

**URBIS**

# **ENVIRONMENTAL IMPACT STATEMENT**

15A and 15B Moseley Street  
and 25-31 Donald Street,  
Carlingford

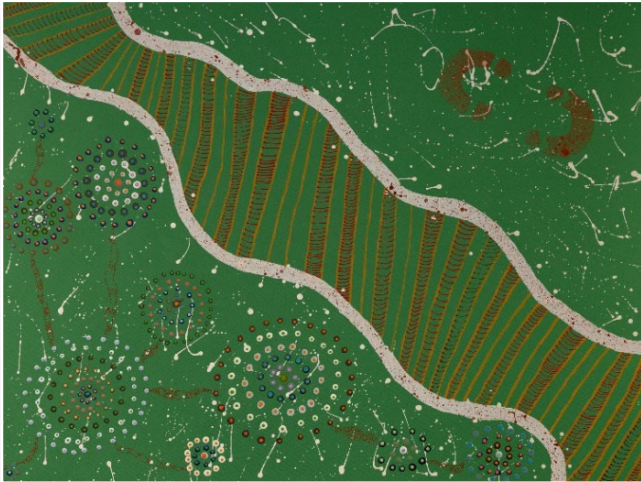
Prepared for

**CAPTAG INVESTMENTS PTY LTD**

2 September 2025

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director                    Andrew Harvey  
Associate Director      Toni Duncan and Erin Crane  
Senior Consultant       Sam McGough and Zachary Quintal  
Project Code              P0058647  
Report Number            Rev 1 2 September 2025



## Acknowledgement of Country

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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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# EIS DECLARATION

## Project Details

Project name	Mixed-Use Development including In-fill Affordable Housing – 15A and 15B Moseley Street and 25-31 Donald Street, Carlingford
Application number	SSD-83870463
Address	15A and 15B Moseley Street and 25-31 Donald Street, Carlingford NSW 2118

## Applicant details

Applicant name	Captag Investments Pty Ltd
Applicant address	Level 10, 189 Kent Street, Sydney NSW 2000

## Environment Impact Statement (EIS) prepared by

Name	Andrew Harvey – Director (REAP)	Erin Crane – Associate Director
Qualification	Bachelor of Town Planning (UNSW)	B Business/Commerce- Property (WSU) PDip Planning (UTS)

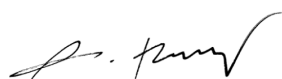
## Declaration

Name	Andrew Harvey (Director)
Qualification	Bachelor of Town Planning (UNSW)
Registration number	Registered Environmental Assessment Practitioner (REAP) No. 73066
Organisation registered with	Planning Institute of Australia (PIA)

The undersigned declares that this EIS:

- has been prepared in accordance with Part 8 Division 5 of the *Environmental Planning and Assessment Regulation 2021*.
- contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates.
- does not contain information that is false or mis-leading;
- addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project.
- identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments.
- has been prepared having regard to the Department's *State Significant Development Guidelines - Preparing an Environmental Impact Statement*.
- contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development.
- contains a consolidated description of the project in a single chapter of the EIS;
- contains an accurate summary of the findings of any community engagement; and
- contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.

## Signature



**Director (REAP No. 73066)**

**2 September 2025**

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# GLOSSARY AND ABBREVIATIONS

Reference	Description
<b>ACHAR</b>	Aboriginal Cultural Heritage Assessment Report
<b>ACM</b>	Asbestos Containing Material
<b>AEP</b>	Annual Exceedance Probability
<b>AHD</b>	Australia Height Datum
<b>AHIMS</b>	Aboriginal Heritage Information Management System
<b>AIA</b>	Arboricultural Impact Assessment
<b>ANEF</b>	Australian Noise Exposure Forecast
<b>AQIA</b>	Air Quality Impact Assessment
<b>ARI</b>	Average Recurrence Interval
<b>ASS</b>	Acid Sulphate Soils
<b>BAM</b>	Biodiversity Assessment Method
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>BC Reg</b>	<i>Biodiversity Conservation Regulation 2017</i>
<b>BCA</b>	Building Code of Australia
<b>BDAR</b>	Biodiversity Development Assessment Report
<b>CBD</b>	Central Business District
<b>CEEC</b>	Critically Endangered Ecological Community
<b>CDA</b>	Concept Development Application
<b>CEMP</b>	Construction Environmental Management Plan
<b>CMP</b>	Construction Management Plan
<b>COPC</b>	Contaminants of Potential Concern
<b>CPCP</b>	Cumberland Plain Conservation Plan
<b>CTMP</b>	Construction Traffic Environmental Plan
<b>CWC</b>	Connecting with Country
<b>DCP</b>	Development Control Plan
<b>DP</b>	Deposited Plan
<b>DPHI</b>	New South Wales Department of Planning, Housing and Infrastructure
<b>DSI</b>	Detailed Site Investigation

<b>Reference</b>	<b>Description</b>
<b>EDC</b>	Estimated Development Cost
<b>EIS</b>	Environmental Impact Statement
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EPA Regulation</b>	<i>Environmental Planning and Assessment Regulation 2021</i>
<b>EPBC Act</b>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>EIS</b>	Environmental Impact Statement
<b>EPA</b>	New South Wales Environment Protection Authority
<b>EPI</b>	Environmental Planning Instrument
<b>ESCP</b>	Erosion and Sediment Control Plan
<b>ESD</b>	Ecologically Sustainable Development
<b>GANSW</b>	Government Architect New South Wales
<b>GFA</b>	Gross Floor Area
<b>GTP</b>	Green Travel Plan
<b>HIPAP</b>	Hazardous Industry Planning Advisory Paper
<b>HIS</b>	Heritage Impact Statement
<b>LAeq</b>	A frequency-weighted Equivalent Continuous Sound Level
<b>LEC</b>	Land Environment Court New South Wales
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LMR</b>	Low and Mid Rise
<b>LSPS</b>	Local Strategic Planning Statement
<b>MNES</b>	Matters of National Environmental Significance
<b>MUSIC</b>	Model for Urban Stormwater Improvement Conceptualisation
<b>NML</b>	Noise Management Level
<b>NRAR</b>	Natural Resource Access Regulator
<b>NSW</b>	New South Wales
<b>NVIA</b>	Noise and Vibration Impact Assessment
<b>OEMP</b>	Operational Environmental Management Plan
<b>R&amp;H SEPP</b>	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>
<b>PAD</b>	Potential Archaeological Deposit

<b>Reference</b>	<b>Description</b>
<b>PBP</b>	Planning for Bushfire Protection
<b>PCT</b>	Plant Community Type
<b>PMF</b>	Probable Maximum Flood
<b>POM</b>	Plan of Management
<b>PSI</b>	Preliminary Site Investigation
<b>Planning Systems SEPP</b>	<i>State Environmental Planning Policy (Planning Systems) 2021</i>
<b>SAII</b>	Serious and Irreversible Impacts
<b>SARs</b>	Commonwealth Supplementary Assessment Requirements
<b>SEARs</b>	Secretary's Environmental Assessment Requirements
<b>SEPP</b>	State Environmental Planning Policy
<b>SIA</b>	Social Impact Assessment
<b>SIDRA</b>	Signalised & Unsignalised Intersection Design and Research Aid
<b>Site</b>	15A and 15B Moseley Street and 25-31 Donald Street, Carlingford.
<b>SSD</b>	State Significant Development
<b>SSDA</b>	State Significant Development Application
<b>T&amp;I SEPP</b>	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
<b>TfNSW</b>	Transport for New South Wales
<b>TIA</b>	Traffic Impact Assessment
<b>UXO</b>	Unexploded Ordnance
<b>VIA</b>	Visual Impact Assessment
<b>VIS</b>	Vegetation Integrity Score
<b>WSAP</b>	Western Sydney Aerotropolis Plan
<b>WSAPP</b>	Western Sydney Aerotropolis Precinct Plan
<b>WCM</b>	Water Cycle Management
<b>WMP</b>	Waste Management Plan
<b>WSUD</b>	Water Sensitive Urban Design
<b>WWTP</b>	Wastewater Treatment Plant

# PROJECT TEAM

The EIS should be read together with the architectural, landscape, and civil engineering plans and supporting technical documentation submitted with the SSDA under separate cover and identified in the table below.

Consultant Report	Prepared By	Appendix Reference
SEARs Requirements	Urbis	Appendix A
Architectural Drawings	Capio	Appendix B
Statutory Compliance Table	Urbis	Appendix C
Mitigation Measures Table	Urbis	Appendix D
Engagement Summary Table	Urbis	Appendix E
Claure 4.6 Variation Request (Height)	Urbis	Appendix F
Engagement Report	Urbis	Appendix G
Design Report (including Design Verification Statement)	Capio	Appendix H
Stormwater Concept Design	S&G Consultants	Appendix I
Survey plan	Ramsay Surveyors	Appendix J
BCA Report	Certitude	Appendix K
Access Report	Vista Access Architects	Appendix L
Transport Impact Assessment	Stanbury Traffic Planning	Appendix M
Construction Traffic Management Plan	SBMG Planning	Appendix N
Noise and Vibration Impact Assessment	Rodney Stevens Acoustics	Appendix O
Integrated Water Management Plan (Inc Civil Drawings and SW Management Plan)	S&G Consultants	Appendix P
Geotechnical Report & Addendum Letter Advice	Morrow (Report) CEC Geotechnical (Addendum Letter Advice)	Appendix Q
Preliminary Site Investigation	Neo Consulting	Appendix R
Landscape Plans	Conzept Landscape Architects	Appendix S
Arboricultural Report	Ezigrow	Appendix T
ESD Report	SLR Consulting	Appendix U
BDAR Waiver Request	Fraser Ecological Consulting	Appendix V
BDAR Waiver	Department of Planning, Housing and Infrastructure	Appendix W
NatHERS Certificate	SLR Consulting	Appendix X
BASIX Certificate	SLR Consulting	Appendix Y

<b>Consultant Report</b>	<b>Prepared By</b>	<b>Appendix Reference</b>
Waste Management Plan	Capio	Appendix Z
Social Impact Assessment	Urbis	Appendix AA
Aboriginal Heritage Impact Assessment Report	Artefact Heritage and Environment	Appendix BB
Community Housing Provider Letter	Link Wentworth	Appendix CC
Utility, Infrastructure and Services Report	Erbas	Appendix DD
Landowners Consent	Capio	Appendix EE
Copy of DA/222/2024 Judgement	NSW LEC	Appendix FF
EDC Cost Report	Mitchell Brandtman	Appendix GG
Flood Information Certificate	Parramatta City Council	Appendix HH
Public Domain Plans	SGC Consulting	Appendix II
Construction Waste Management Plan	Capio	Appendix JJ
Flood Risk Report	SGC Consulting	Appendix KK
Section J Report	SLR Consulting	Appendix LL
Basix Stamped Plans	Capio	Appendix MM

# EXECUTIVE SUMMARY

## Overview

This Environmental Impact Statement (EIS) has been prepared by Urbis Ltd (Urbis) on behalf of Captag Investments Pty Ltd (the applicant). The EIS is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the site at 15A and 15B Moseley Street and 25-31 Donald Street, Carlingford NSW 2118 (the site).

The site is located on Dharug Country and we acknowledge the Dharug people, their elders past and present and their deep and continuing connection to their land. In preparing this EIS we acknowledge the importance of a Country-centred approach to the design, guided by Aboriginal people, who know that if we care for Country, Country will care for us.

An aerial photograph of the site is provided at Figure 1.

Figure 1 Aerial Image of Site Location



Source: Nearmap 2025 (edited by Urbis)

## Project Description

The SSDA seeks 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 child care facility.
- Three (3) level basement parking structure (residential) and podium parking for child care.
- Associated civil, landscaping and public domain works.

The intended outcomes of the project are to:

- Facilitate the delivery of high-quality housing (including affordable housing), at a strategically located site.
- Deliver a built form outcome that is consistent with the desired future character of Carlingford.
- Provide opportunities for employment generation and local child care options through the inclusion of a child care centre.
- Deliver affordable housing to help meet NSW Government targets, in conjunction with a registered Community Housing Provider (**CHP**).
- The proposal will be undertaken in accordance with the Architectural Plans prepared by Capiro, appended to this EIS (**Appendix B**). The key elements of the project are described in further detail in **Section 3** of this EIS.

The site is located within an identified low and mid rise housing area, with the nearest Town Centre being Carlingford. The project includes 30 affordable housing units which will be managed by a registered community housing provider for a minimum of 15 years. The project seeks to utilise the provisions of the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)* including the low and mid rise provisions (Chapter 6) and the in-fill affordable housing provisions (Chapter 2).

A photomontage of the proposed development is provided below in **Figure 2**.

Figure 2 Photomontage



Source: Capiro

## SSD Qualification

The proposal is State Significant Development (**SSD**) pursuant to Schedule 1, Section 26A of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*, as it is development to which Chapter 2, Part 2, Division 1 of *State Environmental Planning Policy (Housing) 2021, (Housing SEPP)* applies that:

- Is not prohibited under an Environmental Planning Instrument (**EPI**) applying to the land.
- Has an Estimated Cost of Development (**EDC**) that exceeds \$75 Million for the residential components.
- Meets the locational requirements of the Housing SEPP; and

- Will provide at least 10% of the total floor space as affordable housing for at least 15 years.

In accordance with Section 4.5 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, the Minister is the consent authority for the proposal. Accordingly, this DA is lodged with the DPHI as a State significant development application (SSDA).

## Feasible Alternatives

Feasible alternatives were explored during the development of this project and this included:

- **Option 1: Do Nothing** – This would fail to capitalise on the sites potential for renewal given the low and mid rise (LMR) provisions that apply to the site and its proximity to Carlingford Court Shopping Centre.
- **Option 2: Construction of DA222/2024** – DA 222/2024 approved the staged construction of two residential apartment buildings up to 4-6 storeys in height comprising 91 apartments (including 22 affordable housing units), a child care centre and associated basement car parking and landscaping. This option was considered; however, it would fail to maximise the development potential of the site and the delivery of affordable housing.
- **Option 3: The Proposal** – The proposal seeks to accommodate the additional 30% density on the site provided by the new planning controls gazetted by the NSW Government. This option was selected as the most appropriate pathway forward as it delivers the most orderly development outcome, that is both viable for the Applicant and delivers significant public benefit through the provision of 15% affordable housing.

## Community and Stakeholder Engagement

Community and stakeholder engagement has been undertaken by Urbis and the Project Team in the preparation of the SSDA. This includes direct engagement and consultation with:

- Adjoining landowners and occupants;
- Government, agency and utility stakeholders

The outcomes of the community and stakeholder engagement have been incorporated into the proposed development and are discussed in detail at **Section 5** and **Appendix E** of this EIS.

## Justification of the Project

The EIS has assessed the project against the requirements of the Secretary's Environmental Assessment Requirements (SEARs) (**Appendix A**), and the relevant planning instruments and policies (**Section 4** and **Appendix C**).

The key issues identified within the SEARs have been assessed in **Section 6** of the EIS. This assessment has been informed by specialist reports which include recommendations and mitigation measures. The assessment of key issues includes the mitigation measures which can be adopted to ensure the project does not result in any significant impacts. These mitigation measures are included at **Appendix D**.

It has been demonstrated that for each of the likely impacts identified in the assessment of the key issues, the impact will either be positive or can be appropriately mitigated. The project is a positive development outcome for the site and surrounding area for the reasons outlined in **Table 1**.

Table 1 Summary of Development Outcomes

Matter	Response
Design Excellence / Better Placed	To ensure a high standard of design quality, the proposal is consistent with the design principles outlined in Schedule 9 of the Housing SEPP and aligns with the objectives of Better Placed ( <b>Appendix H</b> ).
The project is consistent with strategic planning policies	<ul style="list-style-type: none"> <li>▪ Greater Sydney Region Plan: A Metropolis of Three Cities</li> <li>▪ Our Greater Sydney 2056: Central City District Plan</li> <li>▪ Parramatta Local Strategic Planning Statement – City Plan 2036</li> <li>▪ Parramatta Local Housing Strategy</li> </ul>

Matter	Response
The project is consistent with State and local development controls	<ul style="list-style-type: none"> <li>▪ Better Placed</li> </ul> <p>The development is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including;</p> <ul style="list-style-type: none"> <li>▪ State Environmental Planning Policy (Planning Systems) 2021</li> <li>▪ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>▪ State Environmental Planning Policy (Housing) 2021</li> <li>▪ Parramatta Local Environmental Plan 2023 (PLEP 2023).</li> </ul>
The project minimises impacts on the natural and built environment	<p>There will be minimal impact on the natural environment given the site is located within an existing urban environment and has previously accommodated buildings and structures. The project necessitates the removal of eight (8) existing trees. This will be offset by an integrated landscape and public domain strategy, including the retention of 10 (10) existing trees and new tree and vegetation planting.</p> <p>The design incorporates climate resilient approaches including maximising cross-ventilation, strategic material selection, generous thermal massing, and drought tolerant landscaping.</p> <p>The project addresses the principles of Ecologically Sustainable Development (<b>ESD</b>) in accordance with the requirements of section 193 of the Environmental Planning and Assessment Regulation 2021 (<b>the Regulation</b>).</p>
The project minimises impacts on the built environment	<p>The project achieves compliance and consistency with design guidance and criteria of the Apartment Design Guide (<b>ADG</b>). This will ensure a high standard of amenity for occupants and minimise impacts on the built environment.</p> <p>The proposed development delivers significant built environment benefits through a high-quality architectural and urban design response. It promotes a comfortable and sustainable living environment by addressing key elements such as acoustic performance, solar access, overshadowing, thermal comfort, and natural ventilation. The design integrates sensitively with the existing character of the area, resulting in a low visual impact and contributing positively to the quality and liveability of the local built environment.</p>
The project has positive social impacts	<p>The proposed development will deliver 136 high-quality residential apartments, including 21 affordable housing units. Located in an accessible and well-connected area, the development contributes to addressing the housing shortfall in NSW by providing a diverse and inclusive housing mix.</p> <p>A Social Impact Assessment (<b>SIA</b>) has been prepared in accordance with DPHI's <i>Social Impact Assessment Guideline</i> (2023). The SIA provides a consolidated list of measures to enhance positive social impacts and mitigate negative social impacts. Overall, the project is predicted to provide a range of key community benefits and a development outcome consistent with the emerging strategic vision for the area. Any potential negative impacts are isolated and can be successfully mitigated.</p>
The project has positive economic impacts	<p>It is expected that the project will generate up to 127 on-site construction related jobs and 32 offsite jobs during the design and construction phase. During the operational phase it is expected that the project will generate up to 15 jobs.</p>
The site is suitable for the project	<p>The site is considered highly suitable for the proposed development for the following reasons:</p>

Matter	Response
	<ul style="list-style-type: none"> <li>▪ The proposed residential flat building and centre-based child care facility are permitted in the R4 High Density residential zone under the Parramatta LEP and is consistent with the relevant zone objectives.</li> <li>▪ The site is of a suitable scale and orientation to accommodate the proposed built form. The site benefits from dual street access which enables the separation of residential and child care site access and favourable traffic distribution.</li> <li>▪ The site and the Carlingford neighbourhood benefit from excellent access to local shops, services and public transport infrastructure which will provide convenience and amenity to new residents. Carlingford has been specifically recognised in the strategic and statutory planning framework as a location which is suitable to accommodate additional housing and provide affordable rental housing options. The neighbourhood is experiencing a transformation into a higher density character area.</li> <li>▪ The built form proposed is consistent with the uplift envisaged for Carlingford introduced under the Housing SEPP. The built form and design have been carefully designed to complement the surrounding context, having avoided unacceptable impacts on residential amenity</li> <li>▪ The site is not subject to any significant environmental constraints that would prohibit the intended land uses.</li> <li>▪ All critical infrastructure services are available to the site, and the demand for infrastructure can be met through augmentation works.</li> <li>▪ The proposal will not result in any significant environmental impacts that could not be reasonably managed through the implementation of mitigation measures identified in this EIS.</li> </ul>
<p>The project is in the public interest</p>	<ul style="list-style-type: none"> <li>▪ The proposal is consistent with relevant State and local strategic plans and satisfactorily addresses all the relevant State and local planning controls.</li> <li>▪ The proposal will not result in any significant or unacceptable environmental, social or economic impacts. Where impacts have been identified, mitigation measures have been proposed to avoid, minimise or manage impacts.</li> <li>▪ The project will generate up to 127 on-site construction related jobs and 32 offsite jobs during the design and construction phase. During the operational phase it is expected that the project will generate up to 15 jobs.</li> <li>▪ The proposal will contribute to the NSW Government's objective to increase private and affordable housing supply, consistent with the needs of the community. This project will specifically contribute to housing supply in a location that has excellent access to local services and public transport infrastructure.</li> <li>▪ The proposal will deliver early education and care opportunities for local residents through the inclusion of the centre-based child care facility.</li> <li>▪ The issues identified during the stakeholder engagement have been addressed by the design of the project or the assessment of the impacts of the project</li> </ul>

**The EIS demonstrates that the project has significant merit and should be approved subject to the implementation of the mitigation measures described in this report and supporting documents.**

# 1. INTRODUCTION

This section of the report identifies the applicant for the project and describes the site and proposed development. It outlines the site history and feasible alternatives explored in the development of the proposed concept, including key strategies to avoid or minimise potential impacts.

## 1.1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the **Table 2**.

Table 2 Applicant Details

Description	Details
Full Name(s)	Captag Investments Pty Ltd
Postal Address	Level 10, 189 Kent Street, Sydney NSW 2000
ABN	45 972 553 123
Nominated Contact	c/o Erin Crane (Urbis)
Contact Details	+61 2 8233 9909

## 1.2. THE PROJECT

This Environmental Impact Statement (**EIS**) is submitted to the Department of Planning, Housing and Infrastructure (**DPHI**) on behalf of Captag Investments (**the Applicant**) in support of an SSD application (**SSD-83870463**) for a residential development and child care at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford.

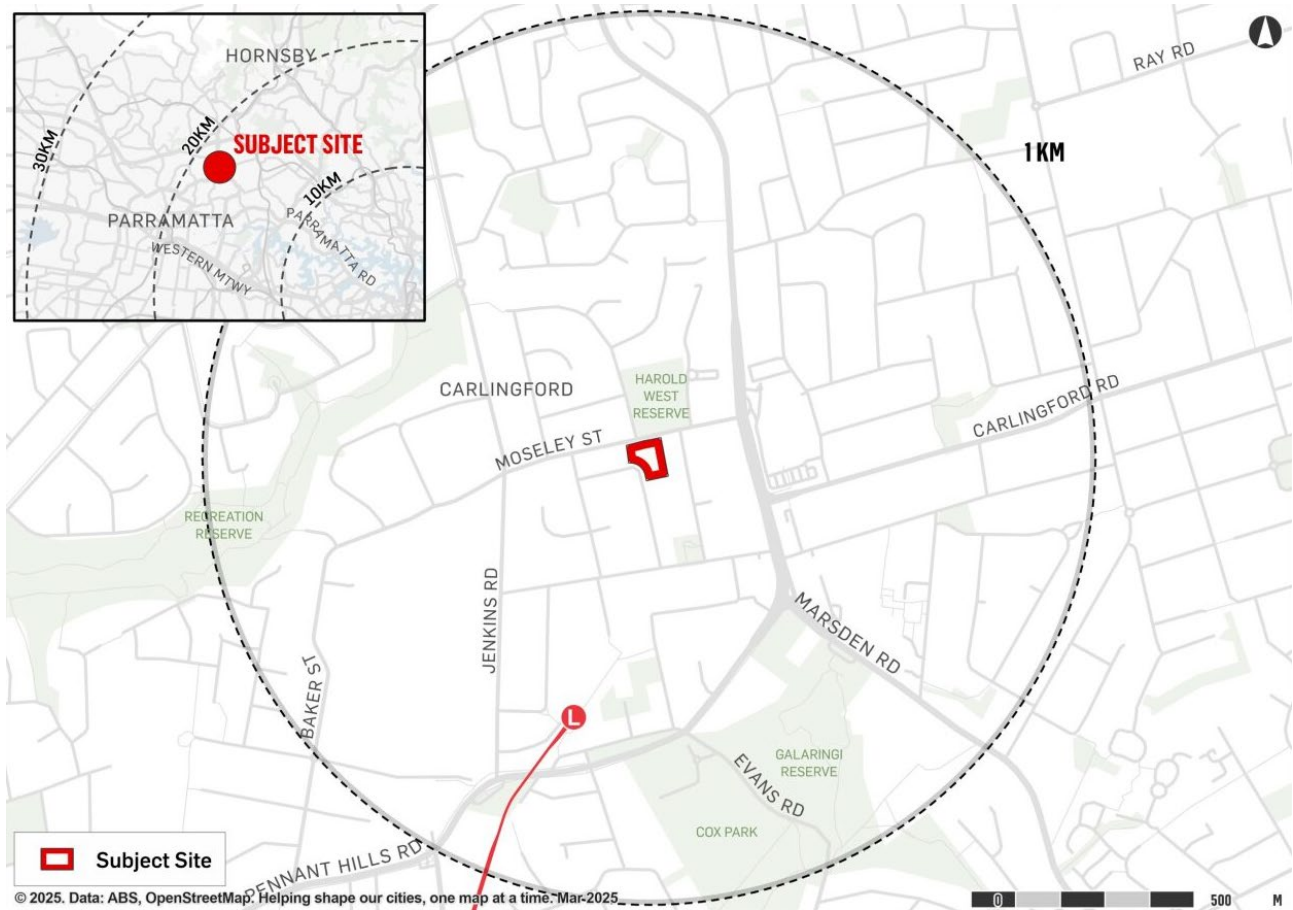
The SSDA seeks development consent for:

- 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 child care facility.
- Three (3) level basement parking structure (residential) and podium parking for child care.
- Associated civil, landscaping and public domain works.

The key objectives for the proposed development and the way in which these have been achieved are summarised below.

- Facilitate the delivery of high-quality housing (including affordable housing), at a strategically located site.
- Deliver a built form outcome that is consistent with the desired future character of Carlingford.
- Provide opportunities for employment generation and local child care options through the inclusion of a child care centre.
- Deliver affordable housing to help meet NSW Government targets, in conjunction with a registered Community Housing Provider (**CHP**).
- The project site, within its regional context is depicted below in **Figure 3**.

Figure 3 Regional Context Map



Source: Urbis, 2025

### 1.3. PROJECT BACKGROUND

A summary of the previous and current development consents applicable to the site are provided in **Table 3**.

Table 3 Previous Development Consents

DA Reference	Description	Status
DA/558/2023	In December 2023, a development application ( <b>DA</b> ) was lodged for the demolition of existing buildings, and construction of two residential apartment buildings up to 4-6 storeys in height comprising 60 apartments, a child care centre and associated basement car parking and landscaping.  The DA was subsequently withdrawn due to the acquisition of the adjacent site at 31 Donald Street and the desire to amend the proposed plans to incorporate this site.	Withdrawn
DA/747/2023	In December 2023, a DA was lodged for use of the existing dwelling as a display suite and sales office with associated parking, landscaping and signage. The DA was approved in June 2024.	Approved
DA/759/2023	In December 2023, a staged DA was lodged for the demolition of existing buildings, tree removal, and the construction of two residential apartment buildings up to 4-6 storeys in height comprising 70 apartments, a child care centre and associated basement car parking and landscaping.  The DA was subsequently withdrawn so that the proposal could be redesigned to incorporate affordable housing.	Withdrawn

DA Reference	Description	Status
DA/222/2024	<p>In April 2024, a staged DA was lodged for the demolition of existing buildings, tree removal, and the construction of two residential apartment buildings up to 4-6 storeys in height comprising 91 apartments (including 22 affordable housing units), a child care centre and associated basement car parking and landscaping.</p> <p>The DA is subject to a deemed refusal appeal in the NSW Land and Environment Court (<b>NSWLEC</b>). A deferred commencement consent was issued by the NSWLEC on 27 June 2025 for the following:</p> <p><i>Staged development including the demolition of existing buildings, construction of a part 4, part 7 storey residential flat building comprising 46 residential units with shared basement and construction of a 6 storey mixed use development comprising child care centre and 45 residential units.</i></p> <p>The deferred commencement conditions listed in Schedule 1 of the consent relate to the relocation of Council drainage assets and, are required to be satisfied within 24 months of determination. The conditions require the following.</p> <ol style="list-style-type: none"> <li><i>Relocation of the existing Council owned drainage assets across the development site.</i></li> <li><i>Submission to Council of suitable documentary evidence issued confirming the creation of two (2) easements to drain water, being between 2.1m, 2.4m &amp; 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.</i></li> </ol> <p>Importantly, this SSDA forms a new stand-alone development application for consideration by DPHI. The proponent nonetheless intends to satisfy the deferred commencement conditions as it is expected these would be requirements of Council for any development of this scale.</p> <p>At the time of the EIS lodgement, works have not physically commenced in relation to DA/222/2024.</p>	Deferred Commencement Approval by NSW LEC 25 June 2025
DA/219/2024	<p>In October 2024, development consent was granted for early works including the demolition of all existing buildings and structures on site, as well as tree removal.</p> <p>Demolition works have commenced, and the site is currently cleared other than the display suite/sales office.</p>	Approved

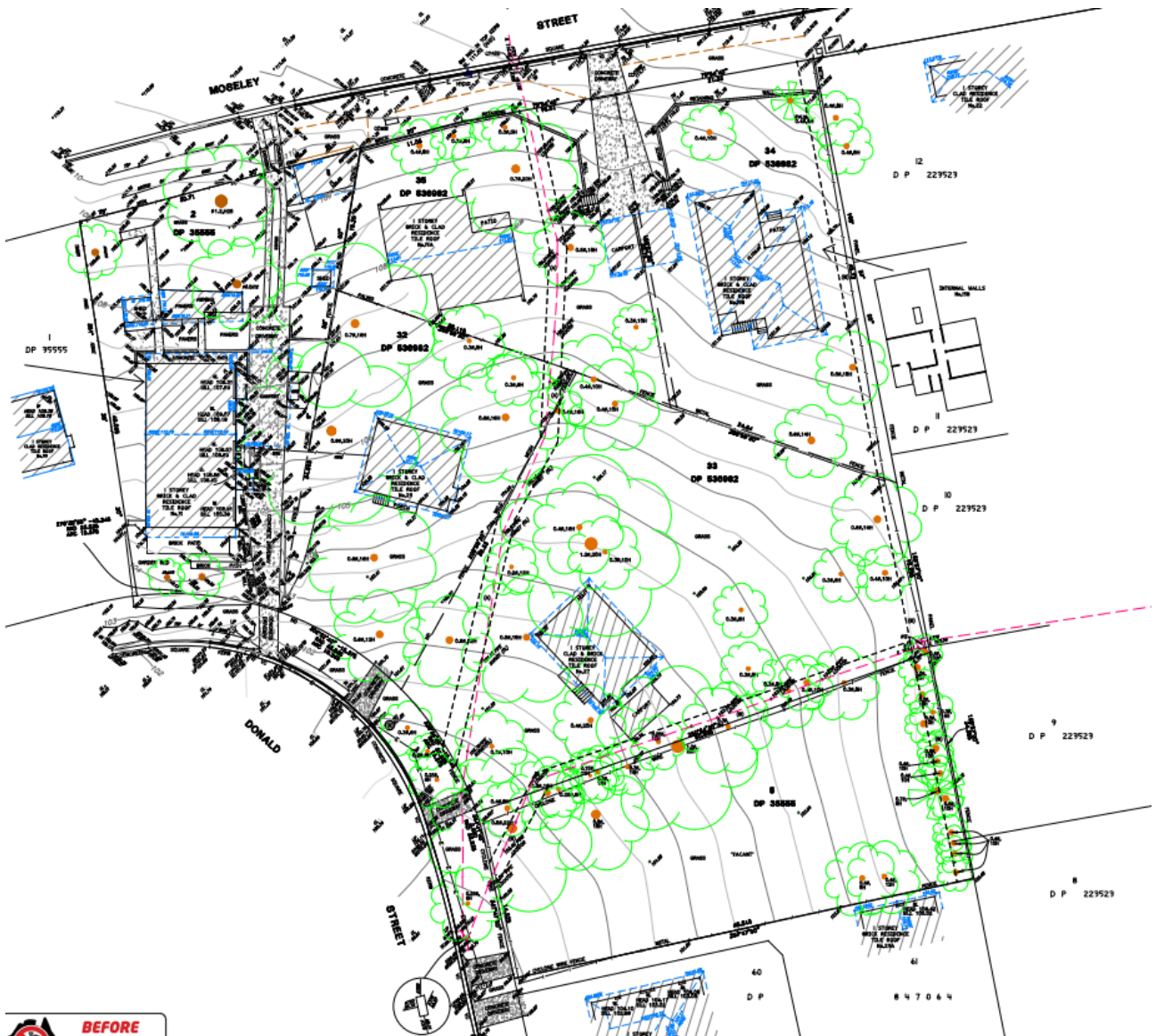
## 1.4. RESTRICTIONS AND COVENANTS

Based on a review of the survey plan and title certificates, the following easements and restrictions exist:

- Lot 32, Lot 33 and Lot 35 in DP536982 – Easement for drainage 1.83 wide (a)
- Lot 33 and Lot 34 in DP536982 and Lot 5 in DP35555 – Proposed drainage easement 1.83 wide (b).

As noted above in **Table 3**, deferred commencement conditions imposed under DA/222/2024 require the relocation of Council drainage assets and registration of new easements.

Figure 4 Survey Plan



Source: Ramsay Surveyors, 2025

## 1.5. PROJECT TEAM

The EIS should be read together with the architectural, landscape, and civil engineering plans and supporting technical documentation submitted with the SSSA under separate cover and identified in **Table 4** below.

Table 4 Project Team

Consultant Report	Prepared By	Appendix Reference
SEARs Requirements	Urbis	Appendix A
Architectural Drawings	Capio	Appendix B
Statutory Compliance Table	Urbis	Appendix C
Mitigation Measures Table	Urbis	Appendix D
Engagement Summary Table	Urbis	Appendix E

<b>Consultant Report</b>	<b>Prepared By</b>	<b>Appendix Reference</b>
Claire 4.6 Variation Request (Height)	Urbis	Appendix F
Engagement Report	Urbis	Appendix G
Design Report (including Design Verification Statement)	Capio	Appendix H
Stormwater Concept Design	S&G Consultants	Appendix I
Survey plan	Ramsay Surveyors	Appendix J
BCA Report	Certitude	Appendix K
Access Report	Vista Access Architects	Appendix L
Transport Impact Assessment	Stanbury Traffic Planning	Appendix M
Construction Traffic Management Plan	SBMG Planning	Appendix N
Noise and Vibration Impact Assessment	Rodney Stevens Acoustics	Appendix O
Integrated Water Management Plan (Inc Civil Drawings and SW Management Plan)	S&G Consultants	Appendix P
Geotechnical Report & Addendum Letter Advice	Morrow (Report) CEC Geotechnical (Addendum Letter Advice)	Appendix Q
Preliminary Site Investigation	Neo Consulting	Appendix R
Landscape Plans	Conzept Landscape Architects	Appendix S
Arboricultural Report	Ezigrow	Appendix T
ESD Report	SLR Consulting	Appendix U
BDAR Waiver Request	Fraser Ecological Consulting	Appendix V
BDAR Waiver	Department of Planning, Housing and Infrastructure	Appendix W
NatHERS Certificate	SLR Consulting	Appendix X
BASIX Certificate	SLR Consulting	Appendix Y
Waste Management Plan	Capio	Appendix Z
Social Impact Assessment	Urbis	Appendix AA
Aboriginal Heritage Impact Assessment Report	Artefact Heritage and Environment	Appendix BB
Community Housing Provider Letter	Link Wentworth	Appendix CC
Utility, Infrastructure and Services Report	Erbas	Appendix DD
Landowners Consent	Capio	Appendix EE

<b>Consultant Report</b>	<b>Prepared By</b>	<b>Appendix Reference</b>
Copy of DA/222/2024 Judgement	NSW LEC	Appendix FF
EDC Cost Report	Mitchell Brandtman	Appendix GG
Flood Information Certificate	Parramatta City Council	Appendix HH
Public Domain Plans	SGC Consulting	Appendix II
Construction Waste Management Plan	Capio	Appendix JJ
Flood Risk Report	SGC Consulting	Appendix KK
Section J Report	SLR Consulting	Appendix LL
Basix Stamped Plans	Capio	Appendix MM

## 2. STRATEGIC CONTEXT

This section of the EIS describes the key features of the site and its relationship to its local context. It also discusses how the project aligns with relevant strategic planning policy. It identifies other projects that should be considered in assessing the cumulative impacts of the project and also outlines the potential feasible alternatives explored by the applicant.

### 2.1. KEY FEATURES OF SITE AND LOCALITY

The site is located at 15A and 15B Moseley Street, and 25-31 Donald Street, Carlingford within the Parramatta Local Government Area (LGA) and is made up of the following lots:

Table 5 Legal Description of the Site

Property Address	Legal Description
15A Moseley Street, Carlingford	Lot 35 DP 536982
15B Moseley Street, Carlingford	Lot 34 DP 536982
25 Donald Street, Carlingford	Lot 5 DP 35555
27 Donald Street, Carlingford	Lot 33 DP 536982
29 Donald Street, Carlingford	Lot 32 DP 536982
31 Donald Street, Carlingford	Lot 2 DP 35555

The total site area is 5,948sqm. The site has a frontage of approx. 79m to Moseley Street and a frontage of approx. 45m to Donald Street. The site slopes from north-east down towards the south-western portion of the site with a crossfall of approximately 9 metres.



Figure 6 Site and Locality Photographs



Picture 1 Existing site view from Moseley Street

Source: Urbis, 2025



Picture 2 Existing site view from Donald Street

Source: Urbis, 2025



Picture 3 Existing site view from Moseley Street facing towards Pennant Hills Road

Source: Urbis, 2025



Picture 4 Existing site view from Moseley Street

Source: Urbis, 2025

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in **Table 6**.

Table 6 Site and Locality Description

Characteristic	Description
<b>Land Configuration</b>	<p>The site area is 5,948sqm. The approximate dimensions of the site are as follows: 55m x 79m x 45m x 60m.</p> <p>The site slopes from north-east down towards the south-west of the site with a crossfall of approximately 9 metres.</p>
<b>Land Ownership</b>	The site is owned by Captag Investments
<b>Existing Development</b>	The site is vacant except for the display suite for sales and marketing.
<b>Local Context</b>	<p>The surrounding locality is described below:</p> <ul style="list-style-type: none"> <li>▪ <b>North:</b> the northern boundary of the site adjoins Moseley Street. There is an Anglican Church, Church of Latter-Day Saints</li> </ul>

Characteristic	Description
	<p>Temple and Harold West Reserve located on the opposite side of Moseley Street. There are also several single detached dwellings located along Moseley Street which is reflective of the R2 low density residential zoning.</p> <ul style="list-style-type: none"> <li>▪ <b>East:</b> the eastern boundary of the site adjoins residential development facing Young Street. There are a mix of single detached dwellings and residential flat buildings on Young Street.</li> <li>▪ <b>South:</b> the southern boundary of the site adjoins residential development facing Donald Street. These are single detached dwellings.</li> <li>▪ <b>West:</b> the western boundary of the site adjoins residential development facing Donald Street. There are a mix of single detached dwellings and residential flat buildings that reflect the R4 high density residential zoning.</li> </ul>
<b>Regional Context</b>	<p>The site is located in Carlingford and is approximately 250m to the west of Carlingford Court Shopping Centre, 5.3km north-east of Parramatta CBD and 18km north-west of the Sydney CBD.</p> <p>It is well connected to the regional road network with direct access from Moseley Road to the Cumberland Highway.</p>
<b>Infrastructure</b>	<p>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.</p>
<b>Site Access</b>	<p>Pedestrian access to the site is provided via Moseley Street and Donald Street. Vehicle access to the site is provided via Donald Street.</p>
<b>Services</b>	<p>Water connection points, sewer, gas and electricity are located within the vicinity of the proposed development.</p>
<b>Acid Sulfate Soils</b>	<p>The site is not affected by acid sulfate soils.</p>
<b>Contamination</b>	<p>A Preliminary Site Investigation (PSI) has been prepared for the site as part of the SSDA. The PSI concludes that the potential for significant contamination is considered low and that the site can be made suitable for residential and child care uses, subject to the implementation of mitigation measures. Refer to <b>Section 6.11</b> of this EIS for further detail.</p>
<b>Stormwater and Flooding</b>	<p>The site is not flood affected.</p>
<b>Bushfire Prone Land</b>	<p>The site is not identified as bushfire prone land.</p>
<b>Aboriginal Heritage</b>	<p>The site is not identified as containing any items of Aboriginal heritage significance. This has been confirmed through the preparation of an Aboriginal Heritage Impact Assessment Report (<b>AHIAR</b>).</p>

Characteristic	Description
European Heritage	The site does not contain any heritage items, located near any heritage items or within a heritage conservation area.

## 2.2. CUMULATIVE IMPACTS WITH FUTURE PROJECTS

The site is located in Carlingford and close to Pennant Hills Road and Carlingford Court. This area is typified by a mix of low density detached dwellings and small to medium sized residential flat buildings.

Approved and likely future developments which may be relevant in the cumulative impact assessment of the proposal are summarised in **Table 7**.

Table 7 Approved and Likely Future Developments

DA Reference	Development Description	Current Status
<b>Development Applications</b>		
<b>DA/545/2024</b> 263-281 Pennant Hills Road, Carlingford	Mixed-use development comprising 2 residential flat buildings (12 & 15 storeys) and a new library and community facility (to be dedicated to Council), basement and landscaping. This application is integrated development under Section 90(2) of the Water Management Act 2000. This application will be determined by the Sydney Central City Planning Panel.	Under assessment
<b>DA/555/2024</b> 263-281 Pennant Hills Road, Carlingford	Addition of 16, 18 and 18 storeys respectively (additional 301 units) to Buildings A, B and C along Pennant Hills Road to the existing approved mixed use development consent DA/53/2022.	Approved
<b>DA/53/2022/E</b> 263-281 Pennant Hills Road, Carlingford	Section 4.56 modification to development consent DA/53/2022 granted by the NSW Land and Environment Court for a mixed-use development, seeking amendments to Building D, including amendments to structural and service elements, façade details, internal layout and an increase to on-site basement parking.	Under assessment
<b>DA/53/2022/F</b> 263-281 Pennant Hills Road, Carlingford	Section 4.56 modification to development consent DA/53/2022 granted by the NSW Land and Environment Court for a mixed-use development, seeking amendments to ground floor of Building C to provide for a supermarket, increase in car parking space within the basement, and other internal, facade and structural adjustments to Buildings A, B C and G.	Under assessment
<b>DA/53/2022/G</b> 263-281 Pennant Hills Road, Carlingford	Section 4.56 modification to development consent DA/53/2022 granted by the NSW Land and Environment Court for a mixed-use development, seeking amendment to Condition 141 to allow extended hours of construction work for a 6-month period.	Under assessment

DA Reference	Development Description	Current Status
<b>State Significant Development Applications</b>		
<b>SSD-84699461</b> 241-245 Pennant Hills Road, Pennant Hills	A part 3, 14 and 18 storey mixed-use development with in-fill affordable housing. It will comprise 135 residential apartments, commercial uses and a child care centre.	Prepare EIS
<b>SSD-43065987</b> 183 Pennant Hills Road and 57- 73 Felton Street, Carlingford	Upgrade including construction of three new buildings up to four storeys and student capacity of 1610 at Carlingford West Public School and construction of three new buildings, up to five storeys and student capacity of 2040 at Cumberland High School	Approved
<b>SSD-43065987-Mod 1</b> 183 Pennant Hills Road and 57- 73 Felton Street, Carlingford	General reconfiguration of internal and roof layout of buildings, fencing and general amendments to facades, and amended staging plans	Approved
<b>SSD-43065987-Mod 2</b> 183 Pennant Hills Road and 57- 73 Felton Street, Carlingford	Minor architectural and tree removal and planting changes	Approved
<b>SSD-43065987-Mod 3</b> 183 Pennant Hills Road and 57- 73 Felton Street, Carlingford	Amendments to the approved flood wall, removal of bund wall and realignment of the bus link exit at Pennant Hills Road.	Under assessment
<b>SSD-43065987-Mod 4</b> 183 Pennant Hills Road and 57- 73 Felton Street, Carlingford	Modification to staging details to allow early occupation of high school buildings	Approved

The potential cumulative impacts of the project, where relevant are addressed in **Section 6** of the EIS in accordance with the DPHI *Assessing Cumulative Impacts* guidelines.

## 2.3. FEASIBLE ALTERNATIVES

Clause 192(1)(c) of the *Environmental Planning and Assessment Regulation 2021 (the Regulation)* requires an analysis of any feasible alternatives to the proposed development, including the consequences of not carrying out the development. An analysis of the feasible alternative is provided in **Table 8**.

Table 8 Project Alternatives

Option	Discussion
<b>Option 1 Do Nothing</b>	A 'do nothing' approach would fail to capitalise on the sites potential for renewal given the LMR provisions that apply to the site and its proximity to Carlingford Court Shopping Centre.
<b>Option 2 – Construction of DA222/2024</b>	The site has an approved DA (DA222/2024) which approved the staged construction of two residential apartment buildings up to 4-6 storeys in height comprising 91 apartments (including 22 affordable housing units), a child care centre and associated basement car parking and landscaping.  This option was considered; however, it would fail to maximise the development potential of the site in terms of delivery of housing and affordable housing.

Option	Discussion
<b>Option 3 – The Proposal</b>	<p>The NSW Government has recently gazetted new planning controls which incentivise the delivery of additional market housing and affordable housing. The site qualifies for the locational criteria nominated under the Housing SEPP.</p> <p>Accordingly, Captag Investments has sought to accommodate an additional 30% density on the site with consideration of the low and mid rise housing controls, while retaining key design principles established in DA222/2024.</p> <p>Accordingly, this option was selected as the most appropriate pathway forward as it delivers the most orderly development outcome, that is both viable for the Applicant and delivers significant public benefit through the provision of 15% affordable housing</p>

## 2.4. STRATEGIC PLANNING ALIGNMENT

The proposed development is aligned with the State, district and local strategic plans and policies applying to the site as outlined below.

### 2.4.1. National Housing Accord

The NSW Government has committed to building 377,000 new homes across the state in the next 5 years to align with the National Housing Accord. The target prioritises more diverse and well-located homes in areas with existing infrastructure capacity such as transport and water servicing.

Parramatta Council has a housing target of 87,900 new homes to be completed by 2036.

The proposed development is well positioned to contribute to these housing targets through the provision of a total of 136 new dwellings on the site in close proximity to transport infrastructure.

### 2.4.2. NSW Housing Strategy

In March 2021, the *NSW Housing Strategy: Housing 2041* was released. It sets out a long-term (20 year) strategy for better housing outcomes across NSW. High density housing and affordable housing was identified as an important housing typology to expand housing choices across the state.

This proposal is well positioned to deliver both housing choice and affordability through the provision of varied apartment types and the provision of 15% of the total GFA as affordable housing.

### 2.4.3. Greater Sydney Region Plan: A Metropolis of Three Cities

The *Greater Sydney Region Plan (Region Plan)* provides the overarching strategic plan for growth and change in Sydney. It is a 20-year plan with a 40-year vision that seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, Central River City and Eastern Harbour City. It identifies key challenges facing Sydney including increasing the population to eight million by 2056, 817,000 new jobs and a requirement of 725,000 new homes by 2036.

The Region Plan includes objectives and strategies for infrastructure and collaboration, liveability, productivity and sustainability. The following matters are relevant to the proposed development:

- Objective 5 – Benefits of growth realised by collaboration of governments, community and business
  - The proposed redevelopment of the site (including 30% uplift) unlocks its full potential to accommodate a mixed-use building and residential buildings on the site. renewal of the site for a mixed-use residential development will provide a meaningful contribution toward housing and employment targets for Sydney, together with providing funding to support local and regional infrastructure investment.
- Objective 10 – Greater housing supply
  - The proposal has the potential to deliver over 13,631sqm of residential floor space that would directly contribute to the dwelling targets for Sydney. This is equal to 136 new dwellings, including affordable housing (equating to 15% of the overall development yield).

- Objective 11 – Housing is more diverse and affordable
  - The provision of 15% affordable housing is a key driver for this project. The proposal will greatly help in delivering diverse and affordable housing in a highly accessible location.
- Objective 14 – a Metropolis of Three Cities – integrates land use and transport to create walkable and 30-minute cities
  - The project provides residential uses in an accessible location that is connect to transport corridors, services and employment centres contributing to the '30-minute city' concept.

#### 2.4.4. Our Greater Sydney 2056: Central City District Plan

The *Central District Plan* (District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan, the intent of the District Plan is to inform local strategic planning statements and local environmental plans, guiding the planning and support for growth and change across the district.

The Structure Plan identifies the key centres, economic and employment locations, land release and urban renewal areas and existing and future transport infrastructure to deliver growth aspirations.

The proposal will contribute to the objectives set out in the District Plan by promoting growth in residential development and providing additional employment generating opportunities through the mixed-use scheme for the site. The proposal aligns with the following key planning priorities of the District Plan:

- Planning Priority C4 – Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority C5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport
- Planning Priority C9 – Delivering integrated land use and transport planning and a 30-minute city.

The proposal is well placed to deliver housing and services as identified in the Planning Priorities. The proposal will contribute to much needed housing supply, including diverse and affordable housing and is therefore aligned with the Central District Plan.

#### 2.4.5. Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement – City Plan 2036 (**the LSPS**) establishes the strategic direction for the City of Parramatta for the next 20 years. The LSPS highlights the needs and aspirations of the community and identifies the opportunities for jobs, homes, infrastructure, heritage and land use.

Carlingford is identified as a local centre and growth precinct in the LSPS. The LSPS identifies several planning priorities that align with the proposal and these include:

- Provide for a diversity of housing types and sizes to meet community needs into the future
- Incentivise affordable rental housing delivery and provide for permanent affordable housing

The proposal aligns with the LSPS priorities as it will deliver a range of housing options close to existing public transport infrastructure. It will also provide affordable housing for at least 15 years.

#### 2.4.6. Parramatta Local Housing Strategy

The City of Parramatta Local Housing Strategy (**Housing Strategy**) provides directions for housing at the local level, about when and where future housing growth will occur. It also identifies the relationship with the broader NSW government strategic objectives as identified in the Greater Sydney Region Plan – A Metropolis of Three Cities and the Central City District Plan. The housing vision is supported by the following goals:

- Goal 1: Deliver 90% of new housing within the walking catchments of existing or committed public transport and deliver active transport networks, promoting modal shift, throughout the LGA
- Goal 2: Increase the proportion of one-bedroom homes and innovative three-bedroom apartments/townhouse-style homes in growth precincts. Investigate and identify 'Housing Diversity Precincts' to assist in additional delivery of diverse housing typologies

- Goal 3: Where appropriate, maintain existing character and Heritage Conservation Areas and preserve future housing opportunity
- Goal 4: New development adequately funds infrastructure requirements and appropriately contributes to LGA-wide infrastructure
- Goal 5: Support State Government to finalise and implement the SIC and PIC by the end of 2019
- Goal 6: Resolve statutory barriers and plan for adequate open space in the LGA.

The proposal will align with the goals of the Housing Strategy by delivering 135 new dwellings on a site located in close proximity to existing public transport networks. This will help to meet Carlingford's housing target of 4,470 new dwellings by 2036. Diverse housing options and affordable housing are also included in the proposed development.

### **2.4.7. Better Placed**

In August 2017, the Government Architect for NSW (**GANSW**) released Better Placed which seeks to establish priorities and objectives that shape design to create well-designed built environments. It presents a collection of priorities and objectives that aspire to shape design that addresses key challenges and directions and creates good design outcomes for NSW.

The proposal seeks to deliver a built form outcome that is generally consistent with the architectural principles of the previously approved development on the site which has been determined to represent the existing and the desired future character of this part of Carlingford. The proposed development is consistent with the Better Placed as outlined in **Section 6.1**.

### 3. PROJECT DESCRIPTION

The following section of the EIS summarises the key numeric components of the proposed development and describe the demolition, site preparation, construction and operational phases in further detail.

#### 3.1. OVERVIEW

The project involves the construction of a mixed-use development comprising two residential flat buildings inclusive of a child care centre. The project will include bulk excavation and earthworks, construction of the buildings and ancillary landscaping works. The key components of the proposed development are listed in the following **Table 9**. A copy of the Architectural Drawings accompanies this EIS.

Table 9 Project Details

Project Element	Summary
Project Area	5,948sqm
<ul style="list-style-type: none"> <li>▪ Site Description</li> </ul>	<ul style="list-style-type: none"> <li>▪ Lot 35 DP 536982 (15A Moseley Street)</li> <li>▪ Lot 34 DP 536982 (15B Moseley Street)</li> <li>▪ Lot 5 DP 35555 (25 Donald Street)</li> <li>▪ Lot 33 DP 536982 (27 Donald Street)</li> <li>▪ Lot 32 DP 536982 (29 Donald Street)</li> <li>▪ Lot 2 DP 35555 (31 Donald Street)</li> </ul>
Project Summary	<p>The Project includes site preparation, bulk earthworks, construction and landscaping works comprising:</p> <ul style="list-style-type: none"> <li>▪ Site preparation works including demolition of structures and tree removal.</li> <li>▪ Bulk excavation works to establish basement parking structure.</li> <li>▪ Construction of two (2) x nine (9) storey residential flat buildings.</li> <li>▪ A 76 place centre-based child care facility.</li> <li>▪ Three (3) level basement parking structure (residential) and podium parking for child care.</li> <li>▪ Associated civil, landscaping and public domain works.</li> </ul>
Proposed land uses	The proposal is defined as a mixed-use development comprising 'residential flat building' and 'centre-based child care facility'.
Demolition	<p>The site is largely vacant, following the approval of development consent (DA/219/2024) in October 2024 for early works, including the demolition of all existing buildings and structures and the removal of trees.</p> <p>A display suite currently remains in the northwest corner of the site and will be demolished as part of this SSDA. The proposal also includes the removal of eight trees.</p>
Gross Floor Area (GFA)	<p>Total 14,044sqm which includes:</p> <ul style="list-style-type: none"> <li>▪ Child care: 413sqm</li> <li>▪ Residential: 13,631sqm</li> </ul>
Floor Space Ratio (FSR)	<p>A total FSR 2.36:1 which includes:</p> <ul style="list-style-type: none"> <li>▪ Child care: 0.07:1</li> <li>▪ Residential: 2.29:1</li> </ul>
Residential Apartments	<p>A total of 136 apartments comprising:</p> <ul style="list-style-type: none"> <li>▪ 30 x affordable apartments</li> <li>▪ 106 x market apartments</li> </ul> <p><i>15% of the overall GFA to be allocated to affordable housing</i></p>
Apartments and Mix	<ul style="list-style-type: none"> <li>▪ 9 x 1 bedroom units (7%)</li> <li>▪ 88 x 2 bedroom units (65%)</li> <li>▪ 22 x 3 bedroom units (16%)</li> <li>▪ 17 x 4 bedroom units (12%)</li> </ul>
Livable housing units	28 x silver liveable apartments (20.6% of total units)

Project Element	Summary
Maximum height	31.7metres / 9 Storeys
Ground Level Setbacks	<p><b>North:</b> 6.5m  <b>East:</b> 6.7m (Building A2) and 8.7m (Building B)  <b>South:</b> 8.4m  <b>West:</b> 4.2m (Building A1) and 3.3m (Building B)</p> <p>The typical setback from the main building line above ground is 6m.</p>
Vehicular Access	Vehicle access to the residential basement levels is provided via Donald Street. Vehicle access to the child care car parking is provided via Moseley Street.
Parking	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>▪ 164 residential spaces (including 31 tandem spaces and 21 accessible spaces)</li> <li>▪ 22 visitor car parking spaces (including 1 x car wash bay and 2 accessible spaces)</li> <li>▪ 5 motorcycle parking spaces</li> </ul> <p><b>Total car parking spaces: 186</b></p> <p><b>Child care</b></p> <ul style="list-style-type: none"> <li>▪ 12 x staff car parking spaces (including 5 tandem)</li> <li>▪ 10 x visitor car parking spaces</li> <li>▪ 1 x accessible space</li> </ul> <p><b>Total child care car parking spaces: 23</b></p>
Cycle Parking	<p>117 bicycle parking spaces comprising:</p> <ul style="list-style-type: none"> <li>▪ 11 visitor bicycle spaces</li> <li>▪ 106 residential bicycle parking spaces</li> </ul>
End of Trip	The child care centre includes five bathrooms (including one accessible bathroom) which can be used for staff end of trip facilities.
Communal Open Space	1,508sqm (25.3% of the site area)
Deep Soil Area	1,053sqm (17.7% of the site area)
Estimated Development Cost	\$101,819,136 ex GST

The site is located within an identified low and mid rise housing area, with the nearest Town Centre being Carlingford. The project includes 30 affordable housing units which will be managed by a registered community housing provider for a minimum of 15 years. The project seeks to utilise the provisions of the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)* including the low and mid rise provisions (Chapter 6) and the in-fill affordable housing provisions (Chapter 2).

## 3.2. SITE PREPARATION ACTIVITIES

As noted in **Table 9** the site is largely cleared of built form and structures as a result of early works carried out under Development Consent DA/219/2024. The proposed site preparation works relevant to this SSDA will include:

- Demolition of the display suite office located at the northwest portion of the site.
- Removal of 8 trees (including 6 trees within the site and 2 street trees at Donald Street)
- Sediment and erosion control measures (including control fences, sand bags and sausage filters around gully pits);

Figure 7 Demolition Plan



Source: Capio

### 3.2.1. Excavation

As identified in the Geotechnical Report and Addendum Letter Advice (**Appendix Q**) excavation for the proposed basement is expected to extend to a depth of up to approximately 10.5 m below ground level. The Geotechnical certificate at **Appendix U** confirms groundwater is not expected to adversely impact the proposed excavation works and dewatering is unlikely to be necessary.

## 3.3. BUILDING DESIGN

### 3.3.1. Physical Design and Layout

The proposal features two nine-storey buildings, designated as Building B and Building A, with Building A further divided into two sections, A1 and A2. The buildings have distinct street frontages. Building B addresses Mosley Street, while Building A addresses Donald Street. The design intent is to maximise each building's street frontage and orient apartment outlooks toward the street and away from adjacent properties.

Due to the natural slope of the site, Building A is situated at a lower elevation than Building B. A staircase at the western edge of the site connects the rear of Building B down to Donald Street. An additional pathway on the eastern side provides a connection between Buildings A and B, allowing residents of both buildings to access a centralised communal open space area on the eastern portion of the site.

Building A accommodates residential apartments and basement car parking. Building A2 is located along the southern boundary adjacent to the residential basement entry. Building A2 accommodates a single core with two lifts that service both Building A1 and A2, which are connected via an internal corridor. A dedicated pedestrian path links Donald Street with the ground-floor residential lobby. Building A includes ground-floor apartments with generous courtyard terrace areas fronting Donald Street and internally to the site. The floor plate of the upper levels of Building A remains largely consistent across levels and accommodates a range of one bedroom, two-bedroom, three-bedroom, and four-bedroom apartments.

Building B features a child care facility located on the ground level and residential apartments on the levels above. A dedicated entry provides access to the ground-level child care centre while two pedestrian bridges connect Mosley Street to two separated residential lobbies each with their own lift core. The typical floor plate of the residential levels includes a mix of two-bedroom, three-bedroom, and four-bedroom apartments.

The development includes three levels of basement parking for residential use, accessed via Donald Street, and a separated podium-level parking area for child care, accessed via Mosley Street.

Landscaping is planned along the western and eastern boundaries, with communal open space at ground level on the eastern portion of the site. An additional communal open space area is provided on the rooftop of Building A1 which is accessible by all residents across the development.

### **3.3.2. Proposed Uses**

#### **Residential Flat Building**

The proposed development consists of two 9-storey residential flat buildings, designed to provide modern, high-density housing. Each building will feature a mix of one, two, three and four-bedroom units, catering to a diverse range of residents. The buildings include amenities such as basement parking and landscaped communal areas.

#### **Centre-based child care facility**

The proposal seeks consent for a child care centre land use at the Ground Level of Building B. The child care centre is 413sqm and the Architectural Plans provide an indicative floorplan layout. The DA does not seek consent for any physical works or operational / management matters. The detailed fit out, internal design, and operation of the tenancy will be subject to a future development consent. **Figure 8** demonstrates the indicative internal and external layout of the child care centre.

The child care centre has a dedicated carpark that is accessed from Mosely Street.



a sense of vertical rhythm and help articulate the building at the human scale. Light-coloured vertical brick elements are incorporated to break up the light neutral finish, providing texture and distinction

Figure 9 Materials and Finishes



Picture 5 Building A



Picture 6 Building B

Source: Capiro

### 3.4. BONUS FLOOR SPACE RATIO AND HEIGHT

The site is located within 400m walking distance of Carlingford Court Shopping Centre which is mapped as a town centre under Chapter 5 (Low and mid rise housing) of the Housing SEPP. The site is therefore located within a “low and mid rise housing inner area” and the proposal seeks to utilise the uplift in development standards under the LMR provisions (as set out within Sections 175 and 180 of Chapter 5 of the Housing SEPP).

The proposed development is also seeking to utilise the 30% uplift for both for space and height available under Chapter 2 of the Housing SEPP, on top of the ‘base’ height and floor space established under Chapter 5 (Low and Mid Rise Housing) of the Housing SEPP. The following outlines the methodology for calculating the proposed floor space ratio and provision of affordable housing units.

#### Calculating the Floor Space Ratio Bonus

A ‘Residential Flat Building’ that provides at least 15% of the total GFA as affordable housing (in addition to any other affordable housing required under another planning instrument) for a minimum of 15 years is eligible for an additional 30% of the permitted FSR control (in addition to the Height bonus described below). The 130% calculation is based on the maximum permitted FSR on the land (being the LMR FSR). Therefore, based on the above methodology, the following calculation has been made for this site:

Table 10 FSR Permissibility

Building	LEP FSR Control	LMR FSR	Max. Permissible FSR (LMR + 30%)	Max. Permissible GFA (based on site area of 5,948sqm)
<b>Buildings A1 and B</b>	1:1	2.2:1	<b>2.86:1</b>	<b>17,007.28sqm</b>
<b>Building A2</b>	1.49:1	2.2:1		

This proposal provides an FSR of 2.36:1 and the following breakdown of GFA:

- Affordable housing – 2,129 (15% of total GFA)
- Market Housing – 11,502sqm
- **Total residential GFA – 13,631sqm**
- Child care – 413sqm
- **Total GFA - 14,044sqm**

#### Calculating the Building Height Bonus

A ‘Residential Flat Building’ that provides at least 15% of total GFA as affordable housing (in addition to any other required affordable housing required under another planning instrument) for a minimum of 15 years will be eligible for 130% of the Height of Building control for residential accommodation (in addition to the FSR bonus described above). The 130% height is calculated on the maximum permissible building height for the land (being the LMR building height). Therefore, based on the above methodology, the following calculation has been made for this site:

Table 11 Height Permissibility

Building	LEP Height Control	LMR Height	Max. Permissible Height (LMR + 30%)
<b>Buildings A1 and B</b>	16m	22m (6 storeys)	<b>Up to max. 28.6 metres</b>
<b>Building A2</b>	21m	22m (6 storeys)	

The proposed building height is 31.7 metres. The height exceedance relates to the top of the lift overruns, stairs and the upper most portion of the roof parapet on Buildings A1, A2 and Building B, and the upper most

portion of the top level of Building B. A Clause 4.6 Variation Request (**Height**) is submitted at **Appendix F**, providing justification for this non-compliance.

### **3.5. LANDSCAPING AND OPEN SPACE**

The proposal incorporates high-quality landscaping throughout the ground level. Landscaped edges and raised planters frame the perimeter of the site and entry areas, providing a soft, green interface that improves the streetscape character while also creating a clear, engaging, and welcoming entry for residents accessing the building lobbies.

The proposal delivers significant deep soil planting areas along the eastern, northern, and western boundaries, totalling 1,053sqm or 17.7% of the site area. These deep soil zones are capable of supporting large canopy tree plantings, which will contribute to a more established landscape setting over time and enhance privacy and outlook for both residents and the surrounding public domain.

The proposed development incorporates 1,053sqm of deep soil (17.7% of the site area), 2,131 sqm of soft landscaping (35.8% of the site area) and approximately 1,576sqm of canopy coverage (26.5% of the site area).

#### **Ground Level Communal Open Space**

The proposal delivers well-considered and functional communal open space at Ground Level, designed exclusively for the use and enjoyment of residents. This space enhances the residential amenity of the development by providing a range of features that support health, wellbeing, and social interaction.

Key inclusions such as an outdoor gym and an animal wash area respond to the needs of modern urban living, promoting active lifestyles and pet-friendly environments. The integration of BBQ and picnic areas beneath a pergola ensures the space is comfortable and usable throughout the year.

Dense landscaping is provided around the communal open space to soften the surrounding hardscape elements, while a central grassed area provides flexibility for informal recreation, play, and passive enjoyment. Due to the site's topography, a series of retaining walls and pedestrian ramps have been incorporated to ensure the space is both accessible and visually coherent. These ramps establish connections between Building A and Building B. By centrally locating the communal open space between the two buildings and designing it to accommodate a diverse range of uses, the proposal creates a shared, inclusive environment that supports everyday living.

#### **Rooftop Communal Open Space**

An additional residential communal open space is provided at the rooftop of Building A1 which comprises a BBQ area, picnic table, outdoor furniture pergola and raised planters. The rooftop communal open space is accessible to all residents across the development and is accessed via the Building A lobby and lift.

#### **Child care Communal Open Space**

The proposal delivers a high-quality and thoughtfully designed open space for the child care centre located on Level 2 of Building B, enhancing both the amenity and functionality of the facility. The outdoor play area is generously sized, split into two separate zones totalling 532sqm (266sqm each), with each area capable of accommodating up to 38 children. This separation allows for flexibility in programming, age-appropriate activities, and improved supervision and safety.

The eastern outdoor space features a range of engaging, nature-based play elements including a mud kitchen, a mound and tunnel, a slide and mould, a cubby house and a crafting tee-pee circle. The central outdoor space complements this with a sandpit, pirate ship, water mist feature, recharge station, and a larger play structure, offering opportunities for both active and quiet play.

Acoustic fencing is provided around both play areas in accordance with the recommendations of the Acoustic Report, ensuring that potential noise impacts on surrounding residents are mitigated while maintaining a safe and secure environment for children. Overall, the design prioritises safety, variety, and developmental enrichment, contributing positively to the overall quality of the child care offering.

#### **Public Domain**

The proposal will provide 6 new street trees including 4 along Donald Street (to offset the removal of two street trees at this location) and 2 at Mosely Street.

## 3.6. STORMWATER MANAGEMENT

The proposed stormwater management system is detailed in the Stormwater Concept Design (at **Appendix I**) and the Water Management Report (**Appendix P**). The proposed civil design comprises:

- A below ground OSD tank and storm filter chamber at the western portion of the site
- A below ground rainwater tank
- New boundary and kerb inlet pits at Donald Street

## 3.7. TRANSPORT AND PARKING

### 3.7.1. Vehicle Access

Residential vehicular access to the basement levels is provided via Donald Street. The access includes a single 6.1m wide combined ingress / egress driveway located at the south-western corner of the site.

A separate vehicle access is provided to the ground level car park dedicated to the child care centre use, accessed via Moseley Street. The access comprises a 6.1m wide combined ingress / egress driveway situated in the north-western corner of the site.

### 3.7.2. Residential Basement and Child care Car Park

The car parking for the child care centre includes 23 parking spaces, comprising 12 staff and 10 visitor (parent) car parking spaces. An additional accessible car parking space is provided.

The residential basement carparking expands over three levels accommodating:

- 164 x residential spaces;
- 22 x visitor spaces
- 106 x bicycle parking spaces for residents
- 11 x bicycle parking spaces for visitors;
- 5 x motorcycle parking spaces;
- The proposed basement car parking areas have been designed in accordance with relevant Australian Standards and provide compliant car park dimensions, aisle widths, and ramp grades.

### 3.7.3. Loading and Servicing

Minor deliveries for the child care centre are expected to be carried out by vans and utility vehicles. These servicing activities will be accommodated within standard visitor parking spaces located on the child care centre parking level. Deliveries are scheduled to occur between 10:00am and 2:00pm, outside the centre's peak drop-off and pick-up periods, to minimise any potential conflict with parent and caregiver movements.

### 3.7.4. Pedestrian Access

Pedestrian access to the child care centre is provided via a connection from Moseley Street adjacent to the vehicle entry. There is a solid barrier separating the vehicle entry to the pedestrian entry and a dedicated pathway to the childcare entry throughout the car parking area. This pathway provides clear and unobstructed pedestrian access to the building, separated from vehicular circulation areas.

Residential pedestrian access from Donald Street to Building A is provided via a dedicated walkway located to the north of the vehicular driveway. The pedestrian pathway provides safe and convenient access, leading directly to the residential lobby of Building A.

Residential pedestrian access from Moseley Street to Building B is provided via a pedestrian pathway, located separately to the vehicular access driveway. The pedestrian pathway provides safe and convenient access, leading directly to the residential lobby of Building B.

### 3.8. UTILITIES AND SERVICES

A substation is provided for in the northeastern corner of the site.

### 3.9. DEVELOPMENT TIMING

Demolition, excavation and construction of the proposed development will occur in 2 stages. The estimated duration for each stage is provided in **Table 12** below.

Table 12 Development Staging

Stage	Start Date	Duration
<b>Stage 1:</b> Demolition work, basement excavation and construction of Buildings A1 and A2 and basement parking structure across the site.	6 weeks post approval	24 months
<b>Stage 2:</b> Construction of Building B from child care level and up.	Stage 2 commencing immediately upon completion of stage 1.	18 months

It is noted that affordable housing dwellings will be delivered across both Stage 1 and Stage 2 in accordance with the breakdown on the Architectural Plans. It is expected that upon completion of Stage 1, that a Construction Certificate would be secured for Stage 2 works. Stage 2 works may commence prior to completion of Stage 1.

Consistent with the approved Regional DA (DA222/2024), construction works associated with the development will be carried out in accordance with the below construction hours:

- Monday to Friday: 7:00am to 5:00pm
- Saturdays: 7:00am to 5:00pm
- Sundays and Public Holidays: No works to be carried out.

## 4. STATUTORY CONTEXT

This section of the report provides an overview of the key statutory requirements relevant to the site and the project, including:

- *Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act 1999*
- *NSW Biodiversity Act 2016 (BC Act);*
- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *Environmental Planning Assessment Regulation 2021 (the Regulations)*
- *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)*
- *State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP)*
- *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*
- *Parramatta Local Environmental Plan 2023 (PLEP 2023)*
- *Parramatta Development Control Plan 2023 (PDCP 2023)*

It identifies the key statutory matters which are addressed in detail within the EIS, including the power to grant consent, permissibility, other approvals, pre-conditions and mandatory considerations.

### 4.1. STATUTORY REQUIREMENTS

The following sections provide a summary of the relevant statutory requirements having regard to the *State Significant Development Guidelines*. A detailed statutory compliance table for the project is provided at **Appendix C**.

#### 4.1.1. Power to Grant Approval

The legal pathway under which the consent is sought, why this pathway applies, and the relevant consent authority is outlined in **Table 13**.

Table 13 Power to Grant Approval

Matter	Consideration
<b>Declaration of SSD</b>	<p>In accordance with Schedule 1, Section 26A of the Planning Systems SEPP, development to which:</p> <ul style="list-style-type: none"> <li>▪ Chapter 2, Part 2, Division 1 of the Housing SEPP applies; and</li> <li>▪ Has an EDC of \$75M+ (for the residential components); and</li> <li>▪ Is permitted with consent under an EPI applying to the land.</li> <li>▪ Will provide at least 10% of the residential component as affordable housing for at least 15 years.</li> <li>▪ Is classified as SSD.</li> </ul> <p><b>26A In-fill affordable housing</b></p> <p>(1) Development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies if—</p> <p>(a) the part of the development that is residential development has a capital investment value of—</p>

Matter	Consideration
	<p>(i) for development on land in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City in the Six Cities Region—more than \$75 million, or</p> <p>(b) the development does not involve development prohibited under an environmental planning instrument applying to the land.</p> <p>The residential component of the proposed works has an estimated EDC greater than \$75,000,000 (refer <b>Appendix GG</b>) and accordingly, the proposal is SSD for the purposes of the Planning Systems SEPP.</p> <p>In addition to EDC, to qualify for the SSDA pathway, the proposal must not be prohibited development. The proposal is permitted with development consent and therefore qualifies as SSD (see below).</p>
Consent Authority	Under section 4.5 of the EP&A Act

### 4.1.2. Permissibility

The permissibility of proposed development is outlined in **Table 14**.

Table 14 Permissibility

Matter	Consideration
Land use(s)	Residential flat buildings and centre-based child care facility.
Land use zone(s)	R4 High Density Residential
Permissibility	The site is zoned R4 (High Density Residential) in accordance with Parramatta LEP 2023. 'Residential flat buildings' and 'centre-based child care facility' are permitted with consent within the R4 zone.

The project seeks to utilise the provisions of the Housing SEPP, including the low and mid rise provisions (Chapter 6) and the in-fill affordable housing provisions (Chapter 2) which establish the key built form development standards. The proposed development is seeking to utilise the 30% uplift for both for space and height available under Chapter 2 of the Housing SEPP, on top of the 'base' height and floor space established under Chapter 6 Part 4 of the Housing SEPP for residential flat buildings in low and mid rise inner areas.

This equates to the following maximum built form controls:

- **Building Height** – 'Base' LMR height of 22m + 30% = **28.6m**.
- **Floor Space Ratio** – 'Base' LMR floor space of 2.2:1 + 30% = **2.86:1**

The proposed development is compliant with the FSR control. The proposed development includes minor non compliances with the 28.6m height control, which is detailed in the Clause 4.6 Variation Request provided at Appendix F.

## 4.2. PRE-CONDITIONS

**Table 15** outlines the pre-conditions to exercising the power to grant approval which are relevant to the project and the section where these matters are addressed within the EIS.

Table 15 Pre-Conditions

Statutory Reference	Pre-Condition	Relevance	Section in EIS
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	A consent authority must be satisfied that the land is suitable in its contaminated state - or will be suitable, after remediation - for the purpose for which the development is proposed to be carried out. Section 4.6 of the SEPP provides a State-wide approach to the remediation of contaminated land. It requires a consent authority to assess the potential for land to be contaminated and the works required to remediate the land to ensure it is suitable for its intended use.	A Preliminary Site Investigation has been prepared for the SSDA. This confirms that the development site is considered low risk for significant contamination can be made suitable for residential and child care land uses, subject to the implementation of the identified mitigation measures.	Section 6.12 Appendix R
<i>State Environmental Planning Policy (Housing) 2021</i>	<p>Clause 20 Design Requirements requires that the consent authority consider whether the residential development is compatible with the desirable elements of the character of the area or for precincts undergoing transition, the desired future character of the precinct.</p> <p>Clause 21 Consent Authority must be satisfied that the affordable housing component will be maintained for at least 15 years and that it will be managed by a registered housing provider.</p>	<p>The project is considered to be compatible with the desired future character of the precinct, as detailed in the Architectural Design Report.</p> <p>The project includes a minimum 15% in-fill affordable housing component which will be maintained for at least 15 years and that it will be managed by a registered housing provider. A letter has been included from Link Wentworth Housing to this effect.</p>	Appendix H Appendix CC

### 4.3. MANDATORY CONSIDERATIONS

**Table 16** outlines the relevant mandatory considerations to exercising the power to grant approval and the section where these matters are addressed within the EIS

Table 16 Mandatory Consideration

Statutory Reference	Mandatory Consideration	Section in EIS
<b>Consideration under the EP&amp;A Act and Regulations</b>		Section 4 and Appendix C
Section 1.3	The relevant objects of the EP&A Act	Appendix C
Section 4.15 (1)(a)(i) Relevant environmental planning instrument	<p>All relevant EPIs will be addressed in the EIS, these include;</p> <ul style="list-style-type: none"> <li>▪ <i>State Environmental Planning Policy (Planning Systems) 2021</i></li> <li>▪ <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></li> <li>▪ <i>State Environmental Planning Policy (Housing) 2021</i></li> <li>▪ <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i></li> <li>▪ <i>Parramatta LEP 2023</i></li> </ul>	Appendix C
Section 4.15 (1)(a)(ii)	Relevant proposed instruments include	N/A

Statutory Reference	Mandatory Consideration	Section in EIS
Relevant draft environmental planning instrument	<ul style="list-style-type: none"> <li>▪ N/A</li> </ul>	
Section 4.15 (1)(a)(iii) Relevant development control plan	Clause 2.10 of the Planning Systems SEPP provides that DCPs do not apply to SSDAs. As such, the Parramatta DCP 2023 is not a relevant consideration, and strict DCP compliance is not required.	N/A
Section 4.15 (1)(a)(iia) any planning agreement or draft planning agreement	None relevant to the proposed development.	N/A
Section 4.15(1)(b) the likely impacts of that development,	The likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Section 6
Section 4.15(1)(c)	The suitability of the site for the development	Section 7.6
Section 4.15(1)(d)	Any submissions made in accordance with the Act or regulations	To be addressed at RTS stage.
Section 4.15(1)(2)	The Public Interest	Section 7.7
<b>Mandatory relevant considerations under EPIs</b>		
State Environmental Planning Policy (Resilience and Hazards) 2021	Section 4.6 – Contamination and remediation to be considered in determining development application.	Section 4.2 Section 6.12 Appendix Y
State Environmental Planning Policy (Sustainable Buildings) 2021	Chapter 2 – Standards for residential development – BASIX. Chapter 3 – Standards for non-residential development	Appendix Y Appendix U
State Environmental Planning Policy (Housing) 2021 (I&E SEPP)	Chapter 4 – Design of residential apartment development.	Appendix H Section 6
<b>Development Contributions Plan</b>		
City of Parramatta (Outside CBD) Development Contributions Plan	<p>The City of Parramatta (Outside CBD) Development Contributions Plan (Amendment 1) 2023 applies to the site. Section 7.11 contributions apply, and this is calculated based on the number of dwellings at the site.</p> <p>The Applicant expects the contribution levy to be imposed as a condition of consent.</p>	Section 4.3
HPC (regional) development contributions	<p>The Environmental Planning and Assessment Amendment (Housing and Productivity Contributions) Bill 2023 was assented on 13 July 2023, which changed how contributions for regional infrastructure are levied, by establishing a Housing and Productivity Contribution (HPC). Regional infrastructure includes public amenities or public services, affordable housing, transport infrastructure, regional or State roads and measures to conserve or enhance the natural environment.</p> <p>It is understood that HPC payment will apply (other than for the affordable dwellings) and will be imposed as condition of development consent.</p>	Section 4.3

# 5. COMMUNITY ENGAGEMENT

The following sections of the report describe the engagement activities that have been undertaken during the preparation of the EIS and the community engagement which will be carried out if the project is approved.

## 5.1. ENGAGEMENT SUMMARY

Community and stakeholder engagement has been undertaken by the Project Team in the preparation of the SSDA. Engagement activities have been detailed within the Engagement Outcomes Report at **Appendix G** and such activities include:

- Project newsletter distributed to the surrounding community
- Social Impact Assessment community survey
- E-Newsletter to sensitive receivers including government authorities
- Offer of stakeholder briefings to community members and key stakeholders
- Enquiry line open to surrounding community

Consultation was also undertaken with the certain stakeholders to inform the detailed assessment of key matters. A summary of the engagement activities carried out for the project, key stakeholder feedback and how the project responds outlined in **Table 17**.

Table 17 Engagement Carried Out

Stakeholder	Detail of Engagement	Project Response
<b>Community Stakeholders</b>		
Local Residents, Local Businesses, Shopping Centres, Schools, Places of Worship and Community Organisations	<p>Targeted engagement activities including community newsletter distributed to 1050 properties 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>Local shopping centres, schools and community organisations were contacted via email which included a copy of the newsletter</p> <p>One email response was received on Sunday, 6 July 2025 from a resident on Young Road regarding the proposal with an attached letter which noted concerns about the project relating:</p> <ul style="list-style-type: none"> <li>▪ Environmental and ecological impact</li> <li>▪ Translation services and project communication</li> <li>▪ Traffic and infrastructure</li> <li>▪ Planning pathway</li> <li>▪ The redundance of proposed child care land use</li> <li>▪ Visual amenity</li> <li>▪</li> </ul> <p>A comprehensive response was provided to the local resident in relation to their concerns and enquiries. The response also noted that these matters would be addressed in further detail at the time of DA submission.</p>	<p>The SSDA documentation package including EIS and supporting technical reports includes a robust assessment of those impact concerns raised during early community consultation. Please refer to Engagement Outcomes Report at Appendix G for specific commentary on community concerns and how the project is responding.</p>

Stakeholder	Detail of Engagement	Project Response
	<p>There were no responses from local businesses other than a request for a project briefing by Carlingford Court Shopping Centre. Ultimately, Carlingford Court clarified project enquiries via email which related to the status of technical reports and the timing of DA submission.</p> <p>No responses were received from local schools or places of worship.</p>	
<b>Key Agencies</b>		
DPHI	<p>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).</p> <p>On Monday, 28 April 2025, Capio formally requested SEARs from DPHI and this was issued on 14 May 2025.</p>	<p>As the responsible assessing authority, DPHI will continue to be consulted by Capio through the assessment phase of the Environmental Impact Statement (EIS).</p> <p>Capio has addressed feedback from DPHI during the preparation of the EIS.</p>
Parramatta City Council	<p>On Tuesday, 1 July 2025, an email was issued to Councillors at Parramatta City Council with details on the proposal.</p> <p>The email included:</p> <ul style="list-style-type: none"> <li>• Information about the proposal</li> <li>• Community newsletter</li> <li>• Invitation to attend a project briefing</li> <li>• 1800 number and email address.</li> </ul> <p>On Friday, 4 July, Lord Mayor Marin Zaiter responded to the email issued who acknowledged receipt of the email but declined to attend a briefing</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. Councillor Judy Greenwood acknowledged the objection. It was clarified that under the Environmental Planning &amp; 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.</p>	<p>Capio will continue to provide updates to Parramatta City Council and Councillors as the project progresses.</p>
Transport for NSW	No formal engagement prior to EIS submission.	Transport for NSW (TfNSW) will be consulted by DPHI during the

Stakeholder	Detail of Engagement	Project Response
		Public Exhibition process for the SSDA.
Sydney Water	On Thursday, 26 June 2023, Sydney Water was contacted via email in relation to a Before You Dig enquiry. A Statement of Available Pressure and Flow was received from Sydney Water on responded on Monday, 21 July 2023, the details of which are outlined in the Utility, Infrastructure and Services Report at Appendix DD.	Capio will continue to liaise with Sydney Water, ensuring all requirements are met and necessary documentation is provided.
Endeavour Energy	<p>Endeavour energy has been previously consulted as part of the Development Application DA/222/2024.</p> <p>On 22 April 2024, Endeavour Energy responded in reference to previous submissions made to the City of Parramatta on 6 October 2023 and 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>Endeavour Energy will be consulted by DPHI during the Public Exhibition process for the SSDA.</p> <p>The project team will continue to consult with Endeavour Energy through the planning and construction process.</p>
Rural Fire Service	No formal engagement prior to EIS submission.	RFS will be consulted by DPHI during the Public Exhibition process for the SSDA.
NSW Fire and Rescue	No formal engagement prior to EIS submission.	Fire and Resue will be consulted by DPHI during the Public Exhibition process for the SSDA.

This engagement outlined above was consistent with the community participation objectives in the Undertaking Engagement Guidelines for State Significant Projects and complied with the community engagement requirements in the SEARs.

## 5.2. ENGAGEMENT TO BE CARRIED OUT

In accordance with the Regulations, the EIS will be placed on formal public exhibition once DPHI has reviewed the EIS and deemed it 'adequate' for this purpose. Following this exhibition period, the applicant will respond to any matters raised by notified parties

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.

## 6. ASSESSMENT OF IMPACTS

This section describes the way in which the key issues identified in the SEARs have been assessed. It provides a comprehensive description of the specialist technical studies undertaken regarding the potential impacts of the proposed development and recommended mitigation, minimisation and management measures to avoid unacceptable impacts.

Detailed tables have been provided within the appendices as outlined in **Table 18**. This information includes a reference to where these matters have been addressed in the EIS.

Table 18 Key Appendices

Key Appendix	Reference
SEARs Requirements	<b>Appendix A</b>
Statutory Compliance Table	<b>Appendix C</b>
Mitigation Measures Table	<b>Appendix D</b>
Engagement Summary Table	<b>Appendix E</b>

The detailed technical reports and plans prepared by specialists and appended to the EIS are individually referenced within the following sections.

Table 19 Categorisation of Impact Assessment

Detailed Assessment	Standard Assessment
Design Quality, Built form and Urban Design	BCA/Access
Environmental Amenity	Geotechnical/Ground Conditions
Visual impact	Contamination and Remediation
Ecologically Sustainable Development	Biodiversity
Trees and Landscaping	Flood Risk
Traffic, Transport and Accessibility	Aboriginal Cultural Heritage
Noise and Vibration	Environmental Heritage
Water Management	Infrastructure Requirements and Utilities
Social Impacts	
Waste Management	

## 6.1. DESIGN QUALITY, BUILT FORM AND URBAN DESIGN

This section provides a detailed assessment of key design matters which may have a significant impact on the site and locality. It provides a comprehensive assessment of the relevant issues identified in the SEARs, and the mitigation measures required to avoid, mitigate, and offset the potential impacts of the project.

### 6.1.1. Urban Design and Built Form

The proposal has been architecturally designed to deliver a high-quality built form that integrates well with the evolving character of the Carlingford area. Supporting street elevations demonstrate that the development maintains a streetscape that is compatible with nearby and surrounding properties. The proposed development is compatible with the desired future character of the area (noting that the surrounding area is undergoing transition towards medium and high density development).

The site benefits from its substantial size, corner allotment and access to both Donald Street to the south and Moseley Street to the north. The design approach for the proposed development 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 / outlook.

A diverse mix of dwelling types is provided, complemented by extensive landscaping in accordance with the landscape plans prepared by Conzept. The design thoughtfully incorporates articulation features, varied building façades, and greenery to reduce perceived bulk and scale, resulting in an attractive and well-balanced street presence.

Overall, the development achieves a positive visual outcome and contributes a housing product that aligns with both the existing context and the anticipated future character of the locality. Key design features are outlined in the following sections.

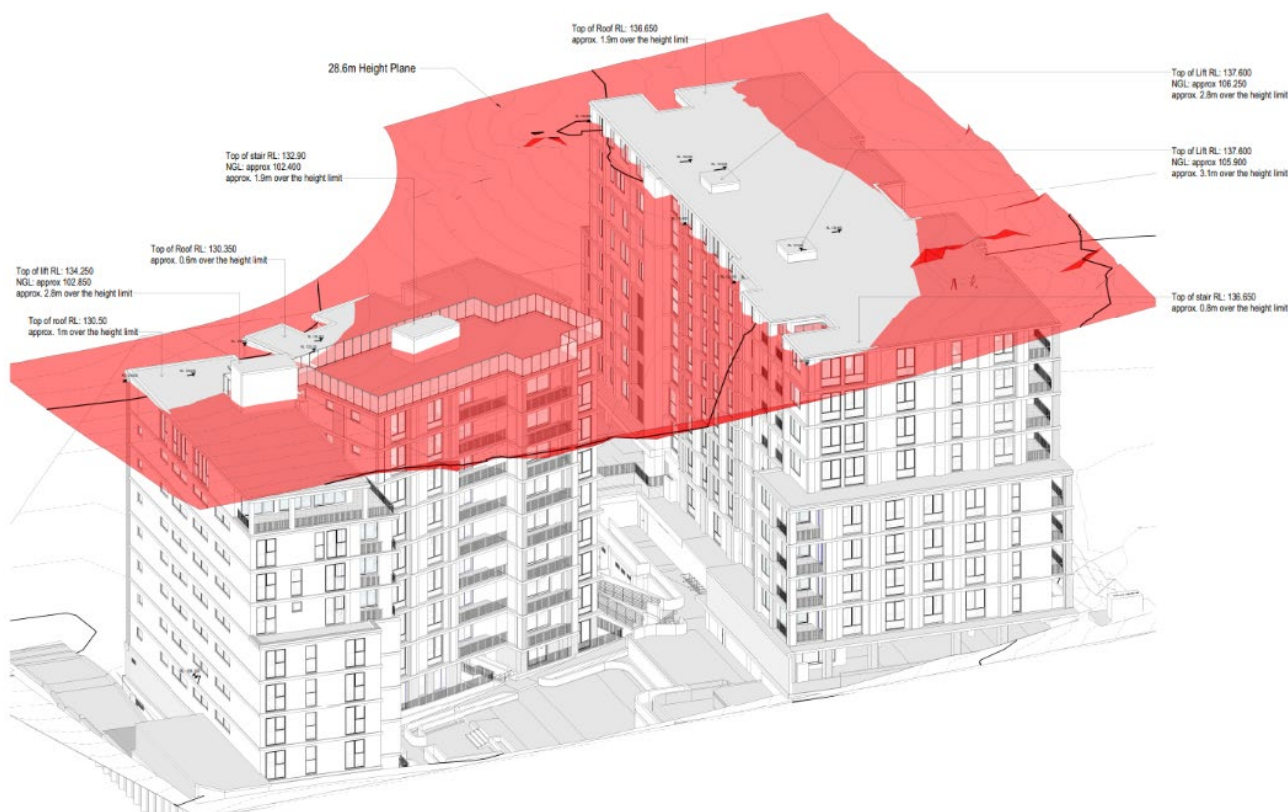
#### 6.1.1.1. Height Non-Compliance

Given the sloping topography of the site (approximately 9 metres from north-east down towards the south-west) and existing ground conditions, the proposed maximum height of 31.7 metres exceeds the maximum building height control by 3.1 metres (above the 28.6 -metre maximum height permitted under the 30% Housing SEPP uplift). The protrusion over the height plane relates to the top of the lift overruns, stairs and the upper most portion of the roof parapet on Buildings A1, A2 and Building B, and the upper most portion of the top level of Building B.

The height noncompliance is acceptable because it results in minimal environmental impacts and is justified by site-specific conditions and design considerations. The site's significant slope affects how building height is measured, making strict compliance challenging without compromising the building's functionality and floor area. The minor height breach occurs primarily in non-habitable rooftop structures, which are centrally located and integrated into the design, causing no visual privacy issues or disruption to views. Overshadowing impacts are minor compared to a fully compliant building, and the overall floor space ratio remains within permitted limits, ensuring the development's scale and intensity are appropriate for the site and context.

The height non-compliance is addressed in the Clause 4.6 Variation Request (Height) at **Appendix F**.

Figure 10 Building Height Variation



Source: Capio

## 6.1.2. Design Quality Approach

Item 5 of the SEARs requires an assessment of the design quality of the proposal to demonstrate how the development will achieve design excellence and the seven objectives for good design in Better Placed.

The site is not identified within a 'design excellence precinct' and is not subject to the provisions under Clause 6.13 of the Parramatta LEP 2023. Additionally, DPHI confirmed via email on 21 May 2025 that the project is not required to undertake review by the SDRP, and the proposal can proceed through the planning process without SDRP input.

To ensure a high standard of design quality, the proposal has been developed in accordance with the design principles outlined in Schedule 9 of the Housing SEPP, as detailed below:

- **Context and neighbourhood character:** the site sits within a transitional area characterised by a mix of low, medium, and high-density residential development. The proposal adjoins lower density housing to the north and community uses including Harold West Reserve and St Paul's Anglican Parish Centre. The proposal responds appropriately to this varied context through a sensitively scaled and articulated design that complements the existing streetscape and future character of the area.
- **Built form and scale:** the proposed built form and scale is a thoughtful response to the site's context, addressing streetscape, orientation, views, and planning controls. With two street frontages, the design maximises outlook and minimises impacts to neighbouring properties. The development is expressed as a series of distinct but cohesive buildings, with design details that enhance individuality. A prominent existing gum tree at the Donald Street frontage informs a recessed, landscaped entry, creating a strong sense of arrival.
- **Density:** the proposal delivers 136 well-designed dwellings, including a mix of one- to four-bedroom apartments, along with a child care facility and basement parking. The residential density is appropriate to the site's R4 zoning, responsive to the changing urban context, and supported by existing and planned infrastructure. The layout prioritises amenity, privacy, and solar access, with a built form that integrates well with its surroundings while accommodating the needs of current and future residents.

- **Sustainability:** the proposal incorporates passive solar design that minimises heat gain and loss. Recessed balconies provide shading and enhance thermal comfort. Energy-efficient lighting, appliances, lifts, and water-saving fixtures will be installed throughout the development. These features ensure the development meets or exceeds BASIX targets, reducing reliance on mechanical systems and supporting long-term environmental performance.
- **Landscape:** the proposal delivers high-quality, functional landscaping across the site, including 2,131sqm of soft landscaping, 1,053sqm of deep soil zones supporting canopy trees, generous ground and rooftop communal open spaces with diverse amenities, and thoughtfully designed play areas for the child care centre. The landscaping features respond to the site's sloping nature and seek to enhance amenity, streetscape character, and liveability for residents and the public domain.
- **Amenity:** the proposal delivers high standard of residential amenity through optimal solar access, cross-ventilation compliance, generous private and communal open spaces, thoughtful building orientation and setbacks for privacy and view sharing, and well-designed layouts with ample storage, ensuring comfort, liveability, and environmental responsiveness, refer **Section 6.2** for further detail.
- **Safety:** the proposal prioritises safety through clear and legible public interfaces, passive surveillance, and secure, well-lit access points. Building lobbies are accessed from both Donald and Moseley Streets, with the child care centre entry clearly defined to promote visibility and safety. Large windows, corner balconies, and open sight lines enhance surveillance of public and communal areas. Landscaping is designed to avoid visual obstructions, and all pedestrian pathways will be illuminated in accordance with Australian Lighting Standards. Security features, including controlled access points, further support a safe and welcoming environment.
- **Housing diversity and social interaction:** the development fosters social connection both within the community and among residents through thoughtfully designed, safe, and active communal spaces. The communal spaces are designed to encourage social interaction, recreation, and a strong sense of community. The range of generously sized apartments supports diverse household types, promoting inclusive living. Basement parking and secure bicycle storage further contribute to convenient, accessible amenities that support an active lifestyle and community interaction.
- **Aesthetics:** the development provides varied architectural expression, quality materials, and thoughtful detailing. Careful modulation of scale via setbacks and projections creates a clear distinction of building elements, while integrated landscaping softens the building's appearance. Dark brick at ground level grounds the design, complemented by generous planting and detailed brickwork at the entrance to enrich the arrival experience. Upper levels feature light-coloured render and angled elements that articulate the façade with dynamic shadow play, while vertical brick accents add individuality to the taller form. Durable materials ensure the building's longevity and ease of maintenance, resulting in a distinctive and enduring architectural statement.

### Evolution of the Regional DA Scheme

The Regional DA scheme (DA/222/2024) was discussed at a City of Parramatta Design Excellence Advisory Panel (**DEAP**) meeting on 23 May 2024. The key matters raised by the DEAP meeting related to –

- Site and Context Analysis
- Response to Housing SEPP and Desired Future Character
- Built Form and Layout
- Design and Planning Recommendations
- Internal Amenity
- Sustainability

Several design and planning changes were introduced during the Land and Environment Court (**LEC**) process, and these have been retained in the current SSSA scheme. Key changes originally made to the development application and carried through to this proposal include:

- Enlargement of the ground level communal open space
- Reconfiguration of the basement layout, with the structure shifted to provide a 9-metre setback from Moseley Street to enable tree retention

- Widening of the western easement to 3 metres
- Refinement of the façade treatment to introduce visual contrast, enhance architectural interest, and reduce the perceived length of the building
- During LEP proceedings, a conciliation conference was held and the parties (being Captag Investments Pty Ltd ATF Captag Investments Trust and City of Parramatta Council) reached agreement on the matters in contention, and a signed agreement was filed with the Court on 23 June 2025.

A comparison between the approved DA scheme and the proposed SSDA scheme is outlined in **Table 20**.

Table 20 Approved DA (DA/222/2024) and SSDA Proposal Comparison

Design Element	Approved Regional DA	Proposed SSDA Scheme
<b>Land Uses</b>	<ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Child care centre</li> </ul>	<ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Child care centre</li> </ul>
<b>Maximum Building Height</b>	<ul style="list-style-type: none"> <li>▪ 26.85m</li> </ul>	<ul style="list-style-type: none"> <li>▪ 31.7m</li> </ul>
<b>Building Height in Stories</b>	<ul style="list-style-type: none"> <li>▪ Building A - part-four, part-seven stories</li> <li>▪ Building B – six stories</li> </ul>	<ul style="list-style-type: none"> <li>▪ Building A – nine stories</li> <li>▪ Building B – nine stories</li> </ul>
<b>GFA</b>	8,370sqm	14,044sqm
<b>Number of Apartments</b>	91	136
<b>Car Parking</b>	143	209
<b>Bicycle Parking</b>	92	117

This SSDA is a stand alone development application which does not rely upon the approval granted under DA/222/2024. However, the SSDA design has built upon the key layout and design principles of the approved scheme which was ultimately supported by the NSW LEC. In addition to the above the following other design changes have been implemented into the SSDA scheme -

- Introduction of a rooftop communal open space on Building A1
- Provision for electric vehicle (EV) charging infrastructure, to be further developed during the detailed design phase
- Reconfiguration of the child care centre to enhance the internal layout and improve the functionality and quality of outdoor play areas
  - implementation of acoustic barrier at northeastern portion of the site to separate child care outdoor play area to neighbouring property

### 6.1.3. Better Placed

The Urban Design Report (**Appendix H**) details how the project achieves the objectives of *Better Placed* as required by the SEARs. *Better Placed* is an integrated design policy for the built environment of NSW. It seeks to capture the collective aspiration and expectations for the places where people work, live and play. The assessment against the *Better Placed* objectives is reproduced in **Table 21**.

Table 21 Consideration of the Proposal against Better Placed

Objective	Design Response
<b>Objective 1 - Better Fit</b>	The development respects and responds to its local context - bridging the suburban character of Carlingford with a transitioning high-rise urban form. Building scale, articulation, and setbacks have been carefully considered to

Objective	Design Response
<p><i>Contextual, local and of its place</i></p> <p>Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.</p>	<p>create a sensitive interface with surrounding homes while delivering much-needed housing and community uses.</p>
<p><b>Objective 2 – Better Performance</b></p> <p><i>Sustainable, adaptable and durable</i></p> <p>Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.</p>	<p>The proposal prioritises environmental performance through passive solar design, cross-ventilation, deep soil zones, and water-sensitive urban design. Sustainable building materials and energy-efficient systems reduce the carbon footprint while enhancing liveability and long-term operational performance.</p>
<p><b>Objective 3 – Better for Community</b></p> <p><i>Inclusive, connected and diverse</i></p> <p>The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.</p>	<p>Designed to support a vibrant, inclusive community, the project integrates a 76-place child care centre, publicly accessible open space elements, and generous communal facilities. The layout fosters social connection, safety, and accessibility for residents of all ages and backgrounds.</p>
<p><b>Objective 4 – Better for People</b></p> <p><i>Safe, comfortable and liveable</i></p> <p>The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.</p>	<p>The development places people at its core—with walkable design, activated street frontages, clear wayfinding, and generous landscaping that encourages outdoor use. Apartment layouts exceed ADG standards in daylight, privacy, and amenity, promoting wellbeing and comfort.</p>
<p><b>Objective 5 – Better Working</b></p> <p><i>Functional, efficient and fit for purpose</i></p> <p>Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.</p>	<p>With a child care centre on site and flexible apartment designs that support working from home, the proposal reflects modern work-life needs. High-speed connectivity, quiet communal spaces, and proximity to Carlingford transport links enable convenient, future-ready lifestyles.</p>

Objective	Design Response
<p><b>Objective 6 – Better Value</b> <i>Creating and adding value</i></p> <p>Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry</p>	<p>The project offers enduring value through quality architecture, resilient materials, and low-maintenance landscape solutions. Thoughtful design choices balance upfront cost with long-term savings for residents and owners, while enriching the broader urban fabric.</p>
<p><b>Objective 7 – Better Look and Feel</b> <i>Engaging, inviting and attractive</i></p> <p>The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.</p>	<p>A refined architectural language, featuring natural materials, articulated façades, and warm, contemporary finishes gives the development a distinctive and welcoming identity. Landscape design enhances the pedestrian experience and provides a cohesive visual link to the surrounding neighbourhood.</p>

### 6.1.4. Architectural Features/Materiality

The proposed development incorporates a thoughtful palette of materials, colours, and textures to enhance visual interest, ensure durability, and reinforce the architectural intent of the building.

At ground level, dark-coloured brickwork is used to anchor the building within the streetscape, complemented by generous landscaping to create a soft, green interface. Feature brick detailing around the Donald Street entrance enhances the sense of arrival and provides a high-quality, tactile finish at the pedestrian scale.

Upper levels are articulated through the use of light-coloured render and angled forms, which help to visually break down the massing and introduce depth and variation through shadow play. The taller building elements integrate light-toned vertical brick accents that contribute to the building's identity and individuality.

All materials have been selected for their durability and low maintenance requirements, ensuring the long-term performance and visual integrity of the development. The overall material strategy supports a high-quality built form that responds sensitively to its urban context.

### 6.1.5. Integration of Affordable Housing

The proposal provides a diverse mix of apartment typologies including 30 x affordable rental apartments. This provision equates to 15% (2,129 sqm) of the total GFA (14,044sqm). The provision of affordable rental housing in a key strategic area of Sydney with rising demand, represents a significant public benefit.

The proposal provides a mix of affordable housing typologies, including one-bedroom and two-bedroom units located on Levels 1– 7 across buildings, comprising:

- 9 x one-bedroom units
- 21 x two-bedroom units

Notably the communal open space area at Ground Level and the rooftop of Building A1 is access to all residents within the building.

## 6.2. ENVIRONMENTAL AMENITY

Item 7 of the SEARs requires an assessment of how the proposal achieves environmental amenity and an assessment of amenity impacts to the surrounding locality. Detailed analysis has been undertaken by the project team to demonstrate that the residential apartments and communal areas will achieve a high degree of amenity without creating adverse amenity impacts to surrounding development

### 6.2.1. Solar Access

The Urban Design Report (at **Appendix H**) demonstrates that:

- 70.5% of apartments receive 2 hours of direct sunlight to living areas and balconies (96 out of 136). This meets the minimum 70% ADG design criteria.
- A total of 15 out of 136 apartments receive no direct sunlight (11%). This complies with the ADG criteria.

The high-level of solar amenity is achieved through building orientation and layout to maximise access to daylight.

### 6.2.2. Natural Ventilation

The development consists of cross-over dual aspect apartments with open plan layouts, which allows the proposed building to achieve a high percentage of well-ventilated units. 95 out of 136 apartments (69.8%) are cross ventilated exceeding compliance with the 60% ADG requirement.

### 6.2.3. Access to Landscape and Outdoor Spaces

The communal open space and greening strategy is a key element to achieving high residential amenity:

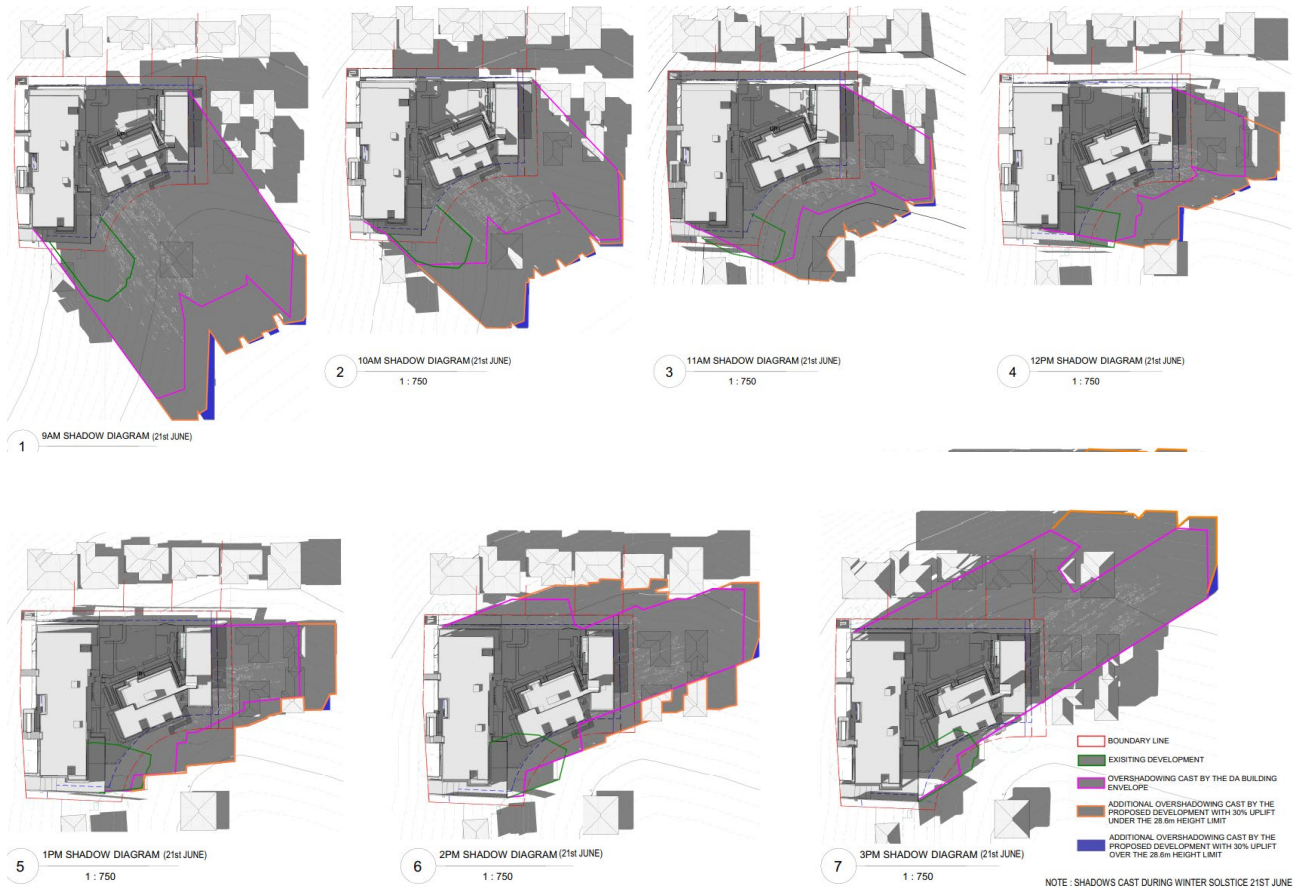
- The primary communal open space is proposed on the Ground Level as described in **Section 3.5** above. In addition to this communal open space, a secondary communal open space is provided on the rooftop of Building A1, which is accessible to all residents. The proposed communal space represents 25.3% of the site area, meeting the ADG design criteria of 25%.
- The principle useable portion of the ground floor communal open space receives a minimum 2 hours solar access mid winter to a minimum 50%. The rooftop communal open space receives excellent solar access year round.
- Each residential apartment has private open space that meets or exceeds minimum ADG design criteria.
- The proposal provides 1,053sqm deep soil zones (representing 17.7% of the site area) which satisfies the ADG design criteria.
- 2,131sqm of landscaping is provided across the site representing 35.8% of the site area.

In addition, the child care centre provides high-quality outdoor play space at a rate of a minimum 7sqm per child. Outdoor play areas are north-facing and receive solar access, with shade structural slab incorporated to ensure all-weather usability. Retaining walls, landscape buffers and fencing are included to ensure privacy, noise mitigation, and safety.

### 6.2.4. Overshadowing

Shadow diagrams are provided in the Architectural Plans at **Appendix B**. The diagrams illustrate the shadow cast by the proposed development at hourly intervals between 9am and 3pm during the winter solstice. The diagrams differentiate between shadow associated with the base LMR controls, the 30% infill affordable housing height bonus, and the portion of the buildings above the LEP + 30% 28.6 metre height plane – Refer **Figure 11**.

Figure 11 Shadow Diagrams (Winter Solstice)



Source: Capio

The shadow diagrams demonstrate the minor non-compliance (3.1 metres) above the maximum permitted building height causes minimal and insignificant shadow impact to surrounding properties.

The proposed development will result in the following overshadowing impacts:

- Overshadowing of the residential development to the east occurs between 2:00pm and 3:00pm.
- The most notable impacts are to the properties at 21 and 23 Donald Street, located immediately south of the site.
  - The rear dwellings of these properties receive sunlight between 9:00am and 12:00pm but are almost fully overshadowed between 1:00pm and 3:00pm.
  - The front dwelling of 21 Donald Street receives sunlight between 9:00am and 10:00am, with increasing shadow impacts between 11:00am and 1:00pm.
  - The front dwelling at 23 Donald Street experiences the most significant overshadowing between 10:00am and 1:00pm, with some morning sunlight at 9:00am and improved access to sunlight after 2:00pm.

It is important to note that the extent of overshadowing is broadly consistent with the building envelope approved under DA/222/2024, with only marginal additional shadow resulting from the uplift proposed in this SSDA.

The proposed built form has been carefully articulated and oriented to minimise shadow impacts as far as practicable. While some level of overshadowing is inevitable due to the increased building height associated with urban densification, the shadow impacts are considered limited in duration and reasonable within the evolving urban context.

## 6.2.5. Other Amenity Impacts

**Wind:** The built form is thoughtfully articulated and divided into two distinct volumes, incorporating central courtyards and generous side setbacks. This configuration helps to break up prevailing winds, reducing the potential for wind tunnelling and mitigating downdrafts at the pedestrian level. Entry areas and communal open spaces have been strategically designed as sheltered zones, using a combination of built form and landscape elements to create protected, comfortable environments. These design features enhance the usability of outdoor spaces year-round by improving microclimatic conditions and ensuring resilience to varying wind exposures.

**Lighting:** All outdoor and entry lighting has been carefully designed with low-spill, downward-directed fixtures to minimise light pollution and prevent glare onto adjacent properties. Lighting is purposefully controlled and concentrated on key functional areas, including building entrances, pedestrian pathways, and communal open spaces to enhance safety, legibility, and wayfinding after dark. This targeted approach maintains a comfortable nighttime environment for residents while protecting the amenity of neighbouring properties.

**Reflectivity:** The development incorporates low-reflective, matte-finish materials across external façades, glazing, and roofing elements to minimise glare and visual disruption. This considered material selection reduces the potential for light reflection that could impact neighbouring dwellings, public spaces, or surrounding streetscapes. The result is a visually comfortable and contextually sensitive built form that integrates harmoniously with its surroundings.

**Adaptable / Livable Units:** The proposal includes 21 adaptable apartments, representing 15% of the total dwelling mix. These adaptable units are designed to accommodate the changing needs of occupants over time, including people with limited mobility, older residents, or those living with a disability. By integrating adaptable housing into the development, the proposal supports social inclusion, future-proofing, and universal access. Beyond this, the proposal provides 28% livable apartments representing 20% of total units.

**Visual Privacy** – Separation between windows and balconies is provided to ensure visual privacy is achieved. Buildings A and B are separated by a minimum of 12 metres at all levels, with high-level windows applied to habitable rooms in Building A to ensure visual privacy between the two buildings is maintained.

## 6.3. VISUAL IMPACTS

The Urban Design Report (**Appendix H**) contains a view impact assessment, that considers how the development will appear in the surrounding context and evaluates its visibility, prominence, and how it integrates with the local character – refer **Figure 12**.

Figure 12 Visual Impact of Proposed Development



Picture 7 View from Vickery Avenue



Picture 8 View from Moseley Street



Picture 9 View from Donald Street (north)



Picture 10 View from Donald Street (south)

Source: Capio

The proposed development is visually well-integrated into the surrounding context which is characterised by a mix of low / medium density development. The visual impact of the proposed development is reduced by the site's lower elevation compared to the surrounding properties. Because the land sits beneath the natural ground level of adjacent areas, the built form appears less prominent within the local context. This minimised height perception ensures the development does not visually dominate the skyline or significantly obstruct views from neighbouring properties.

As can be observed in Pictures 2 and 3, the proposal is not out of scale of recent apartment developments in the vicinity of the site, which reflect the evolving character of the Carlingford neighbourhood. When considering the anticipated massing of the building (Pictures above) in tandem with the architectural plans which detail an articulated faced with high quality finishes, the building will be visually well placed within its setting.

Notably in this view setting, the site is not situated within a heritage conservation area or within key view lines of any item of heritage significance. The location is not identified as visually sensitive or of significant scenic or landscape value under any EPI or Development Control Plan. Carlingford is strategically identified as a suburb which will accommodate housing growth and an increase in density and the character is evolving as more developments are delivered in this neighbourhood. Overall, this project has been carefully thought out to minimise visual impacts and will make a neutral – positive contribution to the view setting.

**Figure 13** provides a visual comparison of the approved Regional DA scheme (DA/222/2024) compared to the subject SSDA scheme (including the 30% uplift). The proposed SSDA broadly aligns with the design intent of a previously approved DA scheme. The proposal results in minimal additional visual impact, with the most notable additional impacts being limited to sky views. The development is largely within the permitted 30% bonus height envelope, with only minor protrusions largely due to site slope.

Figure 13 Visual Comparison between the approved Regional DA scheme (DA/222/2024) and the subject SSDA scheme



DA Approved – Donald street view



SSD Scheme – Donald street view



DA - Moseley street view



SSD Scheme - Moseley street view

Source: Capio

## 6.4. ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The proposal has addressed the principles of ESD in accordance with the requirements of Section 193 of the EP&A Regulations. This includes the precautionary principle, inter-generational equity, conservation of biological diversity and ecological integrity, and improved valuation, pricing and incentive mechanisms.

The ESD Report (**Appendix U**), Section J Report (**Appendix LL**) and BASIX Certificate (**Appendix Y**) discuss the sustainability principles incorporated into the proposed development and summarise BASIX and thermal comfort aspects.

### 6.4.1. Potential Impacts

An assessment of the proposal against the ESD principles is provided in **Table 22** below:

Table 22 ESD Principles Assessment

Principle	Project Response
<b>Precautionary Principle</b>	The proposed development is planned for a site within an existing urban area, ensuring that no local greenfield areas will be disturbed or degraded. The proposal is supported by environmental assessments and mitigation strategies for the civil works, construction, and ongoing management phases of the project, all designed to prevent serious or irreversible environmental damage.
<b>Inter-Generational Equity</b>	<p>Intergenerational equity ensures that the needs of future generations are taken into account in decision-making, maintaining or enhancing environmental values for their benefit.</p> <p>The proposal aims to deliver a high quality development which minimises energy and water consumption while reducing embodied carbon and waste. By integrating ESD principles, the project promotes the conservation of energy and water through efficiency measures.</p>
<b>Conservation Of Biological Diversity and Ecological Integrity</b>	<p>The proposal is supported by a BDAR waiver and an Arborist Report to further minimise impacts on biological diversity and ecological integrity.</p> <p><b>Section 6.5</b> below details mitigation measures to be implemented to protect retained trees.</p> <p>The strategies outlined in the ESD Report and Waste Management Plans to reduce energy, water, and waste consumption also contribute indirectly to conserving biodiversity and ecological integrity beyond the site itself. By reducing the demand for energy and water resources, the need for land-clearing and pollution from utility infrastructure is minimised.</p>
<b>Improved Valuation, Pricing and Incentive Mechanisms</b>	<p>This approach involves a comprehensive consideration of environmental resources potentially impacted by the development, including air, water, and biological elements. It emphasises the economic costs of environmental impacts and assigns value to waste generation and environmental degradation. The project's asset and service valuations incorporate environmental factors through the implementation of ESD initiatives.</p> <p>Throughout the construction phase, a Construction Waste Management Plan and a Construction Management Plan will be implemented to minimise pollution and waste. These plans will establish recycling and landfill waste streams, ensuring effective pollution control and waste reduction.</p> <p>During the operational phase, exceeding environmental ratings such as NatHERS and BASIX targets, will enhance resource efficiency. This approach not only reduces running and material costs but also boosts the development's value for investors, owners, and tenants.</p>

## ESD Initiatives and Strategies

Key ESD strategies (for residential and non-residential) incorporated into the proposal include:

- **ESD:** An ecologically sustainable design (**ESD**) consultant was engaged as part of the design team. SLR have suggested and tested numerous effective ESD options.
- **Passive Design:** The buildings express a strong commitment to passive design such as:
  - Optimised building orientation and layout to enhance daylight access and minimise heating/cooling loads.
  - 70.5% of apartments receive at least 2 hours of direct sunlight at mid-winter.
  - Deep balconies reduce solar heat gain in summer.
  - Primary glazing to living areas supports passive solar heating in winter.
  - Cross-ventilation achieved in 69.8% of units for natural cooling.
  - High thermal mass materials (e.g. concrete slabs) help regulate internal temperatures.

- **Energy efficiency:** The proposed development maximises daylighting opportunities on at least 2 directions in most units, therefore minimising the use of artificial lighting. Various energy efficiency measures are incorporated into the proposed mitigation strategies outlined below.
- **Water efficiency:** A rainwater/stormwater tank has been proposed in the design which will be used for the irrigation of landscape. Various water efficiency measures are incorporated into the proposed mitigation strategies outlined below.
- **Waste reduction:** An Operational Waste and Recycling Management Plan has been prepared to support the proposal. The Waste Management Plan includes separate waste and recycling streams, transfer of material to communal storage areas, frequent waste collection and signage and educational initiatives for occupants.
- **Environmental Ratings:** The proposed residential development will enjoy a high level of thermal comfort gaining an average 7 NatHERS star rating. The development also exceeds BASIX targets by achieving 41 points in Water (Target 40) and 62 points in Energy (Target 60).
- **Eco Transport:** Good access to public transport and bicycle storage has been proposed to minimise the requirement for individual motorised transport. The proposed development is located near mass transit (Carlingford Light Rail Station). The proposed development will encourage occupants and users of the development to use public transportation and minimise automobile use.

The Section J Report outlines the required performance measures for the proposed childcare components to achieve deemed-to-satisfy compliance with the NCC Section J. The proposed childcare facility has been designed to meet the energy efficiency objectives of NCC Section J, ensuring the building operates sustainably while maintaining a comfortable and healthy environment for children and staff.

The Section J Report provides guidance on construction and design solutions relating to building sealing, air conditioning, artificial lighting, hot water supply, and facilities for energy monitoring to be further developed at the detailed design stage.

#### 6.4.2. Mitigation Measures

- Performance Glazing such as high-performance glazing is recommended for most units
- Individual 1-phase non-ducted air-conditioning system of 2.5 star rating for cooling and 2 star rating for heating for all living areas and bedrooms in the dwelling units for heating and cooling requirements.
- Non residential spaces air conditioning to be selected as per Section J requirements.
- Centralised energy efficient bulk-metered gas instantaneous hot water system is recommended for water heating within the proposed development.
- Approximately 10% of “Greenpower” should be made available to residents, providing the opportunity to contribute to a reduction in total greenhouse gas emissions produced by the proposed development.
- It is recommended that the following lighting features be incorporated into the development to minimise energy consumption due to lighting:
  - Maximise use of compact fluorescents or LED and minimise or where possible eliminate the use of halogen down lights, as compact fluorescents are much more efficient than halogen lighting.
  - Light switches to be located at room exits to encourage switching lights off when leaving a room. Separate switches to be installed for special purpose lighting.
  - Lighting to the carpark, lobbies and common hallways will be controlled by motion sensors and time clocks, to minimise unnecessary use of artificial lighting.
- SLR recommends a maximum average lighting power density of 4 W/m<sup>2</sup> for the proposed development.
- For BASIX compliance, the below measures for energy performance in appliances could include:
  - 3-star energy efficient dishwashers;
  - 2-star energy efficient clothes dryer;
  - A gas cooktop and an electric oven to be installed within each residential dwelling.

- It is recommended that the below types of alternate water supply be explored for use in landscape irrigation and fire services, reducing the demand for potable water:
  - Reticulation of reclaimed water to the site
  - Rainwater/stormwater storage and reuse
  - Grey water storage and reuse.
- To achieve greater than the standard level, following water efficient fixtures and fittings are recommended for the proposed site:
  - All residential kitchen and bathroom taps are 4-star;
  - All shower heads are 4.0 Stars (>4.5 but <=6 L/min);
  - All residential toilet flushing systems are 4-star; o All dishwashers are 2-star
- It is recommended that Asbestos identification and removal procedures be included in the site Environmental Management Plan (**EMP**) where required.
- Incorporate a CO2 monitoring system to the basement area where appropriate to satisfy NCC requirements.
- The use of paints and floor coverings with low levels of volatile organic compounds (VOC) and low formaldehyde wood products should be used where possible.
- Installation of a solar PV system

## 6.5. TREES AND LANDSCAPING

The Arboricultural Impact Assessment (**AIA**) (at **Appendix T**) assesses the potential impacts on trees on the site and provides recommendations to mitigate the impacts on the trees proposed for retention. The Landscape Plans demonstrate the landscape design concept for the proposed development (**Appendix S**).

*Note: 68 trees were approved for removal under the DA/219/2024 and have subsequently been removed from the site.*

### 6.5.1. Existing Environment

The Arborist Report assessed 18 trees that may be affected by the proposed development, including 7 trees located within the site and 11 trees adjacent to the site (on the council verge or neighbouring private properties).

The Arborist Report applies the TreeAZ assessment method to evaluate the suitability and retention value of existing trees as part of the planning process. TreeAZ is a systematic method for assessing the value of individual trees and their significance in management decisions. Trees identified as potentially important are categorised as 'A', while those of lesser importance are categorised as 'Z'. In the context of new development, 'Z' category trees are generally not considered a constraint on layout design, whereas 'A' category trees are regarded as potentially significant and are treated as key design constraints.

The existing trees were surveyed to determine species, height, diameter, maturity and potential for contribution to amenity in a development context. Each tree was then allocated to one of four categories (AA, A, Z or ZZ), which reflected its suitability as a material constraint on development.

### 6.5.2. Potential Impacts

The tree category ratings and recommended outcomes as detailed in the AIA, are identified in **Table 23**.

Table 23 Tree Category Ratings and Recommended Outcomes

Tree No.	Species	Category	Recommended Outcome
1	Jacaranda mimosifolia	Z	<b>Remove</b> – low retention value. Located within the site however TPZ will be impacted by the new vehicle access.

Tree No.	Species	Category	Recommended Outcome
2	Liquidambar styraciflua	A	<b>Remove and replenish</b> – high category tree. Located within the site however TPZ will be impacted by the new vehicle access.
30	Corymbia citriodora	AA	<b>Retain and Protect</b>
31	Triadica sebifera	Z	<b>Remove</b> – low retention value and in poor condition. Located on Council verge at Donald St and vehicle access to the new building is located within the TPZ of this tree.
32	Triadica sebifera	Z	<b>Remove</b> – low retention value and in poor condition. Located on Council verge at Donald St and vehicle access to the new building is located within the TPZ of this tree.
39	Liquidambar styraciflua	A	<b>Remove and replenish</b> – high category tree. Located within the site boundary – requires removal to facilitate the proposed building.
65	Eriobotrya japonica	Z	<b>Retain and Protect.</b>
66	Schefflera actinophylla	Z	<b>Retain and Protect</b>
68	Eucalyptus globulus	AA	<b>Remove and replenish</b> – high category tree. Required to facilitate the proposed development.
69	Eucalyptus botrioides	A	<b>Remove and replenish</b> – high category tree. Required to facilitate the proposed development.
71	Melaleuca sp.	A	<b>Remove and replenish</b> – high category tree. Required to facilitate the proposed development.
73	Cupressus sp.	Z	<b>Retain and Protect</b>
75	Lagerstroemia indica	Z	<b>Retain and Protect</b>
76	Lagerstroemia indica	Z	<b>Retain and Protect</b>
77	Lagerstroemia indica	Z	<b>Retain and Protect</b>
78	Lagerstroemia indica	Z	<b>Retain and Protect</b>
79	Lagerstroemia indica	Z	<b>Retain and Protect</b>
80	Lagerstroemia indica	Z	<b>Retain and Protect</b>

The AIA determined eight (8) trees are required for removal being trees 68, 2, 39, 69, 71, 1, 31 and 32 for the reasons outlined in **Table 23**. Ten (10) trees are proposed for retention being trees 30, 65, 66, 73, 75, 76, 77, 78, 79 and 80.

Trees proposed for retention will be protected in accordance with the recommendations and mitigation measures outlined in the Arborist Report and summarised below. Notably, Tree 30 is considered significant due to its contribution to local amenity and its screening function. The proposed basement excavation encroaches into its TPZ by 19%, which constitutes a major encroachment and indicates a moderate impact. However, the Arborist Report determines the actual impact is likely to be lower, as part of the encroachment (9%) relates to the above-grade driveway requiring minimal excavation. Additionally, root growth is likely limited by Tree 26 (a conifer), which would have restricted development of Tree 30's roots in that area. With appropriate protection measures as outlined in the detailed arboricultural method statement, Tree 30 can be successfully retained with minimal adverse effects and may benefit from the removal of surrounding trees.

### 6.5.3. Mitigation Measures

The following mitigation measures are identified in the AIA to protect the trees proposed for retention.

- **Protective fencing:** Protective 1.8m high fencing should be installed at the location illustrated on the Tree Management Plan before any site works start.
- **Signage:** All signs are to provide clear and readily accessible information to indicate that a TPZ has been established. Signage identifying the TPZ must be attached to outside of fencing and be visible from within the development site.
- **Root zone protection:** Where necessary, access through the TPZ can be achieved by laying aggregate and timber boards (or similar) over the root zone to protect roots.
- **Trunk protection:** Where fencing cannot be installed, the vertical trunk of exposed trees shall be protected by the placement of 3.6m lengths of 50 x 100mm hardwood timbers, spaced vertically, at 150mm centres and secured by 2mm wire at 300mm wide spacing over suitable protective padding material.
- **Arboricultural supervision:** Any work within TPZs requires qualified arboricultural supervision to minimise the risk of misunderstanding and misinterpretation. Site personnel must be properly briefed before any work starts. Ongoing work must be inspected regularly and, on completion, the work must be signed off by the Project Arborist to confirm compliance by the contractor.
- **Tree Damage:** In the event of damage to a tree or the TPZ, the Project Arborist shall be engaged to inspect and provide advice on remedial action.
- **Excavation within TPZ:** Excavation within TPZ must be carried out under the instruction and supervision of the Project Arborist.
- **Fill within TPZ:** All fill material to be placed within the TPZ should be approved by Project Arborist and consist of a course, gap-graded material to provide aeration and percolation to the root zone.
- **Installation of new soft landscaping:** All landscaping activity within TPZs has the potential to cause severe damage and any adverse impact must be minimised by following the guidance set out in the AIA.
- **Installation of new services or upgrading of existing services:** where existing services within TPZs require upgrading or new services have to be installed in TPZs, great care must be taken to minimise any disturbance. Trenchless installation should be the preferred option but if that is not feasible, any excavation must be carried out by hand according to the guidelines set out in the AIA.

#### 6.5.4. Landscape Strategy

In accordance with SEARs Item 14, the Landscape Plans detail the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. The landscape design has been chosen based on:

- Selection of native planting species that are indigenous and endemic to the local vegetation communities.
- Inclusion of appropriate exotic species to enhance the built environment and contribute to local amenities.
- Emphasis on using plants that reflect the natural character and biodiversity of the area.

The landscape strategy maximises opportunities for green infrastructure, consistent with Greener Places, by:

- Retaining 10 existing trees of various canopy sizes in their current location.
- Providing landscaped pedestrian connection points from the street frontages to the residential entries and child care entry.
- Providing greenery throughout the development, particularly on the ground plane within the child care outdoor play area and the residential communal open space.
- The proposed development incorporates 1,053sqm of deep soil (17.7% of the site area), 2,131 sqm of soft landscaping (35.8% of the site area) and approximately 1,576sqm of canopy coverage (26.5% of the site area).

- Four new street trees are proposed along Donald Street and two new street trees are proposed along Mosley Street to offset the removal of the two street trees proposed for removal along Donald Street (as identified in the AIA).

## 6.6. TRAFFIC, TRANSPORT AND ACCESSIBILITY

A Parking and Traffic Impact Assessment (PTA) has been prepared by Stanbury Traffic Planning to support the proposed development. The report assesses the anticipated transport implications of the proposed development during construction and operational stages of the project.

### 6.6.1. Existing Environment

The site is currently accessed via Moseley Street which is a local road that runs east-west between Pennant Hills Road and Baker Street.

The surrounding road network includes Donald Street, a local road that runs along the south of the site. It provides a north-west and south-east connection between Tanderra Avenue and Post Office Street. Tanderra Avenue is a local road that runs to the west of the site. It provides a north-south connection between Moseley Street and Post Office Street. Further to the east of the site is Pennant Hills Road which is a State Road that forms part of the Cumberland Highway. It provides north-east and south-west connection between Normanhurst and North Parramatta.

The site benefits from public transport access with Pennant Hills Road being 250m east of the site. This provides bus services to Blacktown, Epping, Parramatta, Baulkham Hills and West Ryde. Carlingford Light Rail Station is also 700m south of the site and it provides connections to Parramatta and Westmead.

The site is well supported by pedestrians and active transport infrastructure with pedestrian footpaths provided along the north and south of the site on Moseley Street and Donald Street.

The PTA assessed the operation of the following intersections surrounding the site:

- Moseley Street and Tanderra Avenue
- Post Office Street and Donald Street.

The results indicate that the intersections operate at a level of service (LoS) A during the weekday peak period representing minimal delay and spare capacity on the road network surrounding the site.

### 6.6.2. Potential Impacts

#### Access

Vehicle access to the residential component of the development is proposed via Donald Street. The access includes a single 6.1m wide combined ingress / egress driveway located at the south-western corner of the site. Entry will be left in egress will be left out. Three levels of basement residential parking are provided to accommodate residential parking demand. The accompanying PTA contains a swept path analysis to demonstrate compliance with the relevant Australian Standards.

The provision of sight distance is a critical factor in the level of safety provided at any private development access driveway. There are specific Australian Standards that specify minimum and desirable sight distance requirements for development driveways. The curve in the horizontal alignment of Donald Street to the west of the site limits the extent of sight distance between the proposed site access driveway location and approaching motorists from the south and west. This results in motorists being required to travel at a speed of considerably less than 50km/hr to safely negotiate the public road in the immediate vicinity of the site. Mitigation measures discussed in Section 6.6.4 may be considered to improve the safety of ingress and egress from the Donald Street access point of the development.

Separate vehicle access will be provided to the ground level car park dedicated to the child care centre. Access to this will be via Moseley Street, approximately 3m to the east of the western site boundary. The access comprises a 6.1m wide combined ingress / egress driveway situated in the north-western corner of the site. Entry will be left in and left out. The accompanying PTA contains a swept path analysis to assess compliance with the relevant Australian Standards. The assessment identified a minor technical variation. However, it was considered appropriate due the offset distance between the western Vickery Avenue kerb alignment and the proposed access and the removal of the existing driveway connecting Moseley Street

directly to Vickery Avenue. Mitigation measures discussed in Section 6.6.4 may be considered to improve the safety of ingress and egress from the Moseley Street access point of the development.

The separation of vehicle access points for residential users and the child care is a favourable outcome to ensure the residents and child care users have separate defined parking areas and also to manage traffic flows and demand on the surrounding street network.

### Parking Rates

The Housing SEPP outlines the non-discretionary development standards in relation to car parking rates; these are outlined in **Table 24**.

Table 24 Housing SEPP Parking Rates

Type	Proposed yield		Parking rates (spaces per dwelling)		Parking requirement (parking spaces)		Total
	Affordable	Market	Affordable	Market	Affordable	Market	
1-bed	9	0	0.4	-	3.6	0	4
2-bed	21	67	0.5	1	10.5	67	78
3-bed	0	22	-	1.5	0	33	33
4-bed	0	17	-	1.5	0	25.5	26
Minimum parking spaces required							<b>141</b>

The Housing SEPP does not require visitor car parking spaces. The site proposes to provide 164 residential parking spaces, comprising 138 market residential parking spaces and 26 affordable parking spaces. Therefore, the proposed development satisfies the requirements of the Housing SEPP. In addition, the proposal provides 22 parking spaces as residential visitor parking spaces.

It is further acknowledged that the basement parking layout includes some limited parking spaces in a tandem arrangement. These spaces are proposed to be specifically allocated to single residential dwellings in order to ensure no unreasonable impacts on visitor manoeuvring / circulation occurs with respect to parking space accessibility and is considered satisfactory.

### Motorcycle parking

The Parramatta DCP require a minimum parking requirement of one motorcycle space for every 50 parking spaces. The proposal will provide 5 motorcycle parking spaces based on 164 residential parking spaces. This exceeds the minimum number required by the Parramatta DCP but is considered satisfactory.

### Bicycle parking

The Parramatta DCP provides the following bicycle parking rates:

- Residents: 1 space per dwelling
- Visitors: 1 space per 10 dwellings.

Based on these rates, the proposed development is required to provide 117 bicycle parking spaces. The proposed development intends to provide 117 bicycle parking spaces complying with the requirements of the Parramatta DCP.

### Child Care Centre

The Parramatta DCP specifies that a minimum of 1 parking space per 4 children should be provided. The development proposes a child care centre provision of 76 children resulting in a minimum of 19 parking spaces. The proposed development will provide 23 parking spaces which exceeds the minimum requirements of the Parramatta DCP, but it is considered satisfactory.

The provisions of 23 parking spaces will be allocated to:

- Staff parking spaces: 12
- Visitor/parent/guardian parking spaces: 10
- Accessible spaces: 1

The child care centre is expected to require up to 13 staff on-site at any one time. Therefore, the provision of 13 parking spaces is considered satisfactory.

The provision of 10 visitor parking spaces is based on operational surveys of child care centres identified in the *Guide to Transport Impact Assessment* (TfNSW Guide). This found that during peak pick-up and set-down periods between 5 – 6 parking spaces would be needed during a worst-case scenario. In consideration of this, the provision of 10 visitor spaces is suitable to accommodate peak operational demand.

#### Operational Traffic Impacts

Traffic generation estimates have been sourced from the TfNSW Guide. This indicates traffic generations rates of 0.19 and 0.15 vehicle trips per apartment during the AM and PM peak hours for high-density residential dwellings. It also indicates a traffic generation rate of 0.81 and 0.8 during the AM and PM peak for child care centres.

As discussed in Section 3.9, the proposed development will be staged. During Stage 1, there will be 60 residential dwellings. During Stage 2 there will be an additional 77 residential dwellings and a child care centre with capacity for 76 children.

The peak hour vehicle movements have been split between inbound and outbound movements during each period according to:

- Child care centre trips have been split evenly between inbound and outbound trips during weekday commuter peak periods
- Residential trips:
  - Morning peak hour trips have been split between 20% inbound trips and 80% outbound trips.
  - Afternoon peak hour trips have been split between 80% inbound trips and 20% outbound trips.

The traffic generation estimates for the proposed development are detailed in **Table 25**.

Table 25 Operational Traffic Generation Estimates

Use	Size	AM Generation	AM In/Out	PM Generation	PM In/Out
<b>Stage 1</b>					
Residential apartments	60 dwellings	12	3/9	12	9/3
<b>Total</b>		<b>12</b>	<b>3/9</b>	<b>12</b>	<b>9/3</b>
<b>Stage 1 and Stage 2</b>					
Child care centre	76 children	61	31/30	61	30/31
Residential apartments	136 dwellings	28	6/22	28	22/6
<b>Total</b>		<b>89</b>	<b>37/52</b>	<b>89</b>	<b>52/37</b>

Based on **Table 25** the proposed development is anticipated to generate up to 89 peak hour trips during the AM and PM peaks. This comprises 37 inbound movements and 52 outbound movements during the morning peak and 52 inbound movements and 37 outbound movements during the afternoon peak. In addition to this, it is important to that the proposed traffic generation represents 7 additional vehicle trips over and above what was previously approved for the site.

SIDRA modelling has been undertaken of the following intersections located in close proximity to the site:

- Moseley Street and Tanderra Avenue
- Post Office Street and Donald Street.

The modelling found that the additional traffic generated by the proposed development during Stage 1 and Stage 2 is projected to result in minor increases in the average vehicle delay and the degree of saturation. However, the intersections level of service (LoS) is not projected to alter, remaining at LoS A during the weekday peak periods, representing good operation.

Overall, the proposal will result in additional traffic generation on the local road network however trips will be distributed between Moseley and Donald Street and the surrounding intersections will maintain good performance even during peak periods. It can be concluded that the project will not result in any unreasonable impacts on the existing operational performance of the surrounding local road network during operation.

The subject site is located within close walking distance bus services operating along Pennant Hills Road in conjunction with light rail services at Carlingford Light Rail Station. It is expected that a portion of the future site visitors and staff will utilise the surrounding public transport infrastructure to access destinations throughout the Sydney metropolitan area. The additional demand for public transport services (as a result of new residents at this site) is not envisaged to measurably affect demand and public transport capacity.

#### Construction Traffic Impacts

A Construction Traffic Management Plan (**CTMP**) has been prepared to outline proposed traffic management measures to be implemented during the excavation and construction stages of the project.

Construction vehicle access to the site will be provided via Moseley Street and Donald Street. Heavy vehicle movements will be restricted the routes identified in the CTMP. The site is located within close proximity of public transport with the Carlingford Light Rail station being 550m south of the site and bus stops on Pennant Hills Road which provides reliable public transport option for construction workers. On-site parking will also be provided for construction workers.

### **6.6.3. Cumulative Impact Assessment**

The site is located in close proximity to Pennant Hills Road and Carlingford which typically comprises low to medium density residential developments. Approved and likely future developments which may be relevant to a cumulative impact assessment are identified in Table 7.

The cumulative traffic impacts during construction will be managed by the construction liaising with buildings of surrounding developments to minimise impacts on the surrounding road network.

The proposed development results in a traffic generation of 7 additional vehicle movements from what was previously approved and assessed. This is approximately one additional vehicle movement every 10 minutes. This is considered to be a minor cumulative traffic impact.

### **6.6.4. Mitigation Measures**

Based on the above, the following mitigation measures may be considered:

- Installation of double barrier centre (BB) line marking along the centre of the Donald Street pavement on approach, through and departure the curve in the roadway in conjunction with advanced advisory speed signage of 25km/h on approach to the curve
- Trim vegetation within the western/southern Donald Street footway adjacent to 26 Donald Street (on the inside of the curve)
- Restrict kerbside parking along both Donald Street kerb alignments in the immediate vicinity of the curve in the roadway which include:

- 18m of 'No Stopping' restrictions which will result in the loss of three on-street parking spaces along the eastern Donald Street kerb alignment to the south of the development driveway
- 12m of 'No Stopping' restrictions which will result in the loss of two on-street parking spaces along the western Donald Street kerb alignment adjacent to 24 and 26 Donald Street.
- The installation of double barrier (BB line marking within Moseley Street on approach to and departure from Vickery Avenue) or
- The installation of painted or raised channelisation islands within Moseley Street on approach to and departure from Vickery Avenue
- Tandem parking spaces are to be allocated to single residential dwellings.
- A Travel Plan is to be prepared in accordance with the Parramatta DCP prior to issue of an occupation certificate.

## 6.7. NOISE AND VIBRATION

A Noise and Vibration Impact Assessment (**NVIA**) has been prepared by Rodney Stevens Acoustics to investigate the effect of external noise and vibration intrusion onto the development site from road traffic, as well as an assessment of the construction and operational noise and vibration associated with the proposed development.

### 6.7.1. Existing Environment

A series of attended and unattended (long term) noise and vibration measurements were undertaken at the site to determine the environmental noise levels and noise exposure of the future development. The following table lists the nearest sensitive receivers surrounding the site. An aerial photo of the site indicating nearby noise sensitive receivers and measurement locations is provided in **Table 26**.

Table 26 Acoustic Sensitive Receivers

Receiver	Number of Floors	Sensitive Receivers Address
R1	Six single storey dwellings	14 – 22 Young Road, Carlingford
R2	Double storey	23 and 23A Donald Street, Carlingford
R3	Three single storeys	24, 26, 26A Donald Street, Carlingford
R4	Single storey	33 Donald Street, Carlingford
PW1	Three storey	Place of Worship – 32 Donald Street, Carlingford

Figure 14 Acoustic Sensitive Receivers



Source: Rodney Stevens Acoustics, 2025

## 6.7.2. Potential Impacts

### Construction Noise Assessment

The NVIA assesses the noise impact from equipment associated with construction works, which include the following stages:

- Demolition
- Excavation and compacting
- Piling
- Construction of the multi-storey development.

The equipment associated with construction of the proposed development include a hydraulic hammer, excavator, compactor, vibratory piling rig, mobile crane, concrete truck, hand tools, crane, forklift and delivery truck. It is noted that it is unlikely that all construction equipment will operate at the same time or continuously within a 15-minute period; however, this has been considered in the noise modelling to assess the worst-case noise impact during construction.

The predicted noise levels at the nearest sensitive receivers have been assessed against the construction noise criteria within the *Interim Construction Noise Guideline*. The assessment concluded that:

- The predicted noise level during each construction stage exceed the day time noise management level (NML) and most noise impact exceed the Highly Noise Affected Level of 75dB(A). Noise impact is highly likely to cause annoyance to residents next door. The equipment expected to generate the most noise during the day is the hydraulic hammer and operation of the mobile crane.

Therefore, management procedures are recommended to mitigate noise criteria exceedances. These are detailed in the mitigation measures section below.

## Construction Vibration Assessment

The NVIA has assessed the vibration impact of a piling rig and an excavator with a hydraulic hammer. The Transport for NSW (TfNSW) *Construction Noise and Vibration Strategy* provides minimum safe working distances for various vibration intensive plant items. The minimum safe working distance for the piling rig and hydraulic hammer is provided in **Table 27**. If the piling rig and hydraulic hammer are operated within or near the minimum distance for cosmetic damage, then vibration monitoring at the nearest potentially affected receiver should be undertaken during the works.

Table 27 Recommended Minimum Working Distance from Intensive Plant

<b>Equipment</b>	<b>Minimum distance for cosmetic damage</b>	<b>Minimum distance for human annoyance</b>
Piling rig – hammer 12 t down force	15m	50m
12 - 18t Excavator with Hydraulic Hammer	7m	23m
18 - 34t Excavator with Hydraulic Hammer	22m	73m

## Operational Noise – Child Care Centre

An assessment of the noise impact of outdoor play activities has been undertaken. This assumes that 49 children are playing in the outdoor play area and the implementation of mitigation measures identified below. With the installation of management measures, the proposed child care centre will comply with the criteria outlined in the *Australian Acoustical Consultants Technical Guideline Child care Centre Noise Assessment (Child care centre Noise Guideline)*.

An assessment of the noise impact of indoor activities has also been undertaken to determine the noise breakout from indoor activities to neighbouring receivers. This assumes that all indoor play area windows are closed during intensive play activities, except for indoor play room 1. Intensive play is considered to be children screaming or singing and/or the use of speakers/music. The assessment concluded that noise from indoor play activities would comply with relevant noise criteria in the child care centre noise guideline.

The proposed child care centre park containing 23 parking spaces is located on the ground floor of Moseley Street. An assessment of noise emissions from the car park has been undertaken. Calculations of noise from the carpark activities have been based on typical noise generating events within a carpark such as, door slams, engine starts and cars driving away. The noise assessment has assumed a scenario where 20 vehicles entering/leaving the Child Care Centre car park all within a 15-minute assessment period, as a worst case scenario. It is noted that this amount of car movements would likely only occur during isolated peak periods, not throughout the entirety of the day.

Car park noise at surrounding receivers is expected to comply with established noise criteria. However, noise exceedances are predicted at receiver R4.

Mitigation measures identified below should be implemented to manage any potential noise impacts of the child care centre.

## Operational Noise – Residential

Traffic noise from vehicle movements Moseley Street and Donald Street will be the two primary external noise sources with the potential to impact the amenity of future occupants of the proposed development.

The NVIA identifies the recommendations to comply with the acoustic requirements and these include:

- The Rw rating of the glazing elements is to comply with the minimum acoustic rating identified in Table 6-2 of the NVIA.

- All gaps are to be minimised and fully sealed with an acoustic rated sealant, such as FireBan One by Bostik or Sikaflex Pro 2HP by Sika.

The proposed external walls and roof/ceiling construction have been assessed as acoustically acceptable. Ventilation requirements for bedroom and habitable spaces to achieve the internal noise limits are identified in Table 6-2 of the NVIA. This may consist of either mechanical ventilation (i.e., air conditioning units), acoustic wall vents or natural ventilation.

### 6.7.3. Cumulative Impact Assessment

#### Construction Noise

A cumulative noise impact assessment has been undertaken to consider the construction noise impact of the projects identified in Table 7. The nearest approved/under-assessment site nearest to the proposed site is 263-281 Pennant Hills Road, Carlingford, located approximately 400m south from the proposed site. The other sites are located 800m or more away.

It is assumed that the construction equipment at 263-281 Pennant Hills Road, Carlingford would be similar to the proposed site's construction plan. Based on this assumption, the likely noise impact on receivers near the proposed site from 263-281 Pennant Hills Road, Carlingford would be 10dB less than the predicted construction noise from the proposed site. It is understood if an additional noise source is less than 10dB than an existing noise source then it would not increase the existing noise level.

Therefore, the surrounding approved and likely future developments outlined in **Table 7** would not contribute additional construction noise.

### 6.7.4. Mitigation Measures

#### Construction – Noise

The following noise mitigation measures will be implemented by the construction contractor, where reasonable and feasible, apply best practice noise mitigation measures including:

- Maximising the offset distance between noisy plant items and nearby noise sensitive receivers.
- Avoiding the coincidence of noisy plant working simultaneously close together and adjacent to sensitive receivers.
- Minimising consecutive works in the same locality.
- Orienting equipment away from noise sensitive areas.
- Carrying out loading and unloading away from noise sensitive areas.
- Take all reasonable and feasible measures to mitigate noise effects this could include efficient silences and low noise mufflers.

#### Construction – Vibration

The following vibration mitigation measures will be implemented by the construction contractor:

- Relocate any vibration generating plant and equipment to areas within the site in order to lower the vibration impacts.
- Investigate the feasibility of rescheduling the hours of operation of major vibration generating plant and equipment.
- Use lower vibration generating items of excavation plant and equipment e.g. smaller capacity rock breaker hammers.
- Minimise consecutive works in the same locality (if applicable).
- Schedule a minimum respite period of at least 0.5 hour before activities commence which are to be undertaken for a continuous 4-hour period.

#### Operational – Child care centre

#### Outdoor Play Areas

- To achieve compliance with the Child care centre noise guideline the maximum number of children within the outdoor play area is as follows:
  - 20 x 0-2 year old within the north-eastern outdoor area
  - 10 x 2-3 year olds within the northern area of the outdoor play area
  - 19 x 3-6 year olds – 14 children in the active play area (mid area) and 5 in the passive play area (southern area)
- The southern area of the playground is to be designated as passive play area. The passive play area should comprise of passive activities such as painting, garden exploration, reading, block-playing or drawing. Maximum of 14 children can play in the active play area and a maximum of 5 children are permitted in the passive play area at one time.
- The building ceiling above the outdoor play area and the carpark should be lined with absorption material/panels with a Noise Reduction Coefficient (NRC) 0.7.
- No music is to be played in the outdoor areas.
- Children must be supervised at all times.

#### Indoor Play Areas

- The windows marked orange in Figure 5-2 of the NVIA must be closed during intensive indoor play time (e.g. children screaming or singing and/or the use of speakers/music).
- All glazing at the child care Centre should consist of at least a standard Rw 30 rating window/door.

#### Carpark noise control measures

The following noise control measures and management plan should be implemented for the carpark space:

- Parents and guardians should be informed of the importance of noise minimisation when entering the site, dropping off or picking up children. This includes avoiding raising your voice within the centre's carpark area or beeping car horn.
- The ceiling in the basement driveway area, as shown in Figure 5-1, should be fitted with absorption material/panels with a Noise Reduction Coefficient (NRC) of 0.7 to absorb noise emission from the carpark.

#### Acoustic barriers

The following noise barriers are to be constructed on site:

- The eastern outdoor play area should have a 3m high solid on the north-eastern boundary and a 2.6m along the south-eastern outdoor play boundary.
- The western outdoor play area should have a 2.6m high wall on the western side of the boundary.
- A 2.1m along the western boundary of the site, adjacent to the Child Care Centre carpark; and
- 2.1m along the southern boundary of the site and south-eastern area of the site on the natural ground level.
- Layout of the noise barriers are shown in Figure 5-2 of the NVIA
- The construction material of the barriers must have a surface density of 10-15 kg/m<sup>2</sup> and be free from holes and gaps. Examples of suitable materials are provided in the NVIA.

## **6.8. WATER MANAGEMENT**

### **6.8.1. Existing Environment**

An Integrated Water Management Report has been prepared by S&G Consultants to detail integrated water management and water-sensitive urban design strategy for the site. It has been prepared in accordance with Council's requirements for stormwater drainage. All existing buildings, structures and trees on site have been demolished or removed, with the exception of a display suite for sales and marketing.

The site is not identified as flood prone land, which has been confirmed by Council in the Flood Information Certificate at **Appendix HH**. The site survey identifies existing easements for stormwater drainage purposes which traverse the site north/south and east/west with pipes connecting to an existing stormwater pit on Donal Street. As part of DA/222/2024, deferred commencement conditions require the relocation of existing Council drainage assets and the establishment of new easements. It is proposed that these works will commence as soon as possible under DA/222/2024 as approved, however the proposed SSDA scheme includes the provisions of new stormwater infrastructure which is detailed below.

## 6.8.2. Potential Impacts

### Stormwater Design

The proposed stormwater system has been designed in accordance with Part of the Parramatta DCP. The stormwater system will include:

- A 20kL rainwater tank to ensure rainwater retention and re-use
- 291.45m<sup>3</sup> on-site detention (OSD) tank to ensure post-development site discharge is minimised to permissible site discharge
- Stormfilter chamber consisting of 18 x 690 PSorf Stormfilter cartridges or similar.

The rainwater tank is proposed to collect run-off from non-trafficable roof areas within the proposed development and be used to supply landscaping irrigation around the site.

The OSD tank has been sized using the Upper Parramatta River Catchment Trust to reduce the peak flows to existing conditions. The permissible discharge from the site is 31.87L/s.

It is proposed that stormwater is charged to a proposed stormwater drainage infrastructure in Donald Street. This is designed to cater for the flows from the future developed site and from the local upstream catchment. The proposed infrastructure requires relocation, diversion and upgrade around the proposal's footprint. The design of the trunk main diversion is in accordance of the council's requirements for new drainage infrastructure and is able to convey the 10% AEP flows from the upstream catchment.

### Stormwater Quality

Stormwater quality treatment is required to comply with the requirements outlined in Part 5 of the Parramatta DCP. Within this, water quality treatment devices on site must achieve the following water quality targets:

- Gross Pollutants: 90%
- Total Suspended Solids: 85%
- Total Phosphorous: 65%
- Total Nitrogen: 45%

A MUSIC model was undertaken and this confirmed that the proposed stormwater quality targets can be met.

## 6.8.3. Mitigation Measures

The proposed construction measures to be implemented include:

- Protection of disturbed ground through devices such as temporary vegetation, diversion banks and sediment fences
- Early installation and progressive implementation of erosion controls
- Early construction of permanent drainage structures, culverts, sediment basins traps and catch drains
- Progressive revegetation of disturbed areas
- Use of geotextile to stabilise disturbed surfaces during construction of culverts
- Control of runoff from embankments through shaping of fill and construction of temporary windrows and batter drains

- Implementation of erosion control measures at associated sites, including access tracks, roads, office/compound site and extraction sites
- Progressive and continual implementation of temporary sediment controls
- Diversion of runoff from disturbed areas to sediment control structures
- Management of turbid water in basins after rain through flocculation or extraction and use for construction or dust suppression
- Construction of temporary sediment traps at strategic locations
- Routine maintenance of sediment control devices to ensure that they remain fully functional at all times
- Removal of sediment from basins and other structures and placement in secure locations where further movement will not occur
- Minimisation of transportation of mud and soil by vehicles onto Gordon Avenue and Hammond Lane, through the use of shakers and wash-bays
- Provision for regular inspections of the control measures by a trained personnel to review and update control measures. Inspections should be conducted weekly and immediately after every significant storm event
- Dust control through progressive revegetation and application of water
- A procedure to ensure that water is not released from basins until achieving the appropriate quality standard
- Meeting EPA requirements & the guidelines of the Department of Housing publication “Managing Urban Stormwater: Soils & Construction” (Blue Book).

## 6.9. SOCIAL IMPACTS

A Social Impact Assessment (SIA) has been prepared. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures, and provide recommendations aligned with professional standards and statutory obligations.

The NSW Department of Planning, Housing and Infrastructure’s (DPHI) Social Impact Assessment Guideline (2025) states that an SIA should consider the likely changes to the following social elements of value to people: a way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems. The SIA aligns with the NSW DPE’s Social Impact Assessment Guideline 2025 and industry best practices.

### 6.9.1. Potential Impacts

The potential social impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain) per DPHI’s Guidelines. The potential enhanced positive and mitigated negative social impacts are identified in **Table 28**.

Table 28 Social Impact Assessment

Impact category	Impact description	Mitigated assessment	Recommendations provided
Way of life	Change in housing diversity and affordability in Sydney’s North West	Medium positive	Yes
Way of life	Changed sense of place due to change of density	Low positive	Yes

<b>Impact category</b>	<b>Impact description</b>	<b>Mitigated assessment</b>	<b>Recommendations provided</b>
Community	Potential change to the community's composition	Low positive	Yes
Community	Positive impacts for future residents	Medium positive	Yes
Community	Alignment with future strategic directions and ongoing transformation	Medium positive	Yes
Accessibility	Increased demand on local services, social infrastructure, and open spaces	Low positive	Yes
Accessibility	Potential impact on public transport, local business and site access	Low negative	Yes
Accessibility	Impacts on local access requirements during construction	Low negative	Yes
Accessibility	Provision of affordable housing, communal spaces, and childcare facilities	High positive	Yes
Accessibility	Connectivity to Parramatta CBD	Low positive	Yes
Culture	Potential disruption to sites of Aboriginal significance	Neutral	Yes
Health and wellbeing	Impacts on local amenity during construction	Low negative	Yes
Surroundings	Visual impact	Medium positive	Yes
Livelihoods	Increased local and regional jobs	Low positive	Yes
Decision-making systems	Increased ability for stakeholders to contribute to the	Low positive	Yes

Impact category	Impact description	Mitigated assessment	Recommendations provided
	decision-making process		

The SIA has considered the cumulative impacts associated with the state significant and local projects operating or intended to operate in and around the social locality on which the site is located.

There is a possibility for cumulative noise, air quality and traffic impacts to occur during construction of the proposal. The groups and individuals most likely to be affected by these cumulative social impacts would generally be those in the immediate and surrounding areas. To mitigate the potential cumulative construction impacts it recommended a Construction Environmental Management Plan (CEMP) be developed at the construction certificate stage. The CEMP should be consider coordinating construction activities and management measures within this plan across nearby concurrent development to minimise impacts. This would include consideration of pedestrian access, to ensure continuous pathways are still available during construction, as well as coordinating construction ‘relief’ days and consultation mechanisms (i.e. complaints handling procedures) as appropriate.

Upon completion of the proposed development, in line with the combined impacts from changed density, changed visual landscape, and changed community composition within Carlingford, the proposal and surrounding development will likely contribute to a cumulative change in local character. This change to local character will likely be most acute on long-term residents within Carlingford and its surrounds. However, the visual impact assessment found that the change to local character is in line with the strategic vision for Carlingford. However, there is still a possibility that the local community will experience cumulative impacts on the local visual character.

## 6.9.2. Mitigation Measures

The following provides a summary of the recommendations are proposed to further enhance positive impacts and mitigate negative impacts associated with the proposed development.

### Design

- Consider implementing site-specific Crime Prevention Through Environmental Design (CPTED) principles throughout the internal and external layout of the childcare facility and the broader project site. Implementing CPTED principles can enhance safety and security.
- Consider ways of integrating Aboriginal culture throughout the development. Aboriginal culture can be represented through urban design, landscaping and artwork.
- Consider opportunities to engage with Aboriginal and local stakeholders to inform opportunities for design elements to identify opportunities for the Proposal to celebrate local culture and connection to Country.

### Procurement and opportunities

- Consider initiatives like training, employment and procurement policies or targets during the tender process for the construction works (for example, concerning local workforce, diversity and inclusion, Aboriginal economic participation and opportunities for vulnerable groups) to enhance outcomes beyond the design of the Proposal.

### Construction management

- Consult with Council and Schools Infrastructure NSW (SINSW) throughout the development of the site to understand the current and future needs of the local community, including local childcare and education needs.
- Communicate any traffic changes to the local community to ensure they are aware that any traffic or congestion concerns are being managed.

- Prepare a detailed Construction Noise and Vibration Management Plan (inclusive of Construction Noise and Vibration Monitoring Strategy) at the Construction Certificate (CC) stage to provide further noise and wellbeing mitigation measures, taking into consideration identified sensitive receivers.
- It is recommended that both the construction contractor and the proponent consult with surrounding future developments to understand expected construction timelines and activities, in the development of the Construction Management Plan (CMP) and Construction Traffic Management Plan (CTMP), to ensure all potential disturbances are minimised.
- Ensure clear communication with residents during construction to ensure they are fully informed and have access to information as required, including ways to contact construction management if there are issues arising, e.g. disturbance due to increased noise or vibration.
- Provide grievance mechanisms and promptly address complaints, including engaging a community liaison officer during construction.
- Consider opportunities to utilise alternative construction vehicle access routes, e.g., Jenkins Road, to minimise traffic impacts upon users of Carlingford Court.

#### Operational management

- Consider extending the provision of affordable apartments to the 3- and 4-bedroom apartments to better cater to a variety of family sizes.
- Consider prioritising teachers and childcare workers in affordable housing provision in the proposed development.
- Consider undertaking a community open day once the proposed development becomes operational to invite the community in and facilitate community connections.
- Prepare an Operational Management Plan (OMP) to ensure ongoing maintenance and upkeep of the communal open spaces.
- Consider ongoing activation of the communal open spaces in the development to encourage social interaction and community connections over time.
- Ensure communal spaces provide meeting spaces appropriate for children and teenagers across a range of age groups.
- Ensure onsite amenity spaces are bookable for community gatherings to reduce pressure on facilities and spaces in the surrounding community.
- Ensure the finalisation and implementation of the TP, with key elements of the TP proactively communicated to residents and workers to enhance its impact. The TP should recommend a range of initiatives to encourage residents to use public and active transport, including information on public transport services and active transport facilities.

#### Communication

- Continue engagement, local presence, and consultation in the community during the planning and construction stages to increase the perception of influence.
- Consider implementing a coordinated community engagement and communication strategy throughout both the construction phase and the operational phase to address diverse stakeholder concerns and increase awareness of the development's positive contribution to Carlingford's evolving character.
- Consider undertaking further stakeholder engagement to highlight the Proposal's related opportunities to accommodate the needs of different vulnerable groups seeking affordable housing, particularly families and multigenerational households.
- Communicate with neighbours about the impact of the development and the design considerations which reduce the shadow impact and/ or reduce prolonged shadow-cast and are designed to enhance the visual amenity of the development overall, within its surrounding context. Inform neighbouring residents about the visual impact and shadow assessment findings to ensure transparency about any potential impacts and proposed mitigations.

- Provide the community with opportunities to provide feedback and share their concerns on perceived impacts.

## 6.10. WASTE MANAGEMENT

An Operational Waste Management Plan (**OWMP**) has been prepared. It identifies all potential waste generation at the operational phase. It includes a description of how waste is to be handled, processed, and disposed of, or reused and recycled.

A separate Construction Waste Management Plan (**CWMP**) has been prepared for the proposed development.

### 6.10.1. Potential Impacts

#### Construction

The accompanying Demolition and Construction Waste Management Plan details the volumes of the different waste materials that will be generated during the construction of the proposed development, noting that demolition has already occurred. The Waste Management Plan details how the various waste streams will be recycled or disposed of off-site. Every effort will be made to ensure as much construction waste as possible is recycled.

#### Operational

**Table 29** provides estimated waste generation and recycling rates for the residential portion of the proposed development. Calculation of the waste generation rates for the proposed development is based on the Parramatta DCP.

Table 29 Estimated Waste Generation

Waste Source	Amount	Garbage	Recycling
Building A – Residential	60 apartments	4,800	3,600
Building B – Residential	76 apartments	6,080	4,560
Child care	413m <sup>2</sup> (internal area)	900	900
<b>Total</b>		11,780L	9,060L

A chute system will be used by residents to dispose of their general waste. These chutes will be accessible on all residential levels. Recycling will be placed into collection bins located in alcoves on each level. For all other waste material i.e., garden organics residents are to transfer this waste directly into these bins located in the bin rooms. The building operator will monitor the fullness of general waste bins underneath the chutes and will change the bins when they're full. They will also monitor the recycling bins in the recycling alcoves and will transfer them to the residential bin stores via the lift.

Child care tenants will dispose their waste into bins located within the child care centre. This waste will then be transported to the bin stores.

**Table 30** provides a summary of the bin schedule and collection frequency.

Table 30 Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Size	Collections per week	Net Area m <sup>2</sup>
Residential (shared Council bins)	Garbage	17	660	2	20.4
	Recycling	46	240	2	19
	Recycling (spares)	3	240	-	1.5

Waste Source	Waste Stream	Bin Qty	Bin Size	Collections per week	Net Area m <sup>2</sup>
	Garden organics	3	240	Fortnightly	1.5
	Hard/E-Waste	-	-	At call	16.0
Child care	Garbage	1	660	2	1.2
	Garbage	1	240	2	0.5
	Recycling	1	660	2	1.2
	Recycling	1	240	2	0.5
	Hard/E-Waste/Other	-	-	At call	1.0
<b>Net Waste Storage Area (excludes circulation) m<sup>2</sup></b>					<b>61.8</b>

## 6.10.2. Mitigation Measures

### Construction

- Re-use of excavated material on site as topsoil and behind retaining. Remaining excavated material is to be disposed off site.

### Operation

- 66.8sqm of waste storage area shall be provided to accommodate residential and childcare waste streams.
- Residential and childcare waste bins shall be collected twice per week, with the exception of garden organics which will be collected fortnightly.

## 6.11. OTHER IMPACTS

Table 31 Standard Assessment Matters

Issue (per SEARs)	Assessment
BCA and Access Compliance	<p>A BCA Compliance Report has been prepared by Certatude (<b>Appendix K</b>) which provides an assessment of the design against the Building Code of Australia 2022 to determine the level of compliance achieved by the proposal. The BCA Report confirms that BCA compliance is generally achievable with the deemed to satisfy provisions and performance requirements (subject to relevant performance solutions) outlined in the report. Further assessment will be provided at the detailed design stage to confirm the design complies with the deemed-to-satisfy provisions, or through a performance solution demonstrating compliance with the relevant Performance Requirements of the BCA.</p> <p>An Access and Adaptability Assessment Report has also been prepared by Access Mobility Solutions (<b>Appendix L</b>) which assesses the proposal against the relevant accessibility requirements. The Access Report does not assess access to the child care facility as this will be addressed as part of the future fit out DA. The Report concludes the proposal will meet compliance with the access provisions and all Access and Adaptability requirements in accordance with the relevant Building Codes, Premises Standard, Australian Standard and the Parramatta DCP 2023. Further assessment will be provided at the detailed design stage</p>
Geotechnical/Ground Conditions	<p><u>Assessment</u></p> <p>A Geotechnical Report has been prepared (<b>Appendix Q</b>) to provide geotechnical advice and recommendations for the proposed development. Work carried out as part of this investigation included a review of site history, geological mapping, and a site inspection by a Geotechnical Engineer and Engineering Geologist. Fieldwork was undertaken on 31 May 2023 which involved drilling six boreholes, Dynamic Cone Penetrometer testing, groundwater observations, and a slope risk assessment in accordance with Australian Geomechanics Society Guidelines. The investigation identified the following:</p>

- Seepage was not noted in any of the boreholes. Minor seepage is expected within open excavations at the soil/rock boundary in response to surface water infiltration during rainfall events.
- No signs of mass instability such as hummocky ground, tension cracks or indicators of creep movement were noted during the inspection.
- The qualitative risk assessment indicates the site to have a Very Low Risk of damage to property as a result of the potential hazards identified. AGS Landslide Risk Management Concepts and Guidelines state that an assessed risk to property of Medium or greater as a very low risk has been established, therefore no further investigations are required at this time.
- The annual probability of loss of life for the person most at risk as a result of slope instability impacting the site is calculated to be less than  $1 \times 10^{-7}$ . The AGS Landslide Risk Management Concepts and Guidelines provide guidance on tolerable and acceptable loss of life risk for the person most at risk, indicating that a risk level of  $1 \times 10^{-4}$  is typically considered tolerable for existing slopes while  $1 \times 10^{-5}$  is typically acceptable for proposed developments.
- The results of the risk assessment carried out as part of these works indicates that the slope in its current condition presents an acceptable risk to both life and property. No further remedial works at the site are required in order to make the batter safe from a geotechnical perspective.
- Temporary batters may be considered for retention during excavation only where adequate room for full batter construction is available.
- All proposed footings must be founded below Unit 1 material to prevent differential settlement on material of varying stiffness. Selection of footing types and founding depth will need to consider the risk of adverse differential ground movements within the foundation footprint and between high level and deeper footings.

The assessment concludes the site is suitable for the proposed development to be carried out provided that the recommendations outlined below are incorporated into design and construction of the proposed works. Additionally, the Geotechnical Investigation Certificate at **Appendix U** confirms groundwater is not expected to adversely impact the proposed excavation works and dewatering is unlikely to be necessary.

#### Mitigation Measures

The following measures are recommended to be undertaken during construction in order to minimise the risks identified as part of the slope risk assessment:

- Any excavation work greater than 500 mm in depth must be inspected by a geotechnical engineer during excavations.
- Temporary batters are to be no steeper than 1H:1V. Permanent batters steeper than 2.5H:1V must be designed and supervised by an experienced geotechnical engineer.
- Surface water drainage is to be diverted away from any proposed excavation batter faces.
- Stormwater is to be discharged to the street and not allowed to infiltrate the existing slope or pond on site.
- Safe working distances for typical items of vibration intensive plant are to be complied with.

Issue (per SEARs)	Assessment
	<p>Further geotechnical inspections should be carried out during construction to confirm the geotechnical and hydrogeological model. These should include:</p> <ul style="list-style-type: none"> <li>▪ All excavated material transported off site should be classified in accordance with NSW EPA 2014 - Waste Classification Guideline Part 1; Classifying Waste.</li> <li>▪ A suitably qualified geotechnical engineer is to assess the condition of exposed material at foundation or subgrade level to assess the ability of the prepared surface to act as a foundation or as a subgrade.</li> </ul>
<p>Contamination and Remediation</p>	<p><u>Assessment</u></p> <p>A Preliminary Site Investigation (<b>PSI</b>) has been prepared (<b>Appendix R</b>) to provide a preliminary assessment of potentially contaminating activities which may have impacted the site. To inform the PSI, a site investigation was undertaken on the 23rd May 2023 where minimal fill was observed, limited to structural footings and hardstands.</p> <p>Eight topsoil samples (0–0.15m) were collected using a judgemental approach to assess potential contamination and analysed by a National Association of Testing Authorities, Australia (<b>NATA</b>) accredited laboratory for Chemicals of Potential Concern (<b>CoPC</b>). Historical imagery confirms the site was undeveloped prior to 1943 and has been used for residential purposes since at least 1955. No evidence suggests contamination likely to pose a risk to children's health, in accordance with Regulation 25(d) of the <i>Education and Care Services National Regulations</i>.</p> <p>All analytical results were below laboratory reporting limits and/or National Environment Protection Measures (<b>NEPM</b>) Health and Ecological Assessment Criteria for Residential (B) use. Based on these findings, the potential for significant contamination is considered low. The PSI determined further investigation (e.g. DSI or RAP) is not required at this stage.</p> <p>The PSI considers the site suitable for the proposed development, including Residential (B) and child care use, subject to implementation of the recommendations outlined below.</p> <p><u>Mitigation Measures</u></p> <ul style="list-style-type: none"> <li>▪ A Hazardous Materials Survey (<b>HMS</b>) must be conducted before any demolition or renovation by a qualified consultant. If asbestos (<b>ACM</b>) is found, the following are required: <ul style="list-style-type: none"> <li>- Asbestos Removal Management Plan (<b>ARMP</b>)</li> <li>- Class B licensed removal contractor</li> <li>- Compliance with EPA waste transport and management regulations</li> <li>- Post-demolition Asbestos Clearance Certificate by a Licensed Asbestos Assessor</li> </ul> </li> <li>▪ Demolition and excavation must follow all relevant Australian Standards and SafeWork NSW codes of practice.</li> <li>▪ Any soils requiring excavation, onsite reuse and/or removal must be classified: <ul style="list-style-type: none"> <li>- Topsoil/FILL to be assessed per NSW Waste Classification Guidelines</li> <li>- Underlying Virgin Excavated Natural Materials to be characterised in accordance with NSW EPA Resource Recovery Orders</li> </ul> </li> <li>▪ An Unexpected Finds Protocol must be prepared and accessible on site in case of unforeseen contamination, including asbestos.</li> </ul>
<p>Biodiversity</p>	<p><u>Assessment</u></p> <p>Clause 7.9 of the BC Act 2016 requires SSDA to be accompanied by a Biodiversity Development Assessment Report (<b>BDAR</b>) unless it is determined the proposal is not likely to have any significant impact on biodiversity values.</p>

Issue (per SEARs)	Assessment
	<p>Fraser Ecological prepared a BDAR to understand the biodiversity values on the site. The study found that the study is cleared of vegetation with no plant community types (PCT) present.</p> <p>The study area is situated within the highly urbanised environment of Carlingford and contains no existing buildings.</p> <p>The study area is highly degraded and provides no habitat features. The only known threatened species to occur in the locality that may use habitat is the microchiropteran bats. However, due to the lack of habitat and any foraging resources the species would not use the site. As such, the assessment concluded that the proposed development is not likely to have a significant impact on biodiversity values.</p> <p>Accordingly, a BDAR Waiver application was submitted to request the requirement to submit a full BDAR is waived under clause 7.9(2) of the Biodiversity Conservation Act 2016.</p>
Flood Risk	<p><u>Assessment</u></p> <p>The site is not identified as flood prone land, which is confirmed by a Flood Information Certificate provided at Appendix HH. As the site is not considered flood prone, the proposed development will not change any flooding behaviour of the surrounding area. The proposal has been designed to adequately manage stormwater surface flows and discharge as a result of the development as detailed in Section 6.8 of this EIS.</p> <p><u>Mitigation Measures</u></p> <p>Given that the proposed development site is not flood affected or affected by overland flows, no flood risk management measures are required as part of this development.</p>
Aboriginal Cultural Heritage	<p><u>Assessment</u></p> <p>An Aboriginal Heritage Impact Assessment (<b>AHIA</b>) has been prepared by Artefact to assess the impact of the proposed development. The assessment concluded that:</p> <ul style="list-style-type: none"> <li>▪ There is extensive historical ground disturbance within the study area</li> <li>▪ There are no landforms indicating the likely presence of Aboriginal objects within the study area.</li> <li>▪ No Aboriginal objects and no areas of archaeological potential were identified within the study area.</li> <li>▪ As no Aboriginal objects or places will be harmed as result of the proposed works, preparation of an ACHAR to support the SSD application is not recommended.</li> </ul> <p><u>Mitigation Measures</u></p> <p>The AHIA recommended the following mitigation measures:</p> <ul style="list-style-type: none"> <li>▪ If Aboriginal objects are discovered during the proposed works, works must stop immediately, and an assessment must be undertaken in accordance with Part 6 of the National Parks and Wildlife Act 1974. It is recommended that a stop-work procedure be developed to allow proper assessment and management of any unexpected Aboriginal objects. A sufficiently experienced and qualified archaeologist should be engaged immediately to address the unexpected find and advise further actions.</li> </ul>
Environmental Heritage	<p>The site is not identified as containing any items of heritage significance under the Paramatta LEP or <i>Heritage Act 1977</i>.</p>

Issue (per SEARs)	Assessment
	<p>The site is not located near any local heritage or State heritage items. The proposed development is not anticipated to have any adverse impacts on the heritage significance of any heritage items.</p> <p>The Aboriginal Heritage Impact Assessment (<b>AHIA</b>) (<b>Appendix BB</b>), whilst specific to Aboriginal heritage confirmed that the site has a history of deforestation, land clearing and construction of residential. No Aboriginal objects were observed during the visual inspection and no archaeological potential was identified.</p> <p>Given the above and the continued use of the site for residential use, it is highly unlikely that the site has the potential to contain any archaeological items or European heritage items. As such, a Statement of Heritage Impact is not required as the proposed development does not pose any direct or indirect impacts on the heritage significance of the area of any listed heritage items. As such, the proposal is not expected to have any impacts from a heritage perspective.</p>
<p>Infrastructure Requirements and Utilities</p>	<p>The Utility, Infrastructure and Services Report (<b>Appendix DD</b>) evaluates the adequacy of existing infrastructure to service the proposed development and concludes the following:</p> <ul style="list-style-type: none"> <li>▪ <b>Water:</b> Sydney Water's Statement of Available Pressure and Flow indicates that a domestic cold water service pressure pump is not required. However, a combined fire hydrant and fire sprinkler service pressure pump-set and tank will be necessary.</li> <li>▪ <b>Sewer:</b> Preliminary advice suggests there is sufficient capacity in the surrounding sewer mains to service the development, subject to Sydney Water's Notice of Requirements and Water Application approval during the SSSA process.</li> <li>▪ <b>Gas:</b> Initial advice indicates sufficient capacity in the surrounding gas network, subject to Jemena approval during the SSSA process.</li> <li>▪ <b>Power:</b> The estimated maximum demand is approximately 1,000 kVA, which will likely require an onsite substation. Provision for this has been made in the northeast corner of the site.</li> <li>▪ <b>Communications:</b> The site is within an area serviced by the National Broadband Network (<b>NBN</b>), with service types typically including Fibre-to-the-Premises (<b>FTTP</b>) or Fibre-to-the Node (<b>FTTN</b>), subject to final service qualification. NBN-compliant pit and pipe infrastructure will be required, along with a dedicated communications room. Early engagement with NBN Co is recommended to confirm design requirements and avoid delays.</li> <li>▪ <b>Essential Services – Hydraulic and Electrical:</b> essential services are available, or adequate arrangements can be made to make them available when required.</li> </ul> <p>Post-SSDA lodgement, the following measures will be implemented:</p> <ul style="list-style-type: none"> <li>▪ Lodge a Section 73 application with Sydney Water to obtain the Notice of Requirements for Section 73 Certificate compliance.</li> <li>▪ If the proposal connects to gas, submit a gas application with Jemena via online portal.</li> <li>▪ Submit an Ausgrid connection application to determine connection points and substation infrastructure viability.</li> <li>▪ Consult NBN Co's New Developments team to confirm design approvals and avoid any delays in service activation at completion.</li> </ul>

## 7. JUSTIFICATION OF THE PROJECT

This section of the report provides a comprehensive evaluation of the project having regard to its economic, environmental and social impacts, including the principles of ecologically sustainable development. It assesses the potential benefits and impacts of the proposed development, considering the interaction between the findings in the detailed assessments and the compliance of the proposal within the relevant controls and policies.

### 7.1. PROJECT DESIGN

The project design approach focuses on delivering a high-quality built form that integrates well with the evolving character of the area. The design includes a diverse mix of unit sizes, generous landscaping, and thoughtful architectural features to reduce perceived bulk and scale. The development maximises solar access, natural ventilation, and privacy through strategic setbacks and building orientation. It also incorporates sustainable design elements, such as passive solar design, energy-efficient systems, and water-saving fixtures, ensuring long-term environmental performance.

Efforts to maximise residential amenity include careful consideration of solar access, with 70.5% of apartments receiving adequate sunlight, and 69.8% achieving cross-ventilation. The proposal includes communal open space offerings at both ground and rooftop levels, an on-site child care facility, and adaptable housing units to support diverse community needs and foster social interaction.

The proposal seeks to ensure visual privacy by adopting setbacks to neighbouring sites that are compliant with ADG building separation requirements, as well as the careful placement of windows between buildings and landscaping treatments around the perimeter of the site. The building has been articulated and orientated to minimise shadow impacts as far as practicable to surrounding sites. Visual impacts are mitigated by the site's lower elevation and the use of high-quality finishes, ensuring the development blends harmoniously with the surrounding context.

The development has been designed to align with the objectives of the NSW Government Architect's Better Placed, and these objectives have been used as guiding principles during design development. Overall, the proposal aims to enhance residential amenity and contribute positively to the evolving character of the local area.

### 7.2. STRATEGIC PLANNING CONSISTENCY

The proposed development aligns with the strategic policy framework at a national, state, and local levels. As detailed in Section 2 of this EIS, the project specifically aligns with:

- The National Housing Accord
- NSW Housing Strategy
- Greater Sydney Region Plan
- Central City District Plan
- Parramatta Local Strategic Planning Statement
- Parramatta Local Housing Strategy
- Better Placed

The project will directly support the National Housing Accord by contributing to the NSW Government's target of 377,000 new homes in five years, with 136 new dwellings located near transport infrastructure.

At a State level, the NSW Housing Strategy: Housing 2041 emphasises high-density and affordable housing, which this proposal addresses by offering varied apartment types and dedicating 15% of the total GFA to affordable housing. The development is consistent with the architectural principles of Better Placed, ensuring a well-designed built environment that reflects the desired future character of Carlingford. This strategic alignment underscores the proposal's potential to meet housing needs and enhance community liveability.

At the district level, the development aligns with the Greater Sydney Region Plan's vision of transforming Sydney into a metropolis of three cities. It contributes to housing and employment targets, supports infrastructure investment, and promotes diverse and affordable housing. The Central City District Plan further

supports this proposal by fostering healthy, connected communities and integrating land use with transport planning, enhancing the '30-minute city' concept. Locally, the proposal aligns with the Parramatta Local Strategic Planning Statement and Local Housing Strategy. It addresses the need for diverse housing types and affordable rental housing, contributing to Carlingford's housing target of 4,470 new dwellings by 2036.

### 7.3. STATUTORY PLANNING CONSISTENCY

The relevant State and local environmental planning instruments are listed in **Section 4** and assessed in **Appendix C**. The assessment concludes that the proposal complies with the relevant provisions of the key instruments and legislative requirements as summarised below:

- The proposed development has been assessed and designed in respect to the relevant objects of the EP&A Act as defined in Section 1.3 the Act and addressed in **Appendix C**.
- This EIS has been prepared in accordance with the SEARs as required by the EP&A Regulations. A summary response to the SEARs requirements is included at **Appendix A**.
- The proposal has been designed in consideration of the principles of ecologically sustainable development as required by s193 of the EP&A Regulation. An assessment of the proposal has been included in **Section 6.4**.
- Consideration is given to the relevant matters for consideration as required under the BC Act and the SSD is supported by a BDAR waiver.
- The proposed development has been assessed in accordance with the R&H SEPP and the development complies with the relevant clauses. The site is not subject to any suspected significant contamination and is suitable for the proposed land uses.
- This SSDA pathway has been undertaken in accordance with the Planning Systems SEPP as the proposed development is classified as SSD based on the quantity of affordable housing proposed and the estimated development cost.
- The proposal generally complies with all of the relevant provisions under the Paramatta LEP and is consistent with the relevant development standards of the Housing SEPP. This application is supported by a Clause 4.6 Variation Request in relation to the proposed building height variation.

The proposal can therefore be determined as consistent with the relevant statutory requirements as supported by the consent authority of statutory planning grounds.

### 7.4. COMMUNITY VIEWS

Prior to submission of the SSDA, the project has been subject to targeted community and stakeholder engagement as detailed in Section 5 of this EIS and the Engagement Outcomes Report at **Appendix G**. Despite the engagement activities undertaken during this time period, limited feedback was received from the broader community. One nearby resident provided correspondence which set out concerns about the proposal, relating to the following key themes:

- Traffic impacts
- Ecology and environmental impacts
- Visual amenity

In preparation of the EIS, these concerns have been noted and relevant technical studies have been prepared to provide a comprehensive assessment of possible project impacts. Of relevance to identified community views are:

- Transport Impact Assessment (**Appendix M**). Refer to Section 6.6 of EIS for further information.
- Arboricultural Impact Assessment (**Appendix T**) and Biodiversity Development Assessment Report and Waiver (**Appendix V** and **Appendix W**). Refer to Section 6.5 and 6.12 of the EIS for further information.
- Architectural Plans (**Appendix B**) and Architectural Design Report (**Appendix H**) which includes commentary on visual impacts and amenity. Refer to Section 6.1 and 6.2 of the EIS for further information.

In accordance with the Regulations, the EIS will be placed on formal public exhibition once DPHI has reviewed the EIS and deemed it 'adequate' for this purpose. Following this exhibition period, the applicant will respond to any matters raised by notified parties

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.

## 7.5. ENVIRONMENTAL IMPACTS

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined in the summary table below.

Table 32 Environmental Impact Summary

Matter	Summary
Impacts on the natural environment	<p>The proposal will not adversely affect biological diversity or ecological values. The site is not designated as Biodiversity Certified Land under the BC Act.</p> <p>A BDAR Waiver Request has been submitted to DPHI. This confirms the development is unlikely to have any significant impact on biodiversity values of the site and surroundings. A BDAR Waiver was subsequently issued by DPHI on 25 June 2025.</p> <p>The proposed development will not have unacceptable environmental impacts on water quality or waste management. Appropriate mitigation measures will be implemented as necessary.</p>
Impacts on the built environment	<p>The proposed development showcases a high-quality design that will provide a wide range of benefits to the local community and future residents.</p> <p>It will ensure a pleasant living environment by addressing acoustic comfort, overshadowing, solar access, thermal comfort, and natural ventilation.</p> <p>The development will achieve a high-quality design that aligns with the site's character, resulting in a low visual impact rating.</p>
Social impacts	<p>The proposed development delivers 136 x residential apartments including 30 affordable apartments. These apartments will be high-quality apartments, in an accessible location to address the housing shortfall in NSW.</p>
Economic impacts	<p>The development supports local economic growth by providing housing and community facilities in a well connected and accessible area.</p>
Cumulative impacts	<p>The development's traffic generation is projected to have minor impacts on the local road network, maintaining good performance during peak periods.</p> <p>The construction phase will be managed to minimise cumulative noise and traffic impacts, with coordination among nearby developments.</p>

The potential impacts can be mitigated, minimised or managed through the measures discussed in detail within **Section 6** of this EIS.

## 7.6. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The proposed residential flat building and centre-based child care facility are permitted in the R4 High Density zone under the Parramatta LEP and is consistent with the relevant zone objectives.
- The site is of a suitable scale and orientation to accommodate the proposed built form. The site benefits from dual street access which enables the separation of residential and child care site access and favourable traffic distribution.
- The site and the Carlingford neighbourhood benefit from excellent access to local shops, services and public transport infrastructure which will provide convenience and amenity to new residents. Carlingford has been specifically recognised in the strategic and statutory planning framework as a location which is suitable to accommodate additional housing and provide affordable rental housing options. The neighbourhood is experiencing a transformation into a higher density character area.
- The built form proposed is consistent with the uplift envisaged for Carlingford introduced under the Housing SEPP. The built form and design have been carefully designed to complement the surrounding context, having avoided unacceptable impacts on residential amenity
- The site is not subject to any significant environmental constraints that would prohibit the intended land uses.
- All critical infrastructure services are available to the site, and the demand for infrastructure can be met through augmentation works.
- The proposal will not result in any significant environmental impacts that could not be reasonably managed through the implementation of mitigation measures identified in this EIS.

## **7.7. PUBLIC INTEREST**

- The proposal is consistent with relevant State and local strategic plans and satisfactorily addresses all the relevant State and local planning controls.
- The proposal will not result in any significant or unacceptable environmental, social or economic impacts. Where impacts have been identified, mitigation measures have been proposed to avoid, minimise or manage impacts.
- The project will generate up to 127 on-site construction related jobs and 32 offsite jobs during the design and construction phase. During the operational phase it is expected that the project will generate up to 15 jobs.
- The proposal will contribute to the NSW Government's objective to increase private and affordable housing supply, consistent with the needs of the community. This project will specifically contribute to housing supply in a location that has excellent access to local services and public transport infrastructure.
- The proposal will deliver early education and care opportunities for local residents through the inclusion of the centre-based child care facility.
- The issues identified during the stakeholder engagement have been addressed by the design of the project or the assessment of the impacts of the project

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

## 8. CONCLUSION

In conclusion, the proposed development project has been thoroughly evaluated, taking into account its economic, environmental, and social impacts. The project design minimises potential negative impacts, and strategic planning consistency has been ensured, aligning with government strategic policies and regional plans.

The project complies with all relevant state and local environmental planning instruments, demonstrating statutory planning consistency. It also adheres to the principles of ecologically sustainable development, considering inter-generational equity, conservation of biological diversity, and improved valuation, pricing, and incentive mechanisms.

Community views have been considered and addressed in the project design and impact assessment. The potential environmental impacts have been assessed and measures have been proposed to mitigate, minimise or manage these impacts.

The site has been deemed highly suitable for the proposed development, considering various factors such as the locality, site attributes, and potential hazards. The project is also in the public interest, aligning with relevant federal, state, and local strategic plans and studies, and providing benefits to the health and safety of the public.

This project represents a thoughtful and responsible approach to urban development, balancing economic growth, environmental sustainability, and social considerations. Given the comprehensive evaluation and the measures taken to address potential impacts, the proposed development is deemed appropriate for the site. Approval is recommended, subject to appropriate conditions of consent and implantation of the recommended mitigation measures.

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