

By email  
11 March 2025

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Australia

Louise Densmore

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Our ref 303207-00

[arup.com](https://www.arup.com)

Dear Louise,

## **Development Modification for Penrith Lakes** **Response to DPHI Request for Information**

Penrith Lakes Development Corporation (PLDC) is seeking approval to increase the importation of 9.7 million tonnes of virgin excavated natural material (VENM) and excavated natural material (ENM) across the eastern portion of its site in Western Sydney and raise the landform to achieve immunity against a flood event that has a 0.2 percent chance of occurring in any given year (commonly referred to as a 1-500 year ARI level).

To support this, two State Significant Development (SSD) modification applications were submitted to the NSW Department of Planning, Housing, and Infrastructure (DPHI) on 8 November 2024 to amend the existing conditions as follows:

Modification 12 of DA2 to amend condition 49C to read:

- “49C – The importation of VENM and ENM shall be limited to 22.7 million tonnes at a maximum rate of three million tonnes per year”

Modification 10 of DA3 to amend condition 41C to read:

- “41C – The importation of VENM and ENM shall be limited to 22.7 million tonnes at a maximum rate of three million tonnes per year”.

On 18 December 2024, DPHI issued a series of additional requests for further information (RFIs) against these applications based on key agency submissions, namely:

- NSW State Emergency Services
- Hawksbury City Council
- NSW Reconstruction Authority.

Attached to this letter are a series of memos and reports that provide additional technical information and assessment to respond to these RFIs/submissions. These include:

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**Request 1 | fill rationale**

**Response** | Attachment A (J. Wyndham Prince letter dated 25 February 2025)

**Request 2 | flooding**

**Response** | Attachment B (Water Tech report dated 7 March 2025)

**Request 3 | truck movements**

**Response** | Attachment C (Western Sydney Lakes letter dated 18 February 2025)

**Request 4 | heritage**

**Response** | Attachment D (Artefact Heritage report dated 10 March 2025)

**Request 5 | visual impact**

**Response** | Attachment E (Arup report dated 7 March 2025)

**Request 6 | indicative landform**

**Response** | Attachment A (J. Wyndham Prince letter dated 25 February 2025)

**Request 7 | stormwater**

**Response** | Attachment A (J. Wyndham Prince letter dated 25 February 2025)

Each attachment addresses the DPHI RFI and the above submissions where relevant. Note that we have also attached a draft consolidated plan document which showcases the latest title boundaries within and adjacent to the project site. The information regarding title boundaries in this document takes precedence over any discrepancies shown in figures provided in Attachment B. Due to the current weather conditions in Queensland, Water Tech are unable to amend the report at this time.

We trust the attached provides sufficient information to respond to the RFI and submissions, however, please feel free to reach out to myself or Mitchell in the first instance if the Department has any further clarifications. Once received we'll check in with Chris Eldred to confirm next steps including updating and lodging the submissions report.

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11 March 2025

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Yours sincerely



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Encl: latest title boundaries

