

**Project Name:** Mixed Use Development with In-Fill Affordable Housing - Moseley Street and Donald Street, Carlingford

**Case ID:** SSD-83870463

## Applicant Details

### Project Owner Info

Title	Mr
First Name	Mark
Last name	Bainey
Role/Position	CEO
Phone	0431108047
Email	carlingford@capioproperty.com.au
Address	Level 10, 189 Kent Street Sydney , New South Wales, 2000 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for Captag Investments Trust
ABN	45972553123

### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Zachary	Quintal
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0412135411	zquintal@urbis.com.au	Administrator

### Address

123  
PITT STREET  
SYDNEY, New South Wales 2000  
AUS

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

Project Name	Mixed Use Development with In-Fill Affordable Housing - Moseley Street and Donald Street, Carlingford
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD101,819,136.00
Indicative Operation Jobs	15
Indicative Construction Jobs	159
Number of Occupants	300
Number of Dwellings	118
Gross Floor Area (GFA) sqm	12,242
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	23

### Description of amended development

Staged construction of two residential flat buildings and a child care centre with a maximum building height of up to 31.7 metres comprising a total of 136 residential apartments (including 30 affordable housing apartments), a total GFA of approx. 14,044 sqm, excavation for 2-3 basement levels, and associated civil works, landscaping, and the extension and augmentation of infrastructure and utilities as required.

### Description of Changes

Briefly describe the proposed changes to the application

The proposed development (as amended) comprises:

- Site preparation works including demolition of structures and tree removal.
- Bulk excavation works to establish basement parking structure.
- Construction of one (1) x nine (9) storey and one (1) x seven (7) storey residential flat building
- 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

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	15A-15B Moseley Street and 25-31 Donald Street, Carlingford
Site Address (Street number and name)	15A-15B Moseley Street and 25-31 Donald Street, Carlingford
Site Co-ordinates - Latitude	-33.776610
Site Co-ordinates - Longitude	151.049

### Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

- 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.

### Site Area

What is the total site area for your development?

Site Area sqm

5,948

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name Appendix EE\_Owners Consent\_Carlingford NOT FOR EXHIBITION

#### Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

Refer to the Scoping Letter.

The proposed development is State Significant Development (SSD) as it is new development for in-fill affordable housing on land in the Six Cities Region which has an estimated development cost of more than \$75 million for the residential component of the development. This is in accordance with Section 26A of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

#### Section under selected Schedule

Section 26A - In-fill Affordable Housing

## Permissibility of Proposal

Permissible with consent

## Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R4 High Density Residential

## Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

Yes

## Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Has a BDAR waiver been issued?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

Yes

Does the application include:

- an explanation of how—
  - the design quality principles are addressed in the development

- in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

**Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:**

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

**Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:**

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

## Summarised Amended DA

Amended DA Report

### Attachments

File Name	Architectural Plans_Part3
File Name	Architectural Plans_Part2
File Name	Design Report_Part3
File Name	Design Report_Part5
File Name	Design Report_Part4
File Name	Design Report_Part1
File Name	Architectural Plans_Part1
File Name	Design Report_Part6
File Name	Design Report_Part2
File Name	Final WMP - Moseley Street & Donald street, Carlingford
File Name	FINAL Clause 4.6 Variation Request (Height)
File Name	Carlingford - FINAL_Amendment Report & RtS
File Name	FINAL Clause 4.6 Variation Request (FSR)