

Church Lane, Castlereagh, NSW  
25/11/2024

NSW Planning  
ATTN: Chris Eldred, Erin Murphy

Subject: Submission Regarding Penrith Lakes DA2 (DA86/2720–Mod 12) and DA3–Mod–10 Applications

Dear Assessment Team,

I am writing to provide my submission regarding the proposed modifications to DA2 (DA86/2720–Mod 12) and DA3–Mod–10 applications for the Penrith Lakes. As a resident on Church Lane, Castlereagh, and a property owner within the Penrith Lakes precinct (specifically identified as section DA3), I am directly affected by these proposed changes and object to the submissions.

When purchasing our property, we considered its unique natural aspect overlooking the Penrith Lakes and the lower Blue Mountains. At the time of our purchase, our research indicated that development within the Penrith Lakes area would be limited to a specific number of dwellings, and that the flood mitigation purpose of the site would remain a priority. We are deeply concerned that increasing land levels, as proposed in this modification, undermines this principle and may pave the way for further development in a crucial flood retention area.

#### Concern Over Landowner Consent

The Penrith Lakes Development Corporation (PLDC) has previously amended the DA to allow the importation of additional fill, requiring all landowners' consent within the scheme to which I did not give my consent. As I was not advised of the proposal prior to receiving your exhibition letter, I was surprised to discover that this requirement has since been altered, limiting consent only to landowners where the modification works are carried out. I strongly object to this change, as it excludes other landowners—such as myself—who are directly impacted by decisions affecting the natural landscape and flood mitigation capacity of the area. Our consent should have been sought, and I request clarification on this procedural change.

#### Flood Mitigation Concerns

Penrith Lakes should play a vital role in mitigating floodwaters from the Nepean River. During past flood events, many community members, including myself, observed that floodwaters enter the Lakes through the outlet near Smith Road, Castlereagh, known as lake 3 back into lake 2, rather than the intended inlet weir opposite Yellow Rock. This raises questions about whether the inlet has been constructed correctly or if its design prevents the intended flow of water during flood events.

The proposed modification to import 9.7 million tonnes of fill and increase land levels by an average of 1.23m (up to 2.98m) will displace significant floodwater. This change has serious implications, including:

- Endangering lives due to earlier and increased flooding.
- Causing financial loss to property owners in affected areas.
- Raising flood levels in new areas, including previously unaffected properties.
- Accelerating inundation in existing flood-prone areas.

These impacts will exacerbate flood risks to the already vulnerable Hawkesbury community and could lead to unanticipated consequences for surrounding regions.

### Alternative Proposal

Given the critical role Penrith Lakes should play as a flood retention area, it would be prudent to preserve/increase its current capacity rather than reduce it. As an alternative, this area could be utilized as a water reservoir for Sydney Water to address the region's water supply challenges especially during droughts—an increasingly common occurrence in Australia.

I also note that the current land levels in the Penrith Lakes area are already higher than pre-mining levels. Any further elevation could fundamentally alter the area's natural flood retention function.

### Conclusion

I respectfully urge NSW Planning to reject the proposed modifications to DA2 and DA3 in their current form. Additionally, I request greater transparency and communication regarding changes to landowner consent requirements and the rationale behind these modifications. Decisions affecting flood mitigation and community safety must prioritize the long-term interests of the greater area, not just immediate development financial goals of the PLDC.

Thank you for considering my submission. I look forward to your response.