

23 October 2025

OUR REF: 15583

Convertia Pty Ltd
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Suite 401, 16 Railway Parade
BURWOOD NSW 2134

ATTN: ROHAIL IYAS (Via email: Rohail.Iyaz@nascon.com.au)
RE: SSD-80432461 – STRATHFIELD COUNCIL SUBMISSION – LVIA

Dear Rohail,

This letter addresses the visual impact comments included within Strathfield Council's submission for SSD-80432461. The information included in this letter is intended to assist the applicant in its Response to Submissions Report for the same SSDA. Strathfield Council's comments:

"Further assessment is required to adequately demonstrate how the proposal will integrate with the surrounding streetscape, particularly noting its interface with surrounding residential areas (including views across the railway line. The following considerations should be made:

- *Additional visual impact assessment should consider views with and without tree cover on the site in order to provide a more accurate representation of how the development will appear from all views looking toward the site."*

1. Interface with Surrounding Residential Areas:

a) Views Across the Railway Line:

- From the elevated railway corridor and Strathfield Station, the development will be prominent but consistent with the urbanised environment. It will be viewed as part of the emerging higher-density skyline, blending with the existing mixed-use developments in the Strathfield local centre.
- The development does not obstruct significant views or iconic features, and its compatibility with the desired future character ensures it integrates well with the evolving landscape.

b) Residential Areas:

- For nearby low- and medium-density residential areas, such as those along Pilgrim Avenue and Albert Road, the development introduces a noticeable change in scale from existing development. However, its design mitigates visual impacts by incorporating landscaping and aligning with the desired future character of the area.
- The development's podium and street-level design will soften the transition between the taller towers and the surrounding lower-scale residential buildings.

2. Impact of Tree Cover on Views:

a) With Tree Cover:

- Existing and proposed tree cover will filter and soften views of the development, reducing its visual prominence, particularly from close-range viewpoints. This is especially relevant for areas like Pilgrim Avenue and Albert Road, where mature trees and additional landscaping will help integrate the development into the streetscape.
- The tree cover will also enhance the visual absorption capacity of the site, making the development appear less intrusive and more harmonious with the surrounding environment.

b) Without Tree Cover:

- Without tree cover, the development will be more visually prominent, particularly from close-range viewpoints. The towers will stand out more distinctly against the skyline when viewed from either the street-level (close-range) or from other elevated positions, and the transition between the development and the surrounding lower-density areas will be more noticeable.
- The absence of tree cover would highlight the contrast between the development's scale and the existing low-scale residential buildings, potentially increasing the perceived visual impact.

Importantly, the proposed development integrates with the surrounding streetscape by acting as a transitional element between the higher-density Strathfield local centre and the adjacent low- to medium-density residential areas. The design incorporates contemporary materials, colours, and integrated landscaping to complement the existing and desired future character of the area. The development's scale and form align with the strategic planning framework, which anticipates ongoing densification in the Strathfield area.

As recommended in our LVIA, landscaping opportunities should be maximised to assist with mitigating visual impacts, filtering views, and enhancing the development's compatibility with the surrounding environment. Once established, this landscaping should be maintained for the life of the development so that the visual benefits continue to be enjoyed.

Please contact the undersigned if further clarification is required.

Yours sincerely,
de Witt Consulting

A handwritten signature in black ink, appearing to read 'Marina Budisavljevic', is written over a light blue horizontal line.

Marina Budisavljevic
Lead LVIA Assessor
Deputy Principal Planner