

8 December 2025

Najeeb Kobeissi
Senior Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy St
Parramatta NSW 2150

Dear Najeeb,

Re: Forest Lodge Integrated Seniors Living (SSD-75493483) – Response to Submissions

In accordance with the Department’s Request for Additional Information dated 2 October 2025, this letter is provided to address the key issues and comments raised by the Department, City of Sydney and the agency advice received in response to the Environmental Impact Statement for SSD-75493483.

Response to the Department of Planning, Housing and Infrastructure

The submissions made by DPHI are italicised and in grey, while the responses are directly below the submissions they relate to:

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| Landscape Architecture | <p><i>Soil depth and landscaping</i></p> <p><i>9. Soil volumes for planting on structures are not clearly shown on the plans and sections. Please specify soil volumes and depths on the plans, having regard to part 4P Planting on Structures of the ADG.</i></p> <p>Response:</p> <p>We have included a soil depth diagram in the landscape report on page 23: Planting on Structure Diagram which clearly illustrate soil volumes for planting on structures. All raised planters follow ADG guidelines for height and soil volumes where trees are located.</p> |
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Response to the City of Sydney

The submissions made by CoS are italicised and in grey, while the responses are directly below the submissions they relate to:

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| Landscape Architecture | <p><i>The design of the Larkin Street reserve extension must be amended to be in accordance with the City’s Parks Design Code 2024, and in consultation with the City’s Public Domain team.</i></p> <p>Response:</p> <p>The finalisation of the design will be developed as part of the VPA in consultation with the City of Sydney.</p> |
| Landscape Architecture | <p><i>The northwestern through-site link (Area F) must achieve a minimum width of 3m to provide sufficient space for pedestrian access path and mature screen planting along the entire length of the through-site link as required</i></p> |

by section 6.3.12.5(7) of the Sydney SDCP 2012. The grades of the through-site link are to comply with AS1428.

Response:

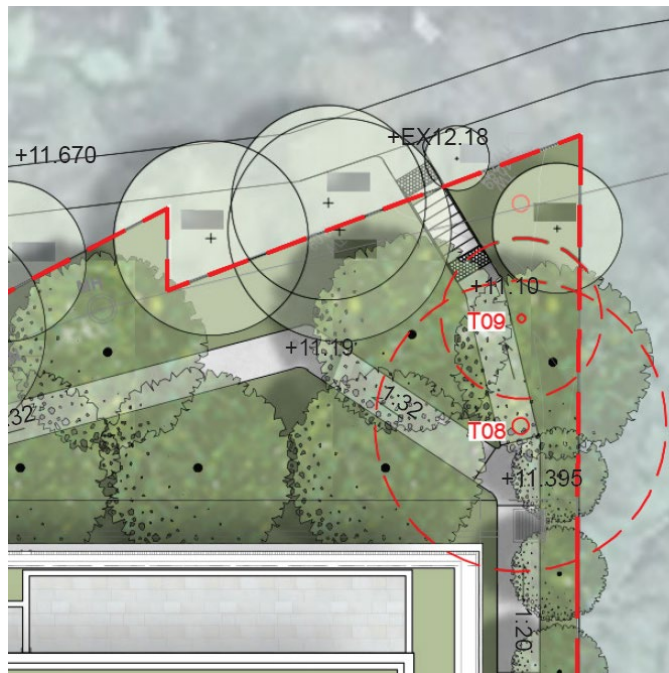


The northwestern site through link is now 3m wide, divided into a 500mm planting strip with climbers traversing the architectural battens, a 1.3m wide walkway at 1:20, and a 1.2m strip of screening planting at the boundary, consisting of Magnolia trees and shade tolerant plants.

Landscape Architecture

A direct connection between the northwestern through-site link and the existing footpath to Orphan School Creek should also be considered to serve the desire line for people travelling to/from Orphan School Creek.

Response:

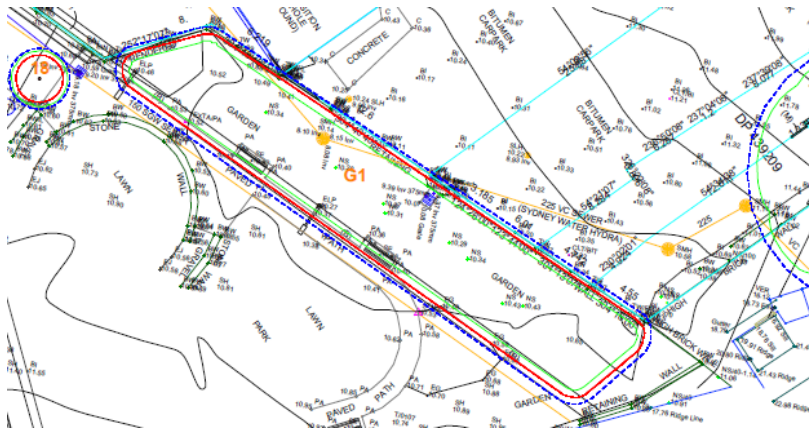


A direct connection has been designed to accommodate the desire line between the site through link and existing footpath to Orphan School Creek. Details for this can be found in the landscape report on page 14.

Landscape Architecture

Retention of the existing tree plantings within the garden bed adjacent to the SW boundary within Larkin St reserve to be retained where possible. Removals will only be considered as a last resort with replacement plantings to occur within the reserve and indicated within updated landscape plans. Any replacement trees are to be provided with sufficient canopy species.

Response:



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| G1 | Mixed species | 2.0 | 1.5 | Remove – the trees are located within council managed land. The removal of the trees is subject to council approval. |
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As detailed species information was not available, our team conducted a site visit and reviewed zone G1. During this visit, we identified several *Elaeocarpus* species that we have classified as high-value and recommended for retention. The proposed path, seating, and shelters have been designed to avoid these trees. The remaining vegetation within G1 consists of low-value, straggly species that obstruct sight lines. Retaining these plants would compromise the visual openness and cohesion of the park's landscape. For this reason, we do not propose to keep them.

The trees on the public land dedication areas are subject to a VPA and so final design will be resolved with the City of Sydney through the VPA process.

Landscape Architecture

The landscape design needs to provide appropriate and taller shrubs along the northwestern side of the building (Area E) to better screen the above-ground parking areas. The current planting mainly includes a mix of ferns and grasses up to only 1m tall.



We are proposing a three-tiered screening strategy to more effectively conceal the above-ground parking areas. The first tier includes various climbing species that will grow vertically on wire trellis integrated with the architectural battens, enhancing the visual separation between the parking areas and adjacent spaces. In addition, the perimeter planters have been raised by 500 mm to increase planting height and improve visual coverage, providing a stronger base for the climbers. The proposed trees will form the third tier, further contributing to the screening effect and softening the building interface. In addition, large canopy trees are positioned along the boundary to provide maximum screening and enhance privacy.

Landscape Architecture

The landscape design also needs to provide a clear delineation along the future boundary between the development site (Area E) and the area to be dedicated to the City (Area A) to land ownership, maintenance responsibilities, liabilities are clearly differentiated. Similarly, the building design needs to include appropriate access control to separate the undercroft area from Larkin Street Reserve.

We propose a 500mm raised metal edge to serve as delineation between the future boundary between the development site and area to be dedicated to the city. These are noted on our plans. Access control is illustrated in the Architectural set.

Landscape Architecture

The level 1 planter bed along the northwestern side of the memory garden should achieve a width of 2m, if possible, to afford the proposed pear trees sufficient space to grow to their expected mature sizes.

The highlighted planter on Level 1 is proposed to feature two small Magnolia trees [Magnolia "Little Gem" 6x3m] replacing the previously

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| | <p>nominated Pear species. The planter provides a total soil volume of 21.12m³ (min 800mm soil depth over an area of 26.4m²). Based on the ADG guideline of 9m³ of soil per small tree, we consider this to provide ample soil volume for the two proposed small trees, and therefore do not believe it is necessary to increase the planter width to 2m. Increasing the planter width would also significantly reduce the size of the usable communal open space for the residents which we do not agree with.</p> |
| <p>Landscape Architecture</p> | <p><i>Finally, the architectural and landscape drawings need to be coordinated to provide consistent information.</i></p> <p>We have coordinated and can confirm that the architectural and landscape plans are consistent, in particular with regards to the planters in the level 1 courtyard and the screening treatment along the northwestern boundary.</p> |

Should you have any questions please do not hesitate to contact us.

Kind regards

Yours faithfully – **LANDFX LANDSCAPE ARCHITECTURE P/L**



Rebecca Godwin

Senior Landscape Architect