

Department of Planning, Industry and Housing

Portal Application No.: PAN-560090

Our ref: DA 25/7071

Mr Peter Morson
Morson Architects Pty Ltd
Level 1, 263 George Street
Sydney NSW 2000

19 September 2025

**Penrith Lakes Tourism Orientated Concept and Early Works, 39-65 Old Castlereagh Road,
Castlereagh (DA 25/7071)
Response to Submissions**

Dear Mr Morson

I refer to the above Part 4 concept development application for a proposed Tourism Orientated Concept and Early Works development application at 39-65 Old Castlereagh Road, Castlereagh that was lodged on 28 August 2025 (PAN-560090).

The Department publicly exhibited the proposal from Friday 5 September 2025 until Thursday 18 September 2025 (14 days) and notified relevant public authorities, neighbouring landowners and occupiers, and:

- received three public submissions objecting to the proposal
- received four submissions from organisations, including Endeavour Energy, Sydney Water, Office of Strategic Lands, and Western Sydney Lakes (WSL) commenting on the proposal and advice from State Emergency Services (SES).
- referred the application to Heritage NSW in accordance with section 90 of the National Parks and Wildlife Act 1974 as an Aboriginal Heritage Impact Permit is required
- received a submission from Penrith City Council.

Copies of all submissions and agency advice received on the proposal are enclosed for your reference and consideration (**Attachment A**).

The Department requests that you begin to review and respond to the issues raised in submissions and advice, with the view of providing additional information under clause 36 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation). At the date of this letter, 22 days in the

Department of Planning, Industry and Housing

assessment period have elapsed. The Department notes that we are still awaiting a response to a previous RFI (sent 5 September 2025) which is due by Thursday 2 October 2025.

Please note that any outstanding agency advice will be forwarded to you separately upon receipt for consideration and response.

The Department also requires that the following matters be addressed in the Response to Submissions.

1. Statement of Environmental Effects

- Update the Statement of Environmental Effects (SEE) ensuring consistent information across all documents provided for the project and in conclusions. Further matters within the SEE to be clarified include:
 - details of how the proposal has incorporated and satisfied section 5.2.2 of the Penrith Lakes Development Control Plan.
 - expected construction hours for early works (demolition, tree removal and drainage works)
 - concurrence requirements
 - tree removal proposed outside of the project boundary
 - timing for the proposed substation.

2. Concept Plans

- Please provide updated architectural concept plans to include general concept mass and bulk diagrams for the Department's consideration.

3. Flooding

- Please consider and provide a response to the Flooding comments provided by Salients Pty Ltd (**Attachment B**).

The Department requests a response by **Thursday 15 January 2026** via the NSW Planning Portal. If you are unable to provide the requested information within this timeframe, you are required to provide, and commit to, a timeframe detailing the provision of this information. In accordance with Part 4 Division 4 of the Regulation, the assessment period ceases to run from the date of this request until the information is provided.

If you have any questions, please contact Ingrid Berzins, Senior Planning Officer on (02) 9373 2885, or via email at Ingrid.berzins@planning.nsw.gov.au

Department of Planning, Industry and Housing

Yours sincerely

A handwritten signature in black ink, appearing to read "Nathan Heath".

Nathan Heath

A/Team Leader, Transport and Water Assessments

as delegate for the Planning Secretary

Enclosed: Attachment A – Submissions and agency advice

Attachment B – Flooding review