



Your ref: DA 25/7071  
Our ref: DOC25/777102

Ingrid Berzins  
Senior Planning Officer  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

2 October 2025

**Subject: DA 25/7071 – Development Application - 39-65 Old Castlereagh Road, Castlereagh**

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Dear Ingrid,

Thank you for your referral received 10 September 2025 requesting advice from the Conservation Programs Heritage and Regulation (CPHR) Group on the development application (DA) for the proposed Penrith Lakes Tourism Orientated Concept and Early Works, referred to as DA 25/7071 located at 39-65 Old Castlereagh Road, Castlereagh.

CPHR has reviewed the *Statement of Environmental Effects* (SEE) (Planning Ingenuity, 5 August 2025), and *Flooding Assessment* (FA) (Morson Group, 25 June 2025) and provides its comments and recommendations on flood risk management below.

The site is impacted by the Hawkesbury Nepean (HN) regional flooding and the overland flooding within the Cranbrook Creek catchment. The FA addressed overland flood behaviour for both existing and post development scenarios and the impact of the development on overland flood behaviour and the impacts of overland flooding on the development, which appears reasonable.

Regarding the HN regional flooding, the information provided in the flood assessment is limited to existing flood behaviour. Accordingly, CPHR recommend that the FA is updated to provide the following information:

- Address the impacts of the HN regional flooding on the development and its users.
- Address the impacts of the development on the HN regional flood behaviour and on adjacent properties.
- Address the impacts of the development on the emergency management arrangement and the regional evacuation of the Penrith North Sector.
- Demonstrate evacuation of the development can be undertaken in accordance with the HN regional local flood plan. This should be done in consultation with the relevant agencies including the NSW State Emergency Service and the NSW Reconstruction Authority.

Should you have any queries regarding this matter, please contact Peter Braga, Senior Conservation Planning Officer via [peter.braga@dcceew.nsw.gov.au](mailto:peter.braga@dcceew.nsw.gov.au).

Yours sincerely,

Louisa Clark  
**Director, Greater Sydney  
Regional Delivery  
Conservation Programs, Heritage and Regulation**