

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-83870463 Mixed Use Development with In-Fill Affordable Housing - Moseley Street and Donald Street, Carlingford
Applicant	The Trustee for Captag Investments Trust
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

1 May 2026

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of **the Act**;
- all information submitted to the department during the assessment of the development application and any additional information considered in the department's assessment report;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the department's assessment report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including direct investment of \$101,819,136 as well as creating 159 construction jobs and 15 operational jobs;
- the project is permissible with development consent, would support the State priorities to deliver well-located housing as it will deliver 118 residential apartments (including 23 affordable housing apartments) in a highly accessible location;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the department it was placed on exhibition from 9 October 2025 until 22 October 2025 (14 days). The Department received eight submissions including seven public submissions (four objections, one providing comments and two in support) and an objection from City of Parramatta Council (Council).

The Department staff also undertook a site visit and extensively engaged with the Applicant during the process.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include built form and design, traffic impacts and residential amenity. Other issues are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<p>Impacts on the character of the area</p> <ul style="list-style-type: none"> • bulk and scale incompatible with the local character of the area • out of scale with surrounding properties due to excessive height. 	<p>Assessment</p> <ul style="list-style-type: none"> • The Low and Mid Rise (LMR) provisions and in-fill affordable housing provisions of the Housing SEPP apply to the site. • The Department has had regard to the future character of the area including consideration of the R4 zoning and applicable controls under the PLEP and LMR. • The proposed height, scale and density would be compatible with the desired future high-density development of surrounding sites to the east, south and south-west, which allow maximum heights ranging permissible heights ranging from 16 m to 27 m and FSR from 1:1 to 2.2:1 under the PLEP and the Housing SEPP.
<p>Urban Design and setbacks</p> <ul style="list-style-type: none"> • poor organisation of buildings • poor street presentation of the buildings • Moseley Street setback is not provided as per Parramatta Development Control Plan and the approved DA 	<p>Assessment</p> <ul style="list-style-type: none"> • The proposal generally aligns with the design intent of the approved scheme and retain its key design attributes. The building presents articulated facades, materials and colours that would complement the desired character of the locality. • The overall massing and sitting respond to the site context and future development potential of neighbouring sites. Importantly, the proposal continues to generally aligns with the ADG and provides adequate building setbacks to the front, side and rear boundaries. • The 6.5 m setback to Moseley Street, although 2.5m less than the 9 m provided in the approved DA is acceptable as it maintains a positive relationship with the public domain and is compatible with the setback of nearby developments, including the residential flat building at 17-21 Moseley Street. The reduced setback also allows for increased separation between Buildings B and A and allows greater flexibility in floor configuration of Building B, resulting in improved amenity. • The proposal includes the planting of five large canopy trees and other plants and shrubs within the setback to enhance the streetscape, soften the built form and contribute positively to the public domain.
<p>Amenity impacts</p> <ul style="list-style-type: none"> • visual impact • visual privacy impacts 	<p>Assessment</p> <ul style="list-style-type: none"> • The visual impact of the proposal is consistent with the envisaged future development in areas surrounding the Carlingford Court shopping centre and Carlingford Light Rail station, as set out in the PLEP and the Housing SEPP. Future development within Carlingford is likely to result in similar scaled buildings visible from public domain. • The proposal provides adequate building separation to reasonably protect privacy to neighbouring properties. Minor variations are acceptable as the proposal includes blank walls and operable louvers to the balconies to minimise opportunities for overlooking into the neighbouring properties. • The proposal incorporates appropriate design measures to mitigate any potential privacy impacts between the buildings, including offsetting habitable room windows, privacy screening, high sill windows and operable louvers. <p>Conditions</p> <ul style="list-style-type: none"> • Provision of privacy treatments prior to the issue of any occupation certificate.
<p>Traffic and parking</p> <ul style="list-style-type: none"> • Traffic congestion • Car parking not consistent with relevant Australian standard 	<p>Assessment</p> <ul style="list-style-type: none"> • The proposed traffic generation (an additional 85 vehicles per hour in the AM and 85 vehicles per hour in PM peaks) is not expected to result in any detrimental impacts on the capacity of surrounding roads or the performance of intersections.

	<ul style="list-style-type: none"> The development proposes two-way vehicular access for both the residential component and childcare centre, complying with the relevant standards. The proposed car parking complies with the minimum car parking rates outlined in the Housing SEPP. The proposal also provides visitor parking spaces within the basement and would implement a Green Travel Plan (GTP) to promote alternate transport modes and reduce reliance on cars. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Preparation and implementation of the GTP. Provision of on-site car parking, and bicycle parking spaces in accordance with the Australian Standards. EV charging stations.
<p>Public benefits and impact on property values</p>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department has undertaken a detailed assessment of the proposal having regard to the requirements of the PLEP, the Housing SEPP and has considered the views of the community, Council and advice from relevant agencies. The Department has also considered the likely impacts of the development and suitability of the site and concludes that the proposal will have acceptable impacts and is in the public interest. The proposal would deliver public benefits in terms of additional market and affordable housing in an accessible area, upgraded public domain immediately adjoining the site and payment of local and State contributions.
<p>Increased infrastructure demand (schools and Parks)</p>	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department notes that there is an existing park located directly north of the site known as Harold West reserve. The proposal also includes the provision of high-quality communal open space with infrastructure to support social interaction and meet the needs of future residents. Furthermore, the Applicant will be required to contribute to infrastructure through the payment of both local and State contributions. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Approval from utility providers prior to connecting to their infrastructure or provision of new infrastructure. Payment of section 7.11 contributions in accordance with City of Parramatta Council's Contributions Plan, to be utilised in the improvement of public infrastructure within the LGA. Payment of Housing Productivity Contributions, which will help fund the delivery of infrastructure in high growth areas including public school infrastructure.
<p>Childcare Centre</p> <ul style="list-style-type: none"> Indoor play area configuration Requirements of Plan of Management and Evacuation Management Plan Overlooking of outdoor play areas from within the development 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposed childcare centre is located on the ground floor of Building B of the development in the north-eastern corner of the site addressing Moseley Street. This location provides minimal opportunities for overlooking from both within the development and the public domain While the application indicates a capacity of 76 children and provides are proposed indicative indoor and outdoor play areas, approval is sought for use only. A future application for the fit-out and operation of the centre will set the maximum capacity having regard to the final internal layout of the centre, including indoor play area. A plan of management and an emergency evacuation plan will also need to be assessed as part of the future application. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Consent is granted for use only. A separate approval is required for the fit-out, operation of the centre and maximum number of children.