



241-245 Pennant Hills Road, Carlingford

Landscape Design

Date of issue: October 2025 **Client:** Kennedy Associates Architects



SEARs Requirements Declaration:

241-245 Pennant Hills Road, Carlingford

Declaration

Name:	Julia White
Qualifications:	RLA, BLArch (Hons), Cert II Horticulture

The undersigned declares that this Landscape Architectural Pack 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
14. Trees and Landscaping	14. Trees and Landscaping Provide a landscape plan, that: • details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). • provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.	Landscape Plan
23. Public Space	If public space is proposed as part of the development, demonstrate how the development: • maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. • provides accessible public space. • maximises permeability and connectivity. • maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind	Public Space Plan
Signed		
Dated	08/10/25	

Introduction

This Landscape Architecture Report has been prepared by Julia Mary Landscape Studio on behalf of Triple Eight Corporation at the Carlingford Unit for the construction and operation of a mixed-use development including infill affordable housing (the proposal) on land at 241-245 Pennant Hills Road, Carlingford (the site).

This report has been prepared to detail the site planting and public space improvements on the site resulting from the proposed development.

This report accompanies a State Significant Development Application that seeks approval for the demolition and construction of a mixed-use residential and commercial development including infill affordable housing, which involves the following:

- Site preparation works, including demolition of existing structures, vegetation removal as necessary, and bulk excavation.
- Construction and operation of a mixed-use development comprising commercial premises, gymnasium, child care centre and shop top housing as follows:
 - One 18-storey building (Building A) in the Northeast corner of the site; and two 4-5 storey buildings (Building B & C) along the western edge of the site.
 - A publicly accessible through site link between Pennant Hills Road and Felton Road.
 - 6 commercial tenancies at ground floor
 - A three-storey gymnasium within the southern portion of Building C
 - A 98 place child care centre located on level 01 of Building A
 - 2680m2 of communal open space in the following locations:
 - the roof of Building A, B and C,
 - the two-storey podium of Building A
 - the publicly accessible through site link
 - A total of 136 residential apartments across the three buildings, including 25 infill affordable apartments,
- Provision of three levels of basement parking with a total of 263 car parking spaces comprising:
 - 151 residential car parking spaces (including 24 accessible spaces);
 - 30 commercial car parking spaces (including 4 accessible spaces);
 - 25 child care parking spaces (including 4 accessible spaces);
 - 26 gymnasium parking spaces (including 2 accessible spaces);
 - 28 visitor car parking spaces (including 12 accessible spaces); and
 - 3 car share spaces.
- Street tree planting and landscaping, extension and augmentation of services and infrastructure as required.

For a detailed project description, refer to the Environmental Impact Statement prepared by Planning Direction.

SEARs Requirements Declaration: 241-245 Pennant Hills Road, Carlingford

Site Description and Location

The site is identified as 241-245 Pennant Hills Road, Carlingford within the City of Parramatta Local Government Area (LGA). It is situated in the western portion of the Carlingford Local Centre and is located approximately 18km northwest of the Sydney Central Business District (CBD).

The site is an irregular triangular shape and comprises approximate frontages of 140m to Pennant Hills Road to the southeast, 100m to Felton Road to the north and 135m to the adjoining properties to the west. The site comprises a total area of 6331m2, with the entirety of the site under single ownership.

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

Table 1 Site Description			
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

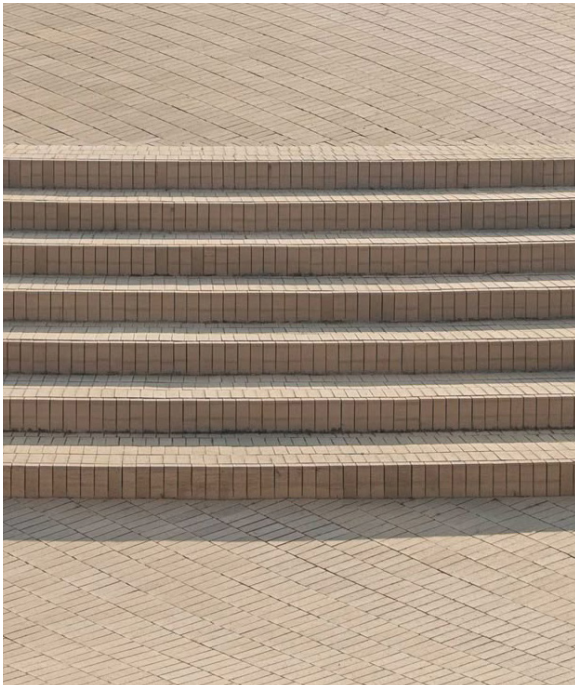
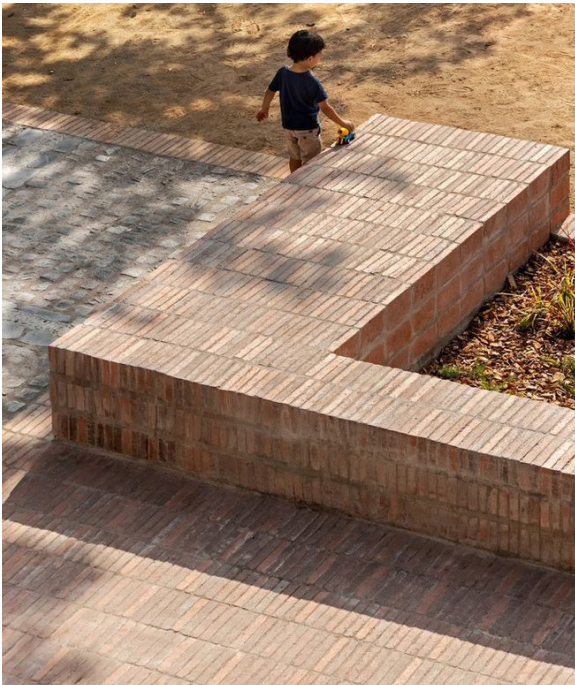


Figure 1 Site Aerial Map

Source: Nearmap, edits by Kennedy Associates Architects



Materiality - Ground



Brick

- Bring warmth to the space through colour and texture
- Change of material to dictate space
- Inviting presence to create plaza and gathering zones

Paving

- Thoroughfares, stairs, ramps and main paths of travel defined with stone paving
- Neutral colour palette
- Follows through into terrace seating



Concrete

- Concrete seating
- Denotes resting space and to retain garden beds

Garden

- Australian native planting palette
- Paramatta/Carlingford Endemic species
- Hardy plants with attractive foliage
- Shade trees

Materiality - Upper Levels

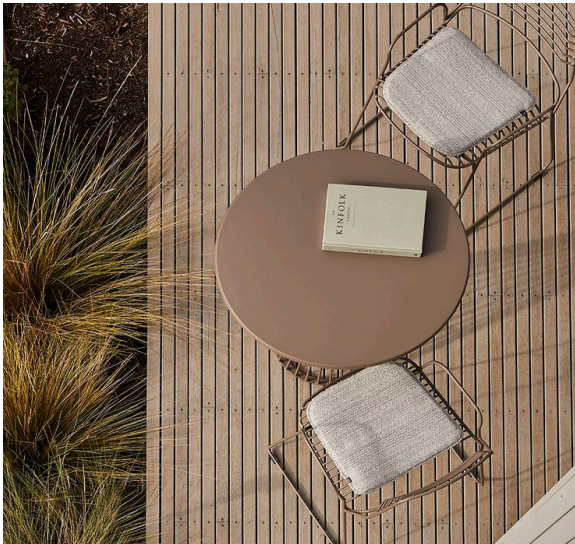


Large Format Paving

- Paving to denote rooftop outdoor spaces
- Linear grid pattern
- Concrete look paver

Concrete

- Garden bed walls and integrated seating
- Concrete 'lozenge' planters
- Ribbons of perimeter planting in concrete



Decking

- Hardwood timber decking
- Brings warmth and variation in ground treatment
- Dictates space and creates zones for casual seating

Pots and Furniture

- Potted plants to bring garden into the space
- Greenery is a key element
- Pots provide 'rooms' for dining

Planting Palette - Trees



Eucalyptus moluccana
Grey Box
Height - 25m
Endemic Species - Yes
Native Species - Yes



Bursaria spinosa
Sweet Bursaria
Height - 4m
Endemic Species - Yes
Native Species - Yes



Acacia implexa
Hickory wattle
Height - 10m
Endemic Species - Yes
Native Species - Yes



Hymenosporum flavum
Native Frangipani
Height - 15m
Endemic Species - No
Native Species - Yes



Melaleuca lineariifolia
Snow in Summer
Height - 10m
Endemic Species - Yes
Native Species - Yes



Eucalyptus leucoxylon 'Rosea'
Pink Flowering Yellow Gum
Height - 12m
Endemic Species - No
Native Species - Yes



Elaeocarpus eumundi
Smooth-leaved Quandong
Height - 12m
Endemic Species - Yes
Native Species - Yes



Elaeocarpus reticulatus
Blueberry Ash
Height - 9m
Endemic Species - Yes
Native Species - Yes



Lagerstroemia 'Natchez'
Crepe Myrtle
Height - 7m
Endemic Species - No
Native Species - No



Cupaniopsis anacardioides
Tuckeroo
Height - 10m
Endemic Species - No
Native Species - Yes

Planting Palette - Planting



Themeda australis
Kangaroo Grass
Endemic Species - Yes
Native Species - Yes



Microlaena stipoides
Weeping Grass
Endemic Species - Yes
Native Species - Yes



Lomandra longifolia
Mat Rush
Endemic Species - Yes
Native Species - Yes



Lomandra confertifolia
Mat Rush
Endemic Species - Yes
Native Species - Yes



Dianella caerulea
Blue Flax Lily
Endemic Species - Yes
Native Species - Yes



Dianella longifolia
Flax Lily
Endemic Species - Yes
Native Species - Yes



Dichelachne micrantha
Long Hair Plume Grass
Endemic Species - Yes
Native Species - Yes



Brachyscome angustifolia
Native daisy
Endemic Species - Yes
Native Species - Yes



Grevillea sp.
Grevillea 'Carpet Layer'
Endemic Species - No
Native Species - Yes



Crowea exalata
Waxflower
Endemic Species - Yes
Native Species - Yes



Myoporum parvifolium
Creeping Boobialla
Endemic Species - No
Native Species - Yes



Santolina chamaecyparissus
Cotton Lavendar
Endemic Species - No
Native Species - No

Planting Palette - Shade Planting



Alpinia nutans
Native Ginger
Endemic Species - No
Native Species - Yes



Asplenium nidus
Birds Nest Fern
Endemic Species - No
Native Species - Yes



Cissus antarctica
Mat Rush
Endemic Species - Yes
Native Species - Yes



Dicksonia antarctica
Tree Fern
Endemic Species - No
Native Species - Yes



Doodia aspera
Prickly Rasp Fern
Endemic Species - Yes
Native Species - Yes



Nephrolepis exaltata
Sword Fern
Endemic Species - No
Native Species - No



Thaumatococcus undulatum
Undulate Philodendron
Endemic Species - No
Native Species - No



Philodendron Xanadu
Xanadu
Endemic Species - No
Native Species - Yes



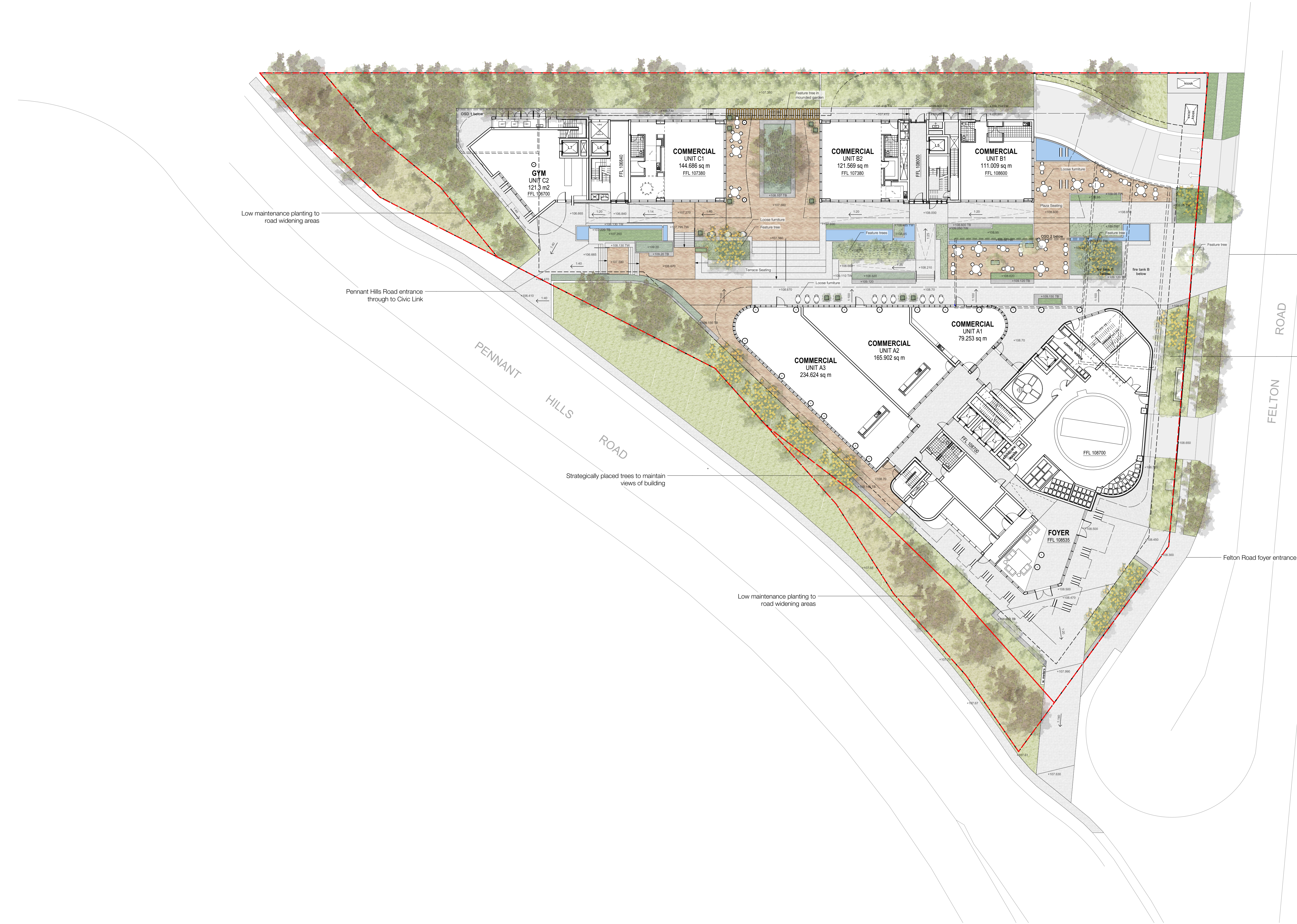
Libertia paniculata
Grass Flag
Endemic Species - Yes
Native Species - Yes



Alocasia sp.
Elephant Ear
Endemic Species - N/A
Native Species - Yes



Dicksonia repens
Kidney Weed
Endemic Species - Yes
Native Species - Yes



Low maintenance planting to road widening areas

Pennant Hills Road entrance through to Civic Link

Strategically placed trees to maintain views of building

Low maintenance planting to road widening areas

Felton Road entrance through to Civic Link

Strategically placed trees to maintain views of building

Felton Road foyer entrance

Proposed Canopy Coverage of Mature Trees at Ground Level

Canopy Area = 2614m² (45%)
Site Area = 5765m²

Tree Schedule				
ID	Qty	Latin Name	Common Name	Approx. Mature Height
AcIm	10	Acacia implexa	Lightwood, Wee-tjellan	5 - 10m
AlNu	7	Alpinia nutans	Native Ginger	0.9 - 1.5m
AsNi	7	Asplenium nidus	Bird's-Nest Fern	0.9 - 1.5m
BrAu	145	Brachyscome augustifolia	Stiff daisy, Grassland daisy	0.0 - 0.3m
BuSp	8	Bursaria spinosa	Blackthorn, Boxthorn, Sweet Burs	5 - 10m
CiAn	7	Cissus antarctica	Kangaroo Vine, Water Vine	3 - 5m
CrEx	56	Crowea exalata	Australian Crowea	0.6 - 0.75m
CuAn	14	Cupaniopsis anacardioides	Tuckeroo	5 - 8m
DiCa	599	Dianella caerulea	Paroo Lily, Blue Flax-lily	0.45 - 0.6m
DiCr	394	Dichelachne crinita	Longhair Plume Grass	0.9 - 1.5m
DiLo	145	Dianella longifolia	Blueberry Lily, Blue Flax Lily	0.75 - 0.9m
DoAs	37	Doodia aspera	Prickly Rasp Fern	0.6 - 0.75m
DoyExc	155	Doryanthes excelsa	gynea lily	3 - 5m
EiEu	24	Elaeocarpus eumundi	Smoothed leaved Quandong	2 - 3m
EiRe	10	Elaeocarpus reticulatus	Blueberry Ash	5 - 10m
EuLeSp	16	Eucalyptus leucoxylon ssp. megalocarpa	Large-Fruited Yellow Gum	5 - 10m
EuMo	6	Eucalyptus moluccana	Grey Box	20 - 25m
GrLi	145	Grevillea linearifolia	"Linear-leaf Grevillea, White Spide	0.9 - 1.5m
HyFl	20	Hymenosporum flavum	Native frangipani	6 - 15m
LaiNa	26	Lagerstroemia indica 'Natchez'	Crape Myrtle	5 - 10m
LoLo	1211	Lomandra longifolia	Spiny-headed Mat-Rush	0.75 - 0.9m
LomCon	143	Lomandra confertifolia	Mat-rush, 'Wingarra'	0.3 - 0.45m
MeLi	18	Melaleuca linearifolia	Flax-leaved Paperbark, Budjur (G	5 - 10m
MyPa	79	Myoporum parvifolium	Carpet Spreading Myoporum	0.45 - 0.6m
PhIX	18	Philodendron xanadu	Philodendron	1.5m
PhTe	84	Phormium tenax	New Zealand Flax	0.75 - 0.9m
PoLa	1879	Poa labillardieri	Tussock Grass	0.75 - 0.9m
S-Sc	69	Santolina chamaecyparissus	Lavendar Cotton	0.5m
ThAu	2573	Themeda australis/triandra	Kangaroo Grass	0.9 - 1.5m
	0			

Tree Schedule				
ID	Qty	Latin Name	Common Name	Approx. Mature Height
AloMac	3	<i>Alocasia macrorrhizos</i>	Elephant's Ear, Curjivoi, giant taro	0.9 - 1.5m
CIAn	5	<i>Cissus antarctica</i>	Kangaroo Vine, Water Vine	3 - 5m
DiRe	15	<i>Dichondra repens</i>	Kidney Weed	0.0 - 0.3m
LiGr	18	<i>Libertia grandiflora</i>	New Zealand Iris	0.6 - 0.9m
LomCon	17	<i>Lomandra confertifolia</i>	Mat-rush, 'Wingarra'	0.3 - 0.45m
NeEx	13	<i>Nephrolepis exaltata</i>	Sword Fern	0.9 - 1.5m
PhiX	4	<i>Philodendron xanadu</i>	Philodendron	1.5m
ThUn	3	<i>Thaumatococcus danianum</i>	Undulate Philodendron	1.5 - 2m
	0			

Tree Schedule				
ID	Qty	Latin Name	Common Name	Approx. Mature Height
AlNu	37	Alpinia nutans	Native Ginger	0.9 - 1.5m
AloMac	4	Alocasia macrorrhizos	Elephant's Ear, Cunjevoi, giant taro	0.9 - 1.5m
AsNi	37	Asplenium nidus	Bird's-Nest Fern	0.9 - 1.5m
CIAn	37	Cissus antarctica	Kangaroo Vine, Water Vine	3 - 5m
DiAn	37	Dicksonia antarctica	Tasmanian Tree Fern	3 - 5m
DiRe	22	Dichondra repens	Kidney Weed	0.0 - 0.3m
DoAs	244	Doodia aspera	Prickly Rasp Fern	0.6 - 0.75m
LiGr	10	Libertia grandiflora	New Zealand Iris	0.6 - 0.9m
LomCon	2	Lomandra confertifolia	Mat-rush, 'Wingarra'	0.3 - 0.45m
NeEx	244	Nephrolepis exaltata	Sword Fern	0.9 - 1.5m
ThUn	4	Thaumatococcus danianum	Undulate Philodendron	1.5 - 2m
	0			

Tree Schedule				
ID	Qty	Latin Name	Common Name	Approx. Mature Height
BrAu	59	Brachyscome augustifolia	Stiff daisy, Grassland daisy	0.0 - 0.3m
CIAn	1	Cissus antarctica	Kangaroo Vine, Water Vine	3 - 5m
DiCr	59	Dichelachne crinita	Longhair Plume Grass	0.9 - 1.5m
DiLo	59	Dianella longifolia	Blueberry Lily, Blue Flax Lily	0.75 - 0.9m
EiEu	2	Elaeocarpus eumundi	Smoothed leaved Quandong	2 - 3m
EiRe	2	Elaeocarpus reticulatus	Blueberry Ash	5 - 10m
GrLi	59	Grevillea linearifolia	"Linear-leaf Grevillea, White Spide	0.9 - 1.5m
LiGr	4	Libertia grandiflora	New Zealand Iris	0.6 - 0.9m
LomCon	5	Lomandra confertifolia	Mat-rush, 'Wingarra'	0.3 - 0.45m
PhiX	1	Philodendron xanadu	Philodendron	1.5m
	0			

Tree Schedule				
ID	Qty	Latin Name	Common Name	Approx. Mature Height
AloMac	1	<i>Alocasia macrorrhizos</i>	Elephant's Ear, Curjevov, giant taro	0.9 - 1.5m
BrAu	39	<i>Brachyscome augustifolia</i>	Stiff daisy, Grassland daisy	0.0 - 0.3m
CiAn	1	<i>Cissus antarctica</i>	Kangaroo Vine, Water Vine	3 - 5m
DiCr	39	<i>Dichelachne crinita</i>	Longhair Plume Grass	0.9 - 1.5m
DiLo	39	<i>Dianella longifolia</i>	Blueberry Lily, Blue Flax Lily	0.75 - 0.9m
DiRe	5	<i>Dichondra repens</i>	Kidney Weed	0.0 - 0.3m
GrLi	39	<i>Grevillea linearifolia</i>	"Linear-leaf Grevillea, White Spider	0.9 - 1.5m
LiGr	3	<i>Libertia grandiflora</i>	New Zealand Iris	0.6 - 0.9m
LomCon	2	<i>Lomandra confertifolia</i>	Mat-rush, 'Wingarra'	0.3 - 0.45m
NeEx	4	<i>Nephrolepis exaltata</i>	Sword Fern	0.9 - 1.5m
PhiX	1	<i>Philodendron xanadu</i>	Philodendron	1.5m
	0			

Tree Schedule				
ID	Qty	Latin Name	Common Name	Approx. Mature Height
BrAu	42	Brachyscome augustifolia	Stiff daisy, Grassland daisy	0.0 - 0.3m
CIAn	6	Cissus antarctica	Kangaroo Vine, Water Vine	3 - 5m
DiCr	42	Dichelachne crinita	Longhair Plume Grass	0.9 - 1.5m
DiLo	17	Dianella longifolia	Blueberry Lily, Blue Flax Lily	0.75 - 0.9m
GrLi	42	Grevillea linearifolia	"Linear-leaf Grevillea, White Spider	0.9 - 1.5m
LiGr	10	Libertia grandiflora	New Zealand Iris	0.6 - 0.9m
LomCon	16	Lomandra confertifolia	Mat-rush, 'Wingarra'	0.3 - 0.45m
ThAu	42	Themeda australis/triandra	Kangaroo Grass	0.9 - 1.5m
	0			

