



9 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 4 November 2025, this letter is provided to address the key acoustic 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:

Mechanical noise	<p><i>Issue:</i></p> <p><i>10. The EIS states ‘Detailed selections of the proposed mechanical plant and equipment to be used on the site are not available at this time. All future plant and equipment are to be acoustically treated to ensure the noise levels at all surrounding receivers comply with noise emission criteria detailed within this report’. Provide a letter from a suitably qualified engineer certifying that the proposed mechanical plant is adequate to serve the development, including confirmation of the size and location of the mechanical plant and potential noise and visual impacts, and any mitigation measures.</i></p> <p>Response:</p> <ul style="list-style-type: none"> Subsequent to the RTS, Mechanical noise emissions have been reviewed based on the locations and quantities of equipment indicated in the preliminary mechanical drawings Building Services (MEP) Spatial Markup issued 23 May 2025, and equipment selections provided by the mechanical engineer on the 12 November 2025. The assessment, which is contained in section 6.1.2 of the Noise and Vibration Impact Assessment dated 8 December 2025, confirms that the noise level emissions are within acceptable levels and are compliant. The Noise and Vibration Impact Assessment detail the plant and equipment noise criteria required to ensure that all future plant and equipment can comply with the noise criteria. We understand a separate letter has been provided by qualified services engineers Neuron, who certify that the proposed mechanical plant is adequate to serve the development, including confirmation of the size and location.
Mechanical noise	<p><i>Issue:</i></p> <p><i>11. The proposed plant area on building D should be moved further north to assist in mitigating potential acoustic impacts to buildings south of the site.</i></p> <p>Response:</p> <ul style="list-style-type: none"> In response to the RTS, the mechanical plant on building D has been moved further north on the roof, reducing the acoustic impacts to the buildings south of the site. This revised location has been assessed within the Noise and Vibration Impact Assessment issued 8 December 2025, which confirms that the noise level emissions are compliant with relevant criteria.



Please do not hesitate to contact the undersigned if you have any questions.

Yours faithfully

A handwritten signature in black ink, appearing to read 'C. Graham-White'.

Claire Graham-White (MAAS)
Senior Acoustic Engineer
RWDI