



07th January 2026

Akshay Bishnoi
Department of Planning, Housing and Infrastructure
4 Parramatta Square,
12 Darcy Street,
Parramatta NSW 2150

Type of Submission: State Significant Development (Response to Submissions)
Proposed Development: 15A-15B Moseley Street and 25-31 Donald Street, Carlingford
Reference Number: SSD-83870463

Reference is made to your Key Issue Letter, dated 23rd December 2025, requesting a written response to the issues raised in submissions. Response to submission addressed in planning documents prepared by Urbis, dated December 2025.

Summarized below for your convenience are design amendments undertaken to the scheme, addressing this submission:

1. Revised Childcare indoor play area by excluding the storages area. (page SSD 204)
2. Revised Childcare outdoor play area by excluding the storages area. (page SSD 204)
3. Childcare area increased by 10sqm due to the revised indoor and outdoor layout. (page SSD 204)
4. Providing privacy screens for balconies to achieve privacy requirements. (SSD 203 – SSD 210)
5. Added notation for high level windows with 1.8m sill height. (SSD 203 – SSD 210)
6. Revised windows height to achieve privacy requirements. (SSD 203 – SSD 210)
7. Provide sun-eye diagram for every 30 minutus from 9am to 3pm on 21st of June. (SSD 601, SSD602)
8. Unit's dimensions provided for typical 1bedroom, 2 bedrooms, 3 bedrooms and 4 bedrooms units (page SSD505).

Should you have any queries in relation to the information above, or with our design modifications, please do not hesitate in contacting us.

Yours Faithfully,

Vikas Gupta
Design Manager
Capio Property Group