



4th 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 CoS are italicised and in grey, while the responses are directly below the submissions they relate to:

<p>Visual Impact Assessment</p>	<p><i>Noting the number of submissions from neighbouring residents to the west of the site raising concerns about potential view impacts, please provide a visual impact assessment to assess potential view impacts having regard to the planning principles in Tenacity Consulting v Warringah Council, and identify any potential mitigation measures</i></p> <p>Response:</p> <ul style="list-style-type: none"> • To address the Department’s request, Geoscapes undertook additional private-receiver visual assessments from Level 7 of 1–3 Larkin Street. This included an updated VP8 and two new viewpoints (VP9 and VP10). All new imagery was captured using drone-based photography, flown to the best-estimated balcony eye-level height using archived architectural elevations provided for 1–3 Larkin Street. • The updated VP8 indicates a moderate–minor visual impact, with only a small reduction in district-level views toward the Sydney CBD skyline. Key elements—including Sydney Tower and portions of Barangaroo—remain visible, and the broader composition of the outlook is largely retained. • The new VP9 photomontage shows a moderate–high level of visual change, with the proposed built form occupying much of the foreground and mid-ground and substantially reducing the visibility of the CBD skyline, though small fragments of upper towers remain perceptible. • The new VP10 photomontage presents similar outcomes to VP9, with a moderate–high magnitude of change across the central portion of the outlook. While CBD and Barangaroo views are reduced, southeastern views—including St John’s Chapel and the suburban roofscape—remain visible, contributing peripheral contextual outlook not available from VP9. • Extended 180-degree panoramic baselines confirm that the proposal affects only part of each balcony’s full outlook, with broader contextual views—vegetation, suburban roofscape, and district elements—remaining legible.
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- Assessed against the *Tenacity Consulting v Warringah Council* planning principles, the supplementary analysis identifies varying degrees of view modification across the three viewpoints, ranging from moderate–minor (VP8) to moderate–high (VP9 and VP10). These outcomes occur within the context of a compliant built-form envelope and district-level views, with extended panoramas demonstrating that only a portion of the overall outlook is affected. With regards to step 4 of the *Tenacity Consulting v Warringah Council Principles* it is noted that:
 - The proposal is entirely compliant with the applicable height and FSR controls for the site, including the additional height available under the Housing SEPP. The planning framework anticipates that a building of this scale could be constructed on this site, and in this established urban environment some change to distant outlooks between neighbouring apartment buildings is to be expected.

Yours faithfully

Handwritten signature of Ben Gluskowski.

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