

20 February 2026

Andy Nixey
Team Leader – Affordable Housing Assessments
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2124

Dear Andy,

SSD-83870463 | 15A-15B Moseley Street and 25-31 Donald Street, Carlingford | Review of Response to Submissions

1 Introduction

This letter has been prepared by Urbis Ltd (**Urbis**) on behalf of Captag Investments (**the applicant**) and relates to SSD-83870463 at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford.

The purpose of this letter and the supporting documentation is to provide a response to the request for additional information (**RFI**) letter provided by Department of Planning, Housing and Infrastructure (**DPHI**) on 22 January 2026. Amended and/or updated documentation has been included with this response as follows.

Table 1 Response Documents

Document	Author	Appendix
Amended Architectural Plans	Capio	A
Amended Design Report (including Design Verification Statement)	Capio	B
Waste Management Plan	Capio	C
Acoustic Statement	Rodney Stevens Acoustics	D
Response to Submissions and Amendment Report	Urbis	E

2 Response to DPHI

Table 2 RFI Project Team Responses

Issue	DPHI Comment	Project Response
Low and Mid-Rise (LMR) Provisions	<ul style="list-style-type: none"> ▪ <i>As previously advised (on 20/11/2025 and 23/12/2025), the amended design, which does not comply with the Height of Building or FSR standards, directly impacts the neighbouring properties to the south-west on Donald Street. It is critical that the amendment report specifically addresses these impacts, particularly through a more detailed solar access analysis for the affected properties.</i> ▪ <i>The analysis provided to date is insufficient to allow a robust assessment of the proposal. Please therefore revise the amendment report package to address the following:</i> <ul style="list-style-type: none"> – <i>The sun eye diagrams must clearly show the massing of all adjoining properties that are being impacted (overshadowed) by the development</i> – <i>The solar access analysis must include consideration of how the overshadowed properties on Donald Street would be affected if they are developed under the LMR.</i> 	<p>The amendment report has been updated to provide a more thorough assessment of solar impacts to properties on Donald Street to the south (see Section 5.1.3).</p> <p>Additional sun eye diagrams have been prepared which provide a consideration of how the overshadowed properties on Donald Street would be affected if they are developed under the LMR. This has been done by preparing two hypothetical development scenarios under the LMR controls and including these into the existing sun eye diagrams. While the impact at 9am on both hypothetical scenarios is noted, it quickly reduces at 10am and 11am respectively. By 12pm, the sun eye diagrams clearly show there is no impact from overshadowing created by the project on these sites.</p> <p>Refer page 50–56 of the Architectural Design Report.</p>
Acoustic Privacy	<p><i>The response to the setbacks issue is noted. However, the amended design report continues to state that the proposal meets the design criteria outlined in the Apartment Design Guide (ADG), which is incorrect. None of the setbacks listed in the key issues letter fully meet the required criteria. The design report must acknowledge that the criteria have not been met and provide an adequate justification for each of the setback that is being varied</i></p>	<p>An Acoustic Statement has been prepared by Rodney Stevens Acoustics and is included with this response pack. Importantly, the statement confirms that based on a review of the architectural plans, the intertenancy walls will comply with the NCC/BCA requirements.</p>

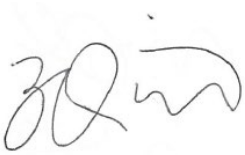
Issue	DPHI Comment	Project Response
Affordable Housing – Amenity and Delivery	<p><i>With respect to the affordable housing GFA allocation, the response indicates that the proposal has been amended to provide more equitable distribution of affordable housing GFA in the corridors.</i></p> <p><i>However, no changes appear to have been made to the GFA calculations shown on drawing SSD515. Additionally, the corridor serving Building A2 continue to show excessive affordable housing GFA allocation between Levels 1 and 6, particularly the area fronting the lifts, which is shared between 1 affordable unit and 6 market units. The allocation of the affordable housing GFA, particularly in the corridors, must be carefully reviewed and equitably distributed between the affordable units and market units.</i></p> <p><i>For information: With regard to the delivery of the affordable units, the Department maintains its position that if the affordable housing is to be delivered in stages rather than be delivered entirely in the first stage, the first stage must constitute at least 15% affordable housing GFA of the total GFA for that stage. Should the delivery approach as currently outlined be maintained, the Department will likely impose a condition requiring the above.</i></p>	<p>The architectural plans have been updated to more accurately reflect the equitable distribution of GFA associated with the affordable and market dwellings on each level. Refer to drawing SSD515 and SSD516.</p> <p>The applicant’s position with regards to the delivery of affordable housing remains unchanged. The statutory obligation to provide 15% affordable housing for the development is being met, and we again reiterate that a workable solution in the form of conditioning of the consent has already been proposed by the applicant. That is, for example, prior to the issue of occupation certification for Stage 1, it could be conditioned that a CC for Stage 2 be issued or construction commenced to give certainty around the delivery of affordable housing in Stage 2. Such condition would be a reasonable application of the Objects of the Act 1.3 (c) and (d).</p>
Additional Information	<p><i>An updated operational waste management plan is required to accurately reflect the amended proposal.</i></p> <p><i>For information: With regard to the requested Water Group information and on-site permeability test requirement, the response and reasoning provided are noted and will be referred to Water Group for review once the RFI response has been uploaded and accepted on the portal.</i></p>	<p>An updated WMP has been provided with this response pack.</p> <p>Noted.</p>

3 Conclusion

This letter and the accompanying documentation have been prepared in response to the matters raised by DPHI. We trust that the information contained within this letter and the supporting suite of documentation adequately responds to the matters raised by DPHI allowing formal acceptance of the package.

Should you wish to discuss further, please do not hesitate to contact the undersigned or Andrew Hobbs (02 8233 7697).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Z Quintal', is positioned above the printed name.

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