

Visual Impact Report

**For a State Significant Development
Application at No 241-245 Pennant Hills
Road Carlingford**

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Dated: September 2025

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SEARs Requirements Declaration: Project

Declaration

Name Nigel White

Qualifications Bachelor of Applied Science (Environmental Planning)

The undersigned declares that this Visual Impact Report has been prepared in response to the following SEARs requirements issued for the Project on 23 May 2025 for SSD-SSD-84699461:

SEARs item no.	SEARs Requirement	Relevant Section of this Report
No 8	• <i>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</i> • <i>If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.</i>	Section 5

Signed



Dated 24th September 2025

1.0 INTRODUCTION

This Visual Impact Report has been prepared by *Planning Direction P/L* on behalf of *Triple Eight Corporation atf The Carlingford Unit Trust* in relation to a State Significant Development Application (SSDA) for the proposed development at No 241-245 Pennant Hills Road Carlingford, within Parramatta Local Government Area. The subject site is legally described as Lots 1, 2, 5 and 6 in DP 805059.

The subject site has a total site area of 6,331sqm less road widening. The subject site presently contains a 2 storey development used by a range of commercial tenancies.

The subject site benefits from a recent upzoning of the planning controls applicable to the subject site, which occurred in February 2022/23.

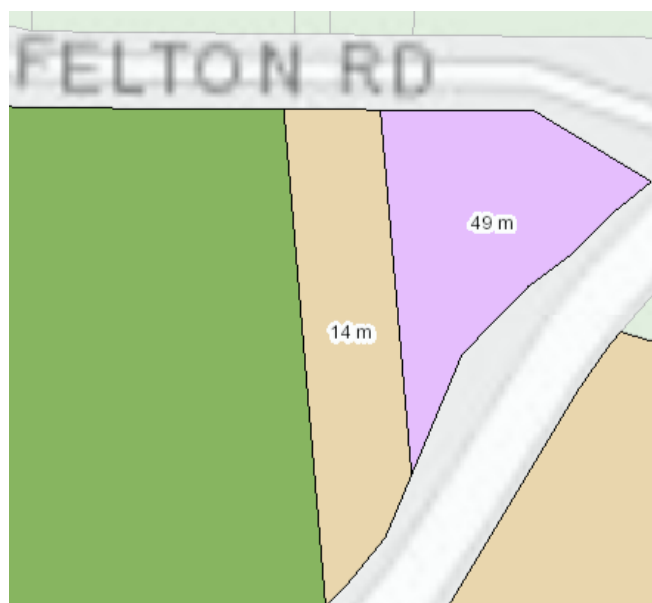
The proposed SSDA essentially relates to the provision of 39 additional apartments over 4 additional levels in the tower building and part floor on the western row building on-site.

To assist in the consideration of visual impacts, a comparison will be made between the design concepts submitted as part of the recent planning proposal (which was considered by the Sydney Central City Planning Panel) and the proposed SSDA design under Section 5.0 of this report.

The Planning Panel findings as contained in the determination statement of the 6th October 2022 in relation to the prior planning proposal application was as follows:

- The proposal demonstrates strategic and site-specific merit;
- It is consistent with the Greater Sydney Region Plan and the Central City District Plan in terms of increasing housing supply and choice, providing for new jobs, additional open space and affordable housing.
- With the inclusion of the updated local provision clause, the conditions of the Gateway have been met; and
- Agency and community consultation has occurred in accordance with the Gateway determination and all submissions have been adequately considered by the Department.

The Parramatta LEP 2023 was amended to include an FSR of 2.1:1 and the following building height across the subject site:



Extract from the building height map of the Parramatta LEP 2023

2.0 THE SUBJECT SITE & CONTEXT

The subject Site

Street Address: No 241-245 Pennant Hills Road Carlingford
Local Government Area: Parramatta Council

The site is described in **Table 1** below and illustrated in the Site Aerial Map in **Figure 1** following.

Table 1

Reference	Street address	Legal description	Area
1	241-245 Pennant Hills Road	Lot 1 DP805059	-
2	241-245 Pennant Hills Road	Lot 2 DP805059	-
3	241-245 Pennant Hills Road	Lot 5 DP805059	-
4	241-245 Pennant Hills Road	Lot 6 DP805059	-
total			6331m ²

The subject site is located on the western fringe of Carlingford town centre near the intersection of Pennant Hills Road and Jenkins Road.

The subject site has a triangular configuration, with frontages to both Pennant Hills Road to the south-east and Felton Road to the north of approximately 140m and 80m respectively. Felton Road terminates at a large cul-de-sac before meeting Pennant Hills Road/Jenkins Road. The western boundary of the subject site is approximately 135m in length to 2 residential development site.

The configuration of the site has generated the need for a site-specific design with significant architectural interest.



Figure 1 Site Aerial Map

Source: Nearmap, edits by Kennedy Associates Architects



0 50m 100m

A portion of the site adjacent to Pennant Hills Road is to be acquired by Transport NSW for future widening of Pennant Hills Road. The total site area, excluding the land parcels to be acquired, is **5,765sqm**. The likelihood of the land being acquired by Transport NSW in the short or long term is unknown.

An initiative proposed as part of this application is the landscape treatment and ongoing maintenance of the 2 road widening parcels by the Strata Plan.

The subject site is located approximately 250m to the southwest of Carlingford Light rail Station, 800m southwest of Carlingford Court Shopping Centre and is near several public and private secondary and primary schools, regional and local scale open spaces, other commercial zoned land and community services including a library. The subject site is well located within walking distance of public transport, shopping, recreation and other services.

To the north of the subject site across Felton Road is the Carlingford substation.

The land to the immediate west of the subject site is zoned for medium density residential development. A 3-storey residential development is nearing completion on the adjoining lot fronting Felton Road. Detached dwellings and

2 storey townhouse sites are prevalent on other lots to the west. A townhouse development also adjoins the subject site with frontage to Pennant Hills Road.

Several 4–5 storey apartment buildings are located directly across Pennant Hills Road to the south of the subject site, in an area zoned for high density residential development.

A small reserve (K13 Submarine Memorial Park) is located across Pennant Hills Road to the south-east of the subject site. This Memorial Park is suitably distant from the subject site and has a local heritage listing. A heritage report has been prepared to consider the relationship between the proposed development and the heritage item.

The land to the north-east of the site, between Carlingford light rail station and Carlingford Court shopping centre is undergoing significant transformation. The area, known as the “Carlingford Precinct” is being redeveloped into a high density, mixed use, transport-oriented precinct. *Meriton* is currently constructing high rise buildings on a significantly large site fronting Pennant Hills Road opposite the intersection of Pennant Hills Road and Evans Road Carlingford.

Provided below are photos of the site taken from the east, west and south at vantage points.



**View looking west from the intersection of Coleman Avenue and Pennant Hills Road
Carlingford**



**View looking east from the intersection of Baker Street and Pennant Hills Road
Carlingford**



View looking north from the Kissing Point Road Dundas



**View looking south from the intersection of Moseley Street and Jenkins Road
Carlingford**

3.0 THE PROPOSAL

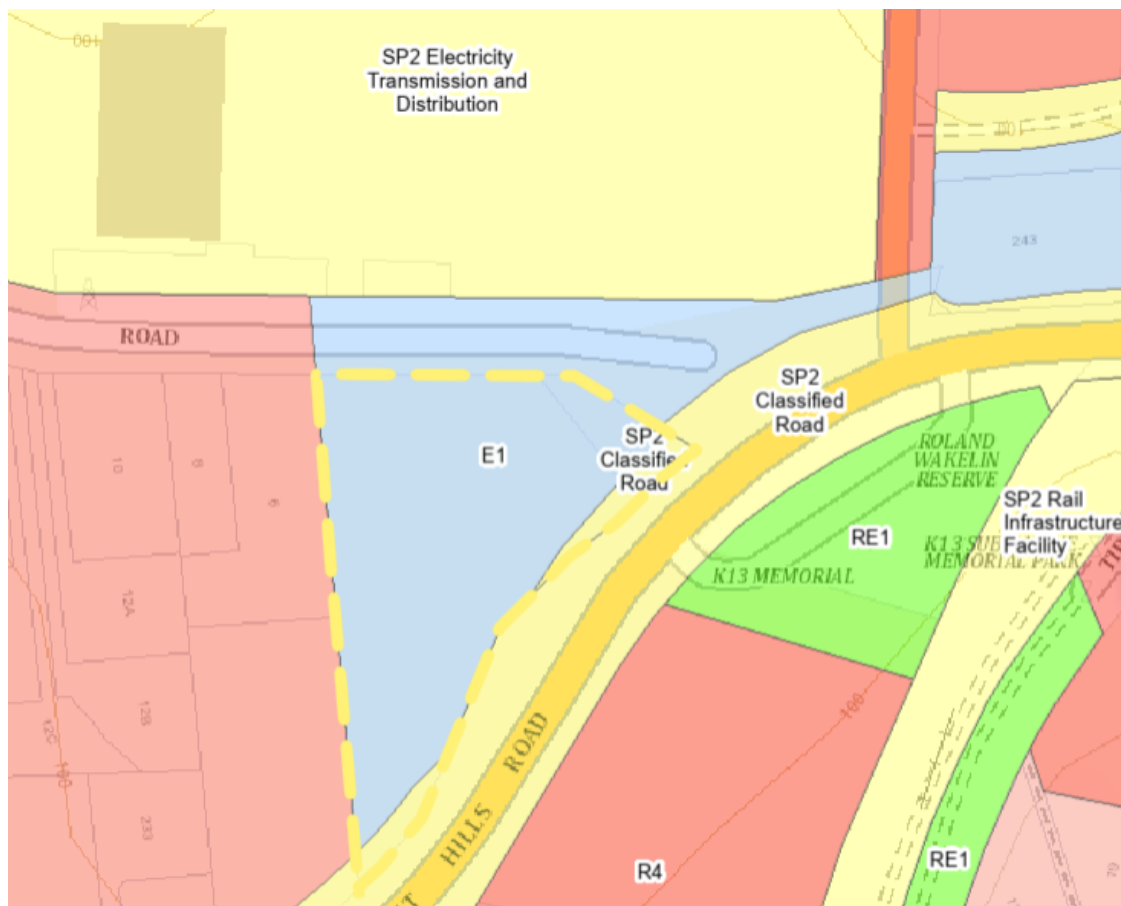
The proposed development at the subject site is to include the following:

- Demolition of the existing commercial building and the removal of periphery non-significant trees.
- Construction of a tower element and a western row of built form separated by a site-through pedestrian link:
- The ground floor of the tower is comprised of 3 commercial tenancies on the ground floor inclusive of a large pedestrian lobby, plant, a garbage facility and truck access onto the site:
- A childcare centre accommodating up to 98 children is situated on the first floor of the tower with independent pedestrian staircase and lift access to the basement parking level:
- The western row-built form is to include a gymnasium over 3 levels with frontage to Pennant Hills Road, 3 commercial tenancies on the ground floor with 18 apartments above:
- 118 apartments are proposed above the commercial spaces in the tower building, which ranges in height between 14 and 18 storeys. A total of 136 apartments is proposed on-site:
- 3 levels of basement car parking are proposed to service the development accessed from Felton Road. A total of 263 on-site car parking spaces is offered with most of the commercial parking spaces provided on the first basement level with ease of access to ground level: and
- The allocation of 25 apartments in the development set aside for affordable rental housing to be managed by a social housing provider for a period of 15 years.

4.0 STATUTORY CONTENT

4.1 Parramatta Local Environmental Plan 2023

The subject land is zoned E1 Local Centre and SP2 – Infrastructure under the Parramatta Local Environmental Plan 2023.



Extract of the zoning map

The proposed development is permissible in the zone.

Of note from zoning map is the relative isolation of the subject site from residential zones and direct adjoining properties.

5.0 ASSESSMENT OF IMPACTS

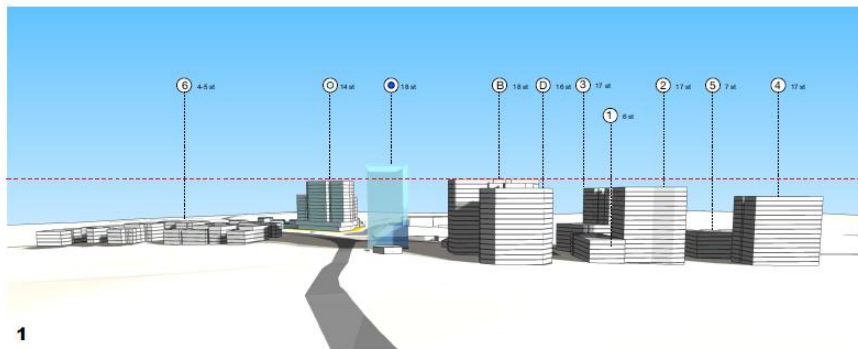
In assessing visual impacts, it is important to appreciate that the proposed design is effectively a modest increase in building height for the tower building on-site relative to concepts presented as part of the planning proposal for the up zoning of the site undertaken recently in 2023.

A view analysis, which was undertaken as part of the planning proposal submission is provided below:

241-245 Pennant Hills Road CARLINGFORD

revised indicative scheme

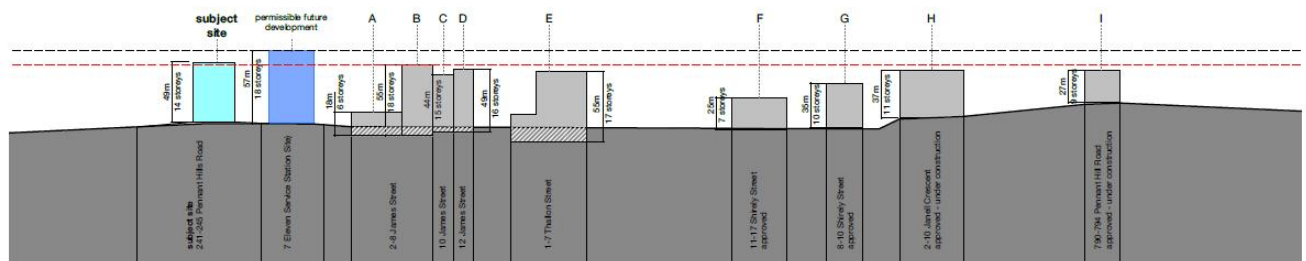
VIEW ANALYSIS - CONTEXT



1
view to subject site from pennant hills road



plan key



pennant hills road height datum

comparative heights of new / approved developments along pennant hills road

proposed maximum height and number of storeys is commensurate with the scale of recently constructed / approved developments

proposed maximum height is below permissible height on adjacent site (no. 243 pennant hills road)

NB: heights / number of storeys for new / approved developments is as per DA documentation accessed via Council's website

height of permissible development at No 243 Pennant Hills Road has been calculated from allowable height under Hills LEP 2012 and surveyed ground levels

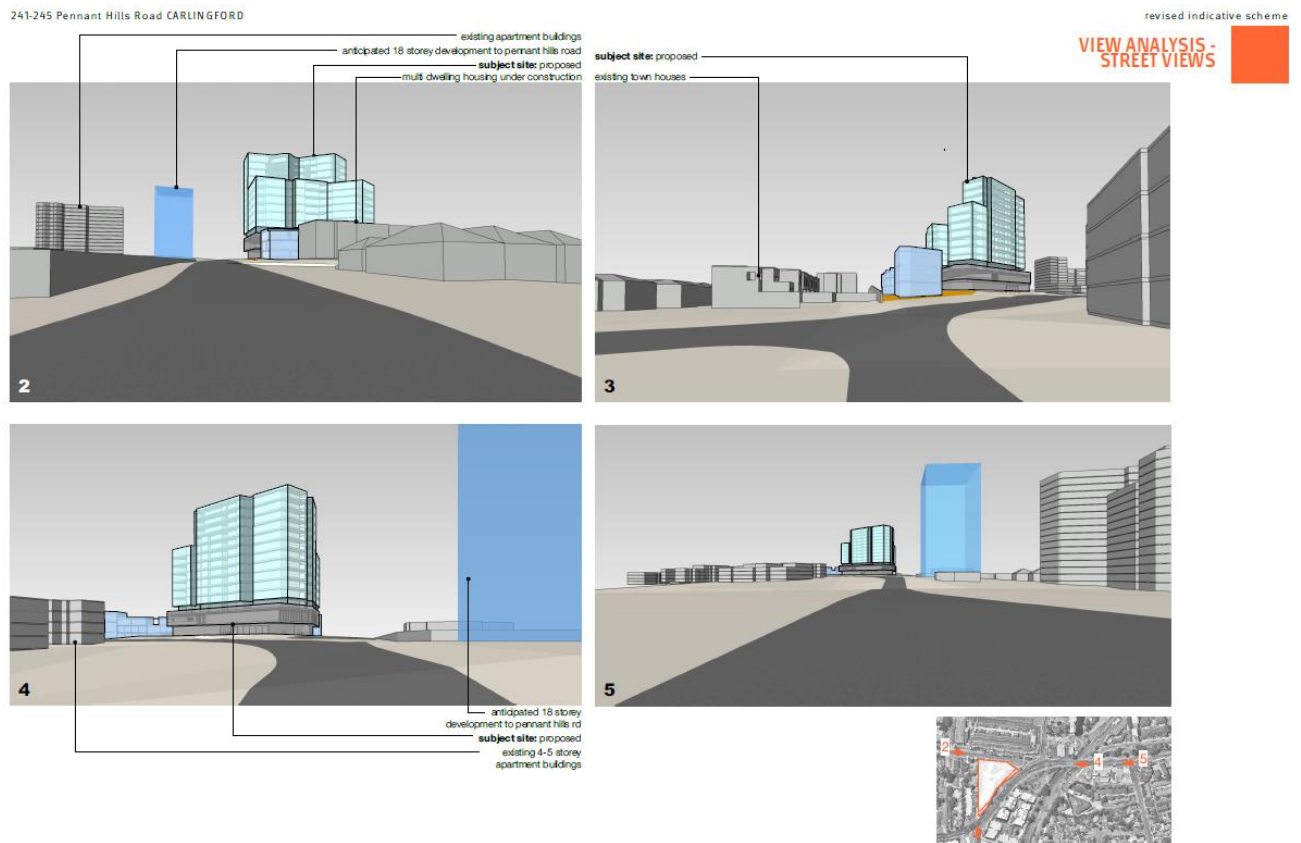
actual height of buildings may vary



Of note from the 2022/23 modelling is that the subject site forms part of the greater Carlingford town centre precinct and the proposed development is appropriate in terms of zoning, building massing and context.

The subject site is located on the western edge of the commercial precinct and is bounded by a medium density residential zone to the west.

Given the locational characteristics of the site the proposed built form has been modulated to achieve an effective transition in built form from east to west.



Provided below are renders of the proposed development which accompany the SSDA submission highlighting the design rendition based on site specific planning considerations for the site as informed by the prior planning proposal stage.



View from Pennant Hills Road



Views of the Pennant Hills Road frontage





View of the development in its local context





View of the development from a western approach along Pennant Hills Road.





View of the site through link and building treatment at ground level fronting Felton Road



View of the development as viewed from the head of the cul de sac in Felton Road

6.0 THE VISUAL CATCHMENT

The potential visual catchment is the theoretical area within which parts of the site and proposed development can be seen and is larger than the area within which there would be discernible visual effects of the proposal.

The visibility of any proposed development varies depending on constraints which impede view of the proposed development such as intervening built form, large trees and a change in topography.

Viewing potential of the site has been examined from the north, south, east and west. The proposed development will be noticeable from a distance when viewed from the south given the site's high elevation. The view of the building from a distance is not likely to offend the observer.

The site and proposed development will be more evident upon closer proximity to the site from an eastern and western approach.

Established trees tend to obscure views of the site from the north and further to the west.

Notwithstanding a high level of architectural treatment is proposed to the development from its base, middle and extending to the top of the tower as evident from the renders provided by *Kennedy Architects*.

The visual presentation of the site will be enhanced by the proposed built form through the architectural treatment of the building coupled with public domain works and landscaping.

The western edge of the site includes a lower built form to effectively transition with existing built form to the west. A 6m setback is provided which will include an effective landscape treatment to provide a buffer and beautification of the site. Such will address the interface with western adjoining properties.

The subject site includes a substation site to the north which negates visual considerations externally. Internally the design provides two vehicle access points, loading facilities and a raised residential podium along Felton Road to enable views to be gained over the substation site.

Developments to the south of Pennant Hills Road include a landscaped car park and K-13 Memorial to the east and a 3 storey residential flat development directly opposite the subject site.

The residential flat development opposite the subject site has been constructed very close to Pennant hills Road and for this reason includes louvre screens to each balcony to protect the apartments from road noise and possible pollution.

The proposed development on the subject site benefits from a high elevation than the development opposite. All apartments will be substantially higher and there will be no viewing conflict between opposing apartments.

The high elevation of the proposed development, lack of adjoining properties and design initiatives ensures that visual impacts arising are minimal.

No adjoining properties benefit from views across the subject site and the proposed development will not interrupt district views enjoyed by adjoining developments.

The subject site however will greatly benefit from panoramic views from most apartments. The viewing potential will be uninterrupted in the current and future context.

The only site nearby which retains similar development potential is the Seven Eleven site on the corner of Jenkins Road and Pennant Hills Road. The Seven eleven site is suitably distant from the subject site and will also benefit from panoramic views.

Minimal disruption of viewing opportunities arises with the construction of the proposed development.

7.0 CONCLUSIONS

This Visual Impact Assessment has considered the architectural plans and modelling as prepared by *Kennedy and Associates* at the subject site via the prior planning proposal and the current SSDA design, from various public domain locations and from the close, potentially affected neighbouring properties.

The level of visual effects created by the proposal is reasonable given the inherent favourable topographical circumstances of the site and incorporated design initiatives.

There is minimal opportunity for future development immediately around the site given the scale of existing built form, the surrounding land zoning and the existence of a substation to the north. The proposed development will not disrupt current viewing opportunities currently gained from existing development.

The proposed development has been designed to protect the amenity of adjoining western development through the provision of generous landscaped setbacks, a low scale of development to assist with built form transition and internalising communal open space by directing viewing within the site towards the site through link.

The one development site at the corner of Jenkins Road and Pennant Hills Road which retains similar development potential, is considerably distant from the subject site. A future development on this nearby site will retain similar viewing opportunities and will frame the Jenkins Road intersection collectively with the proposed development.

The proposal is compatible with the existing and future arrangement of built form in the precinct. The proposed design has had the benefit of a vigorous planning proposal examination, which has informed the design. The proposed development is consistent with the prior presentation to the Department.

Based on the rendering and photographic survey, visual impacts from the proposed development were found to have a low impact. The proposed development does however introduce a quality-built form in landscaped environment which will enhance the site's appearance from a viewing perspective near and distant.