



8 October 2025

Our reference: 227668

Najeeb Kobeissi

Department of Planning, Housing and Infrastructure
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RE: State Significant Development Application SSD-75493483 at 2-32 Junction Street, Forest Lodge (Forest Lodge Integrated Seniors Living)

Thank you for notifying Sydney Water of SSD-75493483 at 2-32 Junction Street, Forest Lodge, which proposes the construction of a six-storey seniors living building containing 71 Independent Living Units, 12 Residential Care beds, resident amenities and staff administration areas. The application includes site earthworks, utilities construction, road construction and landscaping.

Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Critical Assets – Stormwater

- **Sydney Water objects to SSD-75493483 in its current form.**
- A 1524x1371 Sydney Water stormwater channel traverses the western boundary of the development site.
- 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.
- 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.

Next steps

- **The DPHI is advised to defer approval of SSD-75493483 and re-refer this application to Sydney Water for review once the proponent has addressed the matters raised in this advice letter.**
- The proponent is advised to revise their plans to ensure that:
 - 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.
 - The plans indicate clearly that Building A maintains 1.5 metres of clearance from the stormwater channel aforementioned.
- DPHI is advised to forward the enclosed Sydney Water Development Application Information Sheet (for proponent) to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

Should the Department require further information, please contact Joanne Chan from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

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