

Memorandum

To:	Corio Developments Pty Ltd	Date:	15 December 2025
Attention:	Jim McBirnie	Project No.:	229796.00
Email:	jim.mcbirnie@corioprojects.com.au	Reference:	R.003.Rev0
Subject:	DCCEEW RFI Geotechnical Advice, 22-24 Junction Street, Forest Lodge		

To whom it may concern, this letter has been prepared by Douglas Partners Pty Ltd (Douglas) to address comments from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) in regard to the proposed Forest Lodge Integrated Seniors Living SSD-75493483. Specifically, DCCEEW has raised the following recommendations:

- **Pre-determination**, that the proponent quantifies the maximum annual volume of water take due to aquifer interference activities, noting that “groundwater interception is expected with Appendix 2 (Geotechnical Assessment) stating groundwater was observed at depths below 2.4 m and the maximum excavation depth is 3.5 m”
- **Post-determination**, that the proponent should obtain a water access licence (WAL) to account for the maximum predicted water take for construction and operation activities unless an exemption applies under the *Water Management (General) Regulation 2025*

Response: Reference should be made to Drawings 4 and 5 in Douglas’ Geotechnical Investigation Report 229796.00.R.001.Rev1, which show the proposed finished floor level and discrete groundwater level observations from three groundwater monitoring wells installed in boreholes.

The existing site condition is such that surface levels fall towards the southwest across the site. The maximum proposed excavation depth occurs in the north (highest elevation) part of the site, and the shallowest depth to groundwater occurs in the southwest (lowest elevation) part of the site. The finished floor level (FFL) for the proposed building footprint is RL 10.6 m AHD, with commensurate bulk excavation levels expected to be at about RL 10 m, allowing for some over-excavation. Groundwater levels observed during the geotechnical excavation were between 7.2 m AHD and 8.4 m AHD.

On the basis of the encountered groundwater levels and also the relatively limited excavation depth proposed on the low side of the site, **the proposed excavation is not expected to intercept the perennial groundwater table** and the only groundwater inflows expected to occur would be due to perched ephemeral seepage through the rock mass during and following periods of rainfall (from surface infiltration).

Based on the above, it is Douglas’ opinion that the groundwater inflows resulting from intermittent seepage due to rainfall would be significantly less than 3 ML per year, both during construction and in the long term. Following on from this, it is considered that calculation of this volume of inflow does not require or warrant quantitative analysis.

On the basis that inflows are expected to be less than significantly less than 3 ML per year during construction and in the long term, the proposed water take should be eligible to

claim an exemption from the requirement to obtain a WAL under the *Water Management (General) Regulation 2025*, both during construction and in the long term.

We trust this meets your present requirements. Please do not hesitate to contact the undersigned if you should have any queries in relation to this memorandum.

Douglas Partners Pty Ltd



Rhys McMillan
Associate / Geotechnical Engineer

Reviewed by



Bruce McPherson
Principal