

## Department of Planning, Housing and Infrastructure



Our ref: Penrith Lakes Scheme DA2-Mod-12 and DA3-Mod-10

Mr Andrew Bondini  
Penrith Lakes Development Corporation Ltd  
Old Castlereagh Road  
CASTLEREAGH NSW 2749

18 December 2024

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**Subject:** Request for Information

Dear Mr Bondini,

The exhibition of the modification applications for the Penrith Lakes Scheme, DA2-Mod-12 and DA3-Mod-10, ended on 26 November 2024.

The Department is now seeking additional information as set out in **Appendix A**. All agency advice received is available via the Major Projects page. Please note that the Department is awaiting advice from NSW Reconstruction Authority and State Emergency Services, expected in mid-January. Any comments will be forwarded once received.

Please lodge your submissions report by **27 January 2025** via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

The Department requests a single consolidated response to this RFI request, and the previous RtS letter sent on 27 November 2024, by 27 January 2025.

If you have any questions, please contact Chris Eldred, on 02 8289 6855 or via email at [christopher.eldred@planning.nsw.gov.au](mailto:christopher.eldred@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink that reads 'Louise Densmore'.

**Louise Densmore**  
**A/Director Regional Assessments**  
**as delegate for the Planning Secretary**

## Appendix A

### 1. Rationale for fill

The modification application as submitted proposes to import fill to enable part of the Penrith Lakes site to be flood-immune in the 0.2% AEP flood event. The additional fill is proposed to be over the 0.2% AEP flood level for much of the site, with the fill being more than 2.5m above the identified 0.2% level in the submitted plans. The Department requires rationale for filling to such a significant amount above the 0.2% flood level.

### 2. Flooding

The submitted Flood Impact Assessment (FIA) identifies a maximum increase of 50mm in flood impacts as a result of the fill and has identified the land that was previously dry and would now be wet as a result of this modification. However, the FIA has not identified properties that were previously inundated and would now be subject to increased flood waters. The Department requires the identification of properties where the flood waters would increase as a result of the development and an assessment of the change of impacts as a result of this modification.

### 3. Truck Movements

The modification does not seek to alter the current approved hours of operation or limitations on truck movements. The Department is seeking an understanding of how long the proposed fill would take to be transported to the site whilst complying with the current site operations and the timeline for the receipt of the fill from key infrastructure projects.

### 4. Heritage

The Department notes that Heritage NSW has sought further information on the two heritage sites within the DA2 site. The Department concurs with the information sought by Heritage NSW and requests a Heritage Impact Assessment prepared by a suitably qualified person that considers the impact on the heritage sites.

### 5. Visual Impact

The proposed modification seeks to increase the landform by up to 2.98m. The Department requires a Visual Impact Assessment (VIA) to be prepared by a suitably qualified person that considers the impact of the raised landform from key vantage points. The VIA should provide consideration of how the modified development complies with clause 5.38A of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*.

### 6. Indicative landform

The modification report has included site sections that indicate the proposed levels across the site, however, limited information is provided for the final proposed landform. The Department is seeking a proposed landform, with consideration to the points raised in Item 5.

### 7. Stormwater

The application as submitted has not provided an assessment of the impacts on stormwater runoff. The changes in landform would alter the stormwater flow across the site and the surrounding area. The Department requires an assessment of the impacts of the modified development on stormwater flows across the site and for the surrounding area in events up to and including the PMF event. The assessment should include consideration of the changing landform and any impact on stormwater flows or management for McCarthys Cemetery, The Poplars and Castlereagh Road.