an email received by a local resident concerning the proposal, Councillor Judy Greenwood acknowledged the objection. It was clarified that under the Environmental Planning & Assessment Act 1979, Councillors do not participate in the assessment or determination of development applications. Additionally, it was explained that Councillors are unable to direct or discuss the merits of a DA with Council staff. Ms. Greenwood confirmed that the email had been referred to Council's Development Assessment management team for their consideration. 	
Elected Officials			
<p>Federal Member for Parramatta</p> <ul style="list-style-type: none"> - Mr Andrew Charlton <p>State Member for Parramatta</p> <ul style="list-style-type: none"> - Ms Donna Davis 	<p>On Tuesday, 1 July 2025, Urbis Engagement, on behalf of Capio issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing.</p>	<p>On Friday, 11 July 2025, Ms Donna Davis confirmed receipt of the invitation to the briefing and declined to attend.</p>	<p>Capio will continue to provide updates to Members of Parliament as the project progresses.</p>
Relevant agencies			

Stakeholder	How this group was consulted	Feedback received	Project response
Transport for NSW (TfNSW)	Transport for NSW (TfNSW) has not been consulted in the preparation of this proposal as there is no impact on relevant assets. TfNSW has been previously consulted as part of the Development Application DA/222/2024.	Not applicable.	Transport for NSW (TfNSW) will be consulted by DPFI during the Public Exhibition process for the SSDA.
Sydney Water	<p>On Thursday, 26 June 2023, Sydney Water was contacted via email in relation to a Before You Dig enquiry.</p> <p>A Statement of Available Pressure and Flow was received from Sydney Water on responded on Monday, 21 July 2023.</p>	<ul style="list-style-type: none"> ▪ The Sydney Water Statement of Available Pressure & Flow indicates that there is adequate supply from the authority main for the domestic cold-water service without the need for a pressure booster pump. ▪ The Sydney Water Statement Available Pressure & Flow indicates that there is not adequate supply from the mains for the combined fire hydrant and fire sprinkler service that need pressure booster pumps and tank. ▪ Final requirements for the water-main connection shall be subject to Sydney Water Notice of Requirements and Water Application during the Development Application process 	Capio will continue to liaise with SW, ensuring all requirements are met and necessary documentation is provided.
Fire & Rescue NSW	No consultation for this proposal.	Not applicable.	Fire & Rescue NSW will be consulted by DPFI during the Public Exhibition process for the SSDA.
Endeavour Energy	Endeavour Energy has been previously consulted as part of the Development Application DA/222/2024.	On 22 April 2024, Endeavour Energy responded in reference to previous submissions made to the City of Parramatta on 6 October 2023 and	Endeavour Energy will be consulted by DPFI during the Public Exhibition process for the SSDA.

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>22 December 2023, stating that the conditions and advice provided therein are essentially also applicable to this Development Application. Subject thereto, Endeavour Energy has no objection to the Development Application.</p>	<p>The project team will continue to consult with Endeavour Energy through the planning and construction process.</p>
Community stakeholders			
<p>Residents located on:</p> <ul style="list-style-type: none"> - Mosely Street - Donald Street - Young Road - Tanderra Avenue - Vickery Avenue - Post Office Street 	<p>A community newsletter was issued to around 1050 properties surrounding the proposed site on Thursday, 26 June 2025 and Friday, 27 June 2025 via letterbox drop.</p> <p>The newsletter provided information about the proposal and invited the community to provide feedback via the 1800 enquiry line, email and via a short survey. The newsletter also invited community members to attend a project briefing.</p> <p>On Sunday, 6 July 2025 an email was received from a resident on Young Road regarding the proposal with an attached letter.</p>	<p>Environmental and ecological impact</p> <ul style="list-style-type: none"> ▪ Feedback from residents indicates that the clearing of trees, even before construction has begun has already had a visible impact on the local environment. The resident reported no longer hearing frogs at night and a noticeable decrease in bird life, highlighting habitat lost. ▪ There is an understanding that a Design Excellence Advisory Panel (DEAP) report recommended the retention of some mature trees on the site. However, residents observe that the minimal number of trees left standing suggests that these recommendations may have been overlooked or inadequately addressed. They note that Capio's approach, retaining only the bare minimum, sets a precedent for the future treatment of the site. This has led to the perception that environmental values are not being fully considered in the planning process. 	<p>Environmental and Ecological Impact</p> <ul style="list-style-type: none"> ▪ The Secretary of the Department of Planning, Housing and Infrastructure has determined that the proposed development is not likely to have a significant impact on biodiversity values. As a result, a Biodiversity Development Assessment Report is not required for this development. ▪ An arborist report is currently being prepared relating to the State significant proposal to provide a detailed analysis of the impact of the development on existing trees. This report will provide an analysis of the impact of the development proposal on trees with additional guidance on appropriate management and protective measures. ▪ A comprehensive landscaping scheme is being proposed to complement the proposed development and provide amenity for residents and surrounding neighbours. This scheme will include the planting of new trees in appropriate and prominent

Stakeholder	How this group was consulted	Feedback received	Project response
		<p data-bbox="1005 379 1379 443">Translation services and project communication</p> <ul data-bbox="1005 459 1529 1246" style="list-style-type: none"> <li data-bbox="1005 459 1529 826">▪ Inquiries were made about the community's ability to engage with the planning process. It was noted that Carlingford has a significant population of residents who speak a language other than English at home. It was noted that many of their neighbours might not be aware of the initial or updated proposal or fully understand the planning processes required to formally respond. <li data-bbox="1005 842 1529 1246">▪ It was further highlighted that the high number of tenants in the area, many of whom may not have long-term ties to the neighbourhood, results in fewer residents acting as stewards or advocates for the future of the local environment. With fewer long-term owner-occupiers and many residents facing language or system barriers, the residents indicated that there is a risk the community's voice may go unheard during the planning process. 	<p data-bbox="1597 256 2033 320">locations, aiming to restore and enhance the local environment over time.</p> <p data-bbox="1552 379 1926 443">Translation services and project communication</p> <ul data-bbox="1552 459 2069 1362" style="list-style-type: none"> <li data-bbox="1552 459 2069 563">▪ Capio understands the importance of inclusivity and accessibility in our community engagement efforts. <li data-bbox="1552 579 2069 754">▪ Before initiating the project, Urbis Engagement conducted a thorough demographic analysis to understand the linguistic needs of the Carlingford community. <li data-bbox="1552 770 2069 1058">▪ The community profile of Carlingford is linguistically diverse. However, the majority of the community (84.5%) speak only English, or speak English very well or well. Accordingly, the engagement approach did not include a requirement for translation services to engage with Culturally and Linguistically Diverse (CALD) communities. <li data-bbox="1552 1074 2069 1362">▪ The insights garnered from the demographic snapshot provided in figure 6 have informed this strategy by ensuring we provide project information that is clear and easy to understand, and provide flexible engagement options including phone, email, written newsletters, and online project briefings if requested.

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>Traffic and infrastructure</p> <ul style="list-style-type: none"> ▪ Residents queried the current state of local streets, particularly Moseley and Donald, which already experience significant congestion with nose-to-tail parked cars affecting traffic flow and ease of movement. It was noted that during peak times, congestion extends beyond these streets to the surrounding blocks, resulting in slow and frustrating conditions. A recent event when involving a tilted crane, the Meriton development site, which necessitated traffic diversions off Pennant Hills Road was provided as an example. ▪ Resident questioned whether the current infrastructure can adequately accommodate this additional demand noting that the proposal includes an additional 136 homes and a childcare centre for up to 80 families. 	<p>Traffic and infrastructure</p> <ul style="list-style-type: none"> ▪ Capio is committed to mitigating impacts on local traffic and parking in the Carlingford community. A detailed traffic study has been commissioned relating to the State significant proposal to assess these impacts for the proposed development. ▪ The mixed-use development is designed with careful consideration regarding parking and traffic management. The proposal includes two separate parking areas, one for the residential component and another for the childcare centre and is anticipated to provide approximately 209 off-street car parking spaces. This aims to alleviate any on-street parking increases. ▪ Vehicular connectivity for the residential parking area will be via a combined ingress/egress driveway on Donald Street, located in the south-western corner of the site. Similarly, the childcare centre will have its own ingress/egress driveway on Moseley Street, situated in the north-western corner of the site. These measures are intended to distribute traffic flow and minimise congestion on any single street. ▪ An assessment is being conducted to investigate and report on the potential parking and traffic consequences of this development. This includes recommending appropriate measures to mitigate any

Stakeholder	How this group was consulted	Feedback received	Project response
			<p>adverse impacts. The scope of this assessment will ensure that all aspects of traffic and parking are thoroughly examined, and solutions are proposed to address any identified issue. The Traffic Impact Assessment will be available for you the public to view when the proposal is on Public Exhibition.</p>
		<p>Planning pathway</p> <ul style="list-style-type: none"> ▪ Residents queried the transparency of the planning process, noting a pattern where developers gain approval for one version of a project and subsequently expand or amend it once approval is secured. Initial proposals often appear designed to minimise community opposition, only to be followed by substantial changes that increase density and reduce amenity. ▪ This pattern, as noted by residents, makes it challenging for the community to respond meaningfully or to trust that the proposed plans will reflect the final outcome. Residents urged the panel to consider this potential for further expansion on Capio's original proposal. 	<p>Planning pathway</p> <ul style="list-style-type: none"> ▪ Feedback has been noted and will be collated as part of this Engagement Outcomes Report which will inform DPHI's assessment of the proposal. ▪ The SSDA documentation will be submitted to DPHI in the coming months. After the SSDA is lodged, DPHI will notify the local community via a process that is called 'exhibition'. As part of this process the plans will be publicly available, and the community will be able to make a formal submission to DPHI.
		<p>Childcare centre redundancy</p> <ul style="list-style-type: none"> ▪ Residents provided feedback regarding the proposed childcare centre, noting that there 	<p>Childcare redundancy</p> <ul style="list-style-type: none"> ▪ Carlingford and the broader Western Sydney area has been identified by the

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>are already multiple childcare services within walking distance of the proposed site. Within the Moseley, Jenkins, and Pennant Hills Road boundaries, existing facilities include Carlingford Montessori Academy on James Street, Golden Seeds Early Learning on Post Office Street, and Papilio Early Learning on the corner of Pennant Hills Road and Moseley Street. It was suggested that all three centres are within easy walking distance of the development and offer places across the early years age range.</p> <ul style="list-style-type: none"> ▪ Additionally, the Meriton development on Pennant Hills Road is set to include its own large-scale childcare centre. Given the number of existing and upcoming options, residents questioned whether the proposed childcare centre is necessary and suggested it may have been included to enhance the planning merits of the proposal rather than in response to actual community demand 	<p>University of Western Sydney’s Centre for Western Sydney as a childcare ‘desert’, where a childcare shortage contributes lower employment participation rates for women compared to the rest of Sydney.</p> <ul style="list-style-type: none"> ▪ Capio’s proposal supports greater opportunities for employment for the Carlingford community with the provision of a 76-place childcare centre, making it easier for families to access care services close to home and transport connections, breaking down barriers to workforce participation.
		<p>Visual amenity</p> <ul style="list-style-type: none"> ▪ Residents of a mid-level apartment on Young Road have reported potential impacts of the proposed development on their sunlight exposure and western outlook. They noted that the development would block the limited sunlight they currently receive and potentially obstruct their view entirely. These changes are perceived to 	<p>Visual amenity</p> <ul style="list-style-type: none"> ▪ Capio has commenced preliminary massing studies to ensure the development minimises overshadowing on neighbouring properties, in line with the principles of the NSW Government’s Apartment Design Guide (ADG). ▪ Based on these detailed studies, Capio’s approach for the proposed development

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>directly affect the liveability of their home and potentially its value.</p> <ul style="list-style-type: none"> ▪ When purchasing their apartment, the residents accepted the late afternoon light, valuing the open view for its positive impact on their wellbeing. They indicated that the proposed development would eliminate this benefit. ▪ Additionally, residents have highlighted the scale of the development in relation to its immediate surroundings, suggesting it has not been considered alongside the numerous other builds in the area, which collectively represent a case of overdevelopment. They noted the already evident environmental impact, inadequate infrastructure, and the challenges faced by community members, particularly those with language barriers or transient residency, in effectively engaging with the planning process. 	<p>aims to ensure that all residential apartments are sufficiently setback from adjoining properties to ensure a high level of amenity in relation to solar access, natural ventilation and privacy and outlook.</p> <ul style="list-style-type: none"> ▪ Capio's approach includes a thorough evaluation of existing developments, potential future developments on neighbouring sites, and any current development applications proposing uplift in the immediate area. ▪ The site's position on a corner allotment, with access via both Donald Street to the south and Moseley Street to the north, will provides a natural design benefit that will result in effectively managing privacy for neighbouring properties, and providing dual vehicle access. ▪ The design is set back from adjoining properties and will incorporate design measures to ensure the façade aligns with the ADG and visual privacy principles. Additionally, the design includes deep soil planting which will enable the growth of large tree species, particularly around the edges of the site. By providing the potential for tall tree screening, this will further minimise impacts on visual amenity and preserve the privacy of neighbouring residents.

Stakeholder	How this group was consulted	Feedback received	Project response
<p>Local businesses</p> <ul style="list-style-type: none"> - Sydney Steamer Pty Ltd - Befit Physiotherapy - Real Blinds - Distribution Services - Fur Baby Holidays - Armian Rendering services 	<p>A community newsletter was issued to around 1050 properties, including local businesses surrounding the proposed site on Thursday, 26 June 2025 and Friday, 27 June 2025 via letterbox drop.</p> <p>The newsletter provided information about the proposal and invited the community to provide feedback via the 1800 enquiry line, email and via a short survey. The newsletter also invited community members to attend a project briefing.</p>	<p>At the time of writing this report, no community enquiries or feedback have received.</p>	<p>Capio will continue to provide updates to local businesses as the project progresses.</p>
<p>Local shopping centres</p> <ul style="list-style-type: none"> - Carlingford Court Centre Management - Carlingford Village Centre Management - Bunnings Carlingford 	<p>On Tuesday, 1 July 2025, an email was issued to local shopping centres with details on the proposal.</p> <p>The email included:</p> <ul style="list-style-type: none"> ▪ Information about the proposal ▪ Community newsletter ▪ Invitation to attend a project briefing ▪ 1800 number and email address. <p>On Thursday, 10 July a response was received from a representative of Carlingford Court Shopping Centre.</p>	<p>A representative of Carlingford Court Shopping centre sought confirmation of a briefing meeting to gain a better understanding of the project and its potential impacts.</p> <p>A prospective briefing was scheduled on Wednesday, 30 July with Carlingford Court Shopping Centre with Urbis Planning and Urbis Engagement, however it was later noted that the stakeholder could not attend.</p> <p>Carlingford Court provided questions via email to the project team on Monday, 8 August regarding what the status of the technical</p>	<p>The project team responded to Carlingford Court Shopping Centre's questions from Monday, 8 August stating that all technical assessments required by SEARs for the SSDA were in the process of being completed, as is the Engagement Outcomes Report, in anticipation of submitting to DPHI in August 2025. Furthermore, the project team advised the stakeholder that DPHI will notify the community of the Public Exhibition process.</p> <p>Capio will continue to consult with Carlingford Court Shopping centre the project progresses.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		assessments, engagement outcomes report and SSSA documentation were for proposal.	Capio will continue to provide updates to local shopping centres as the project progresses.
Local community groups and organisations			
Local schools <ul style="list-style-type: none"> - James Ruse High School - Cumberland High School - Carlingford West Public School - Carlingford Public School - Papilio Early Learning Carlingford 	<p>On Tuesday, 1 July 2025, an email was issued to Local Schools with details on the proposal.</p> <p>The email included:</p> <ul style="list-style-type: none"> ▪ Information about the proposal ▪ Community newsletter ▪ Invitation to attend a project briefing ▪ 1800 number and email address. 	At the time of writing this report, no community enquiries or feedback have received.	Capio will continue to provide updates to local schools as the project progresses.
Places of worship <ul style="list-style-type: none"> - St Paul's Anglican Church Carlingford - Sydney Australia Temple - Iranian Church Sydney 	<p>A community newsletter was issued to around 1050 properties, including places of worship surrounding the proposed site on Thursday, 26 June 2025 and Friday, 27 June 2025 via letterbox drop.</p> <p>The newsletter provided information about the proposal and invited the community to provide feedback via the 1800 enquiry line, email and via a short survey. The newsletter also invited community members to attend a project briefing.</p>	At the time of writing this report, no enquiries or feedback have received from places of worship.	Capio will continue to provide updates to places of worship as the project progresses.

Stakeholder	How this group was consulted	Feedback received	Project response
<p>Community organisations</p> <ul style="list-style-type: none"> - Carlingford Sports Club - Carlingford Branch Library - Roselea FC 	<p>On Tuesday, 1 July 2025, an email was issued to local community organisations with details on the proposal.</p> <p>The email included:</p> <ul style="list-style-type: none"> ▪ Information about the proposal ▪ Community newsletter ▪ Invitation to attend a project briefing ▪ 1800 number and email address. 	<p>At the time of writing this report, no enquiries or feedback have received from community organisations.</p>	<p>Capio will continue to provide updates to community organisations as the project progresses.</p>
Wider community			
<p>Wider surrounding community (Neighbours and businesses with a 500m radius of the project site)</p>	<p>A community newsletter was issued to around 1,050 addresses surrounding the proposed site on Thursday, 26 June 2025 and Friday, 27 June 2025.</p> <p>The newsletter provided information about the proposal including:</p> <ul style="list-style-type: none"> ▪ Invitation to attend a community webinar ▪ Invitation to provide feedback via the 1800 enquiry line, email address and SIA online survey. 	<p>At the time of writing this report, no enquiries or feedback have received from the wider community.</p>	<p>Capio will continue to provide updates to the wider community as the project progresses.</p>

7.1.1. Summary of key issues

This section provides a thematic analysis of feedback received from members of the community during the engagement process – key themes are shown in Figure 8.

Figure 8 themes of community feedback



7.1.1.1. Traffic and infrastructure

The community members who were informed and provided feedback on the proposal referenced existing traffic congestion on local streets, expressing concern that the development would worsen traffic conditions and make it difficult to move around the area.

“Our local streets, especially Moseley and Donald already have nose-tail cars parked on the streets impacting existing traffic and the ease of moving around the area. During peak times, congestion is not only these streets but the broader few blocks around us is slow and frustrating.” – Community member.

7.1.1.2. Environmental impact

The community members who were informed and provided feedback on the proposal raised concerns around the environmental impacts of the development specifically around the loss of significant trees, impacts to local biodiversity and wildlife including the destruction of habitats of native species and the exacerbation of urban heat island effects.

“Even before construction begins, the clearing of trees has already had a visible impact. We no longer hear frogs at night and birdlife has noticeably decreased. The habitat loss is immediate and saddening.” – Community member.

7.1.1.3. Visual amenity

The community members who were informed and provided feedback on the proposal raised concerns about excessive height and density, indicating this was out of character for the area, and would cause undue overshadowing, privacy and traffic impacts on immediate neighbours as well as adversely impacting the overall heritage character of the surrounding area.

“As residents of a mid-level apartment on Young Road, we are especially concerned about how this development will block the little sunlight we currently receive. It will also obstruct, perhaps totally our western outlook.” – Community member.

“Too many buildings ruining the streets.” – Community member.

8. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

After the development application has been lodged, the local community will be notified via a process called Public Exhibition. The community will be formally invited to provide feedback to DPHI as part of the Public Exhibition process.

Capio will continue to keep stakeholders, and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process.
- Enabling the community to seek clarification about the project through the two-way communication channels.

DISCLAIMER

This report is 11 August 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Capio Property Group (**Instructing Party**) for the purpose of Engagement Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

COMMUNITY NEWSLETTER



15A–15B Moseley Street and 25–31 Donald Street, Carlingford New In-fill Affordable Housing

Capio Property Group, is seeking approval from the NSW Department of Planning, Housing and Infrastructure (DPHI) to transform 15A-15B Moseley Street and 25-31 Donald Street, Carlingford into residential apartments (including affordable housing) and a childcare centre.

About The Proposal

Capio's proposal for 15A-15B Moseley Street and 25-31 Donald Street responds to the NSW Government's 'in-fill affordable housing' and 'low and mid-rise' (LMR) planning programs which aim to support the delivery of more affordable homes. Affordable housing is housing for low to moderate-income households with rent set at a lower rate than you would find in-market. This is different than social housing, where rent is fully subsidised by the Government.

Capio is also responding to the increasing demand for early learning and childcare in Sydney with the addition of a childcare centre.

The proposal aims to:

- Provide more homes in Carlingford.
- Deliver affordable rental apartments for essential workers.
- Provide childcare close to public transport.

This newsletter provides an overview of the proposal and the next steps, including how you can provide feedback and where to find out more information.

What is being proposed?

The proposal involves demolition of the existing buildings and structures at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford, and construction of two residential buildings and childcare centre. The proposed development will be completed across two stages.

The proposal includes:



136 new homes, including 30 affordable apartments supporting housing opportunities for key workers such as teachers, police and hospital staff.



A 80-place childcare centre.



207 parking spaces, to accommodate residents, visitors and childcare centre staff and families.



Thoughtfully designed family-friendly apartments, offering 3 and 4 bedroom options.

Capio will submit its proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI) through the State Significant Development Application (SSDA) planning pathway.

Managing Potential Impacts

Capio is preparing an Environmental Impact Statement (EIS). The EIS document forms part of the SSDA, which is submitted to DPHI. An EIS reports on the technical studies that assesses the benefits and potential impacts of the proposed development.

Capio is working with a range of technical experts to complete these independent assessments including traffic and transport, noise, visual impact and solar access to identify any potential impacts and recommend mitigation measures.

These assessments will be available for the community to view on the DPHI Major Projects website when the Department places the proposal on public exhibition. DPHI will notify the community when this process commences.

Should the proposal be approved, Capio is committed to minimising potential impacts throughout each stage of planning and construction.



Next Steps

Capio is seeking approval for its proposal from DPHI through the State Significant Development Application (SSDA) process.

WE ARE HERE

June 2025

Capio is preparing the EIS. As part of this, Capio is engaging with stakeholders including Parramatta City Council, near neighbours and the wider community. Community feedback will be collated into an Engagement Outcomes Report and included in the submission to DPHI to inform future planning.

August 2025

Capio will submit the formal SSDA documentation to DPHI. Once the SSDA is lodged, DPHI will notify the local community when public exhibition has commenced. The community will be invited to provide formal feedback as part of this process.

2026

Capio is expecting a determination from DPHI within nine months of lodging the SSDA.

Community Information Session

Capio is holding a community webinar to provide the community with an opportunity to learn more about the project, ask any questions and provide feedback on the proposal.

- Date: Tuesday, 22 July 2025
- Time: 6pm - 7.30PM

This online session will be held if there is sufficient interest from the community - please register your interest by contacting Urbis Engagement by Tuesday, 15 July 2025.

Provide your feedback

Capio has commissioned Urbis Engagement to engage with the community and provide information about the proposal, to answer enquiries and collect your feedback. You can contact the team via:



1800 244 865



engagement@urbis.com.au

Social Impact Assessment - Online Survey

Capio has engaged Urbis Social Planning to prepare a Social Impact Assessment (SIA) for the proposed in-fill affordable housing development at 15A- 15B Moseley Street and 25-31 Donald Street, Carlingford.



You are invited to inform the SIA by completing an online survey. The survey will assist our team in understanding the needs of the local area better, identifying the proposed development's potential positive or negative social impacts, and gathering feedback on how these impacts can be managed.

<https://urbis.questionpro.com.au/CarlingfordSIA>

The survey will be open until Tuesday, 29 July 2025.

About Capio

Capio is a developer with a difference. With a true focus on place making, encompassing residences that allow life, work and play in a single destination. Capio Property Group is a Sydney based, wholly integrated property developer. The precincts Capio create stand the test of time, with owners and occupiers attesting to the quality of the residences.

APPENDIX B

DISRIBUTION MAP

