

09 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:

<b>Stormwater Plan</b>	<p><i>Issue: The stormwater plans show proposed stormwater infrastructure along the western boundary that appears to extend beyond the site boundary. Please clarify the arrangement for any proposed works outside the boundary and provide the landowners consent where required. Alternately, the plans may need to be amended to ensure all works are contained within the site.</i></p> <p><b>Response:</b></p> <p>The stormwater plans do not propose any drainage infrastructure outside the site. Please refer to the updated Plans S24129-DRG-CI-0200 and CI-0201-D which show all drainage contained within the site.</p>
<b>Stormwater Plan</b>	<p><i>Issue: There are discrepancies between the levels and stormwater pits, with one pit level at R.L 13.00 draining upstream into another pit with an invert level of 10.50. Please review the stormwater plan and confirm all levels are correct.</i></p> <p><b>Response:</b></p> <p>Please refer to the updated drawing S24129-DRG-CI-0201 which now shows the correct grate level referencing.</p>

**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:

<b>Stormwater Management</b>	<p><i>A Local Drainage Management Plan prepared by a suitably qualified and experienced drainage engineer is required. The LDMP must provide a comprehensive assessment of the site’s drainage requirements and demonstrate compliance with Section 3.7,2 of Sydney DCP 2012.</i></p>
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	<p><i>The Local Drainage Management Plan must address the following matters:</i></p> <ul style="list-style-type: none"> <li><i>• The site’s hydrology and its relationship to the broader drainage system, the distribution of soil types and potential for onsite infiltration, expected groundwater impacts, and opportunities for onsite stormwater reuse.</i></li> <li><i>• How the proposal ensures public and pedestrian safety;</i></li> <li><i>• Document the design of both minor and major drainage systems, showing how stormwater flows will be managed for specified exceedance probability events and that connections to the downstream drainage network do not compromise existing infrastructure capacity.</i></li> </ul> <p><b>Response:</b></p> <p>Refer to Section 5.4 of the Water Management Plan S24129-RPT-CI-001 for details. The Water Management Plan addresses all the key requirements of a Local Drainage Management Plan (LDMP), including site hydrology, soil and groundwater considerations, stormwater reuse, public and pedestrian safety, and the design of minor and major drainage systems. For this reason, a separate LDMP is not proposed.</p>
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### Response to Sydney Water

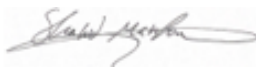
The submissions made by CoS are italicised and in grey, while the responses are directly below the submissions they relate to:

Critical Assets	<p><i>Critical Assets – Stormwater</i></p> <ul style="list-style-type: none"> <li><i>• Sydney Water objects to SSD-75493483 in its current form.</i></li> <li><i>• A 1524x1371 Sydney Water stormwater channel traverses the western boundary of the development site.</i></li> <li><i>• As per Sydney Water’s Specialist Engineering Assessment Procedure, driveways over our stormwater channels must be at-grade. The plans provided to Sydney Water indicate that the Larkin Street driveway will be elevated, which is not permitted.</i></li> <li><i>• Furthermore, it is unclear from the plans presented whether Building A meets Sydney Water’s requirement for no permanent structures to be constructed within 1.5 metres of the outside face of a stormwater channel.</i></li> </ul> <p><i>The proponent is advised to revise their plans to ensure that:</i></p> <ul style="list-style-type: none"> <li><i>o The Larkin Street driveway meets Sydney Water’s current Specialist Engineering Assessment Procedure (Specialist engineering assessment procedure D0001870) by crossing the stormwater channel at-grade, and remaining at-grade for 1.5 metres directly adjacent to the stormwater channel.</i></li> <li><i>o The plans indicate clearly that Building A maintains 1.5 metres of clearance from the stormwater channel aforementioned.</i></li> </ul> <p><b>Response:</b></p> <p>Refer to Drawings S24129-DRG-CI-0200 and CI-0201-D which confirm that the Building maintains the required 1.5 m clearance from the drainage easement. The plans also show that the existing driveway connection from Larkin Street</p>
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	remains at grade and the proposed extension continues at grade to match existing ground and pavement levels.
Public Domain Levels and Gradients	<p><i>A Public Domain Levels and Gradients application is to be submitted for review and approval concurrently with the SSD. The submission is to include cross sections through driveways and building entrances from inside the building to the centreline of the road carriageway. The submission must also demonstrate that public domain levels and gradients have been considered at the interfaces between existing park and public domain and the proposed land dedication areas.</i></p> <p><i>Existing and proposed boundary levels, top of kerb levels and invert of gutter levels are to be clearly shown. Longitudinal sections showing existing and proposed boundary levels, top of kerb levels and invert of gutter levels on the same longitudinal section are also required for each frontage.</i></p> <p><i>The public domain levels and gradients must be in accordance with the City's Public Domain Manual or will be reconstructed. The proposed floor levels, particularly at building entrances and driveways must take into consideration the finished public domain levels. Any level changes required to satisfy DDA and flood planning requirements are to be resolved within the property boundary.</i></p> <p><b>Response:</b></p> <p>We propose that the public domain levels and gradients be addressed as a condition of consent, with detailed design and documentation to be prepared at that stage to ensure compliance with relevant standards.</p>

Should you require any further clarification, please do not hesitate to contact the undersigned.

Yours sincerely,



**Shahid Mahfouz**  
**Engineer - Civil**  
**BG&E Civil Engineers**