

DA 25/7071 - Penrith Lakes Tourism Orientated Concept and Early Works EXH-12031 - Submissions

Public Submissions

1. Submission 13192 - Objection

I object this plan as there is no consideration of noise impact to the neighbouring residential area in Waterside, especially for the 7 houses directly exposed to Castlereagh Road (see attached).

The developer needs to address the noise impact:

During Construction
Hotel in Operation

Installation of acoustic windows and roof soundproof material should be considered for the 7 houses on Kittiwake Place (see attached - the houses back on Castlereagh Road) as part of their noise mitigation plan.

2. Submission 13272 - Objection

I object to this proposal as it stands but not necessarily the principle of the project. The roads in this area can not support extra traffic this project will create. Currently I find it difficult to exit my estate in the mornings as the traffic is banked up or braking to get on to the round about on the corner of Andrew's Road and Castlereagh Roads. In peak times it can take up to 35 minutes to travel from Andrew's Road to Coreen Avenue in Penrith, this trip out of peak is usually about 5 minutes. This is a grave concern for emergency vehicles. These roads are also subject to flooding therefore require major upgrades or another access road into Penrith before such a project goes ahead.

This project once completed will not only cause extra traffic but also extra noise, with outdoor venues being so popular I believe this project requires noise restrictions after 10pm, for the sake of anyone wanting to sleep. Our homes are not built to include noise reduction.

The estate I live in is Strata, the gardens and lakes are looked after by our contribution. This project will put pressure on the lakes and stormwater runoff and the amount of rubbish that flows into the lakes. I would like to see that this is catered for and that the residents of this estate are not compromised by this project.

Please notify me of the out comes of this submission.

3. Submission 13283 - Objection

A Registered Club an Anchor for Tourism? A Community Call for Responsible Development

As Waterside residents, we welcome thoughtful growth around Penrith Lakes — but not at the expense of transparency, community voice or long-term sustainability. DA 25/7071 promises a

39,000 m² complex of a seven-storey hotel, three-storey “registered club,” drive-through retail and 500+ car spaces just 500 metres from our homes. Yet this State Significant Development has unfolded with almost no meaningful local consultation — bypassing the very council processes meant to protect us all.

Behind the slick renderings lies a registered-club proposal shrouded in uncertainty. No licence exists for this site; no operator has stepped forward; and we still don’t know if poker machines will ride shotgun alongside the bar. Every community benefit provision built into the Registered Clubs Act hinges on governance that simply hasn’t been disclosed. When a development teeters on gaming revenues, transparency isn’t optional — it’s essential.

A quirk in the zoning maps compounds our anxiety. Under the old SA4 model, Penrith sat in a “red zone” demanding a full Local Impact Assessment (LIA). Overnight, a shift to SA2 recast Old Castlereagh Road into a “green zone” exempt from ILAs, scaling back scrutiny just when it should be ramping up. Why should a developer wield more unchecked power simply because lines on a map moved?

Even the price tag feels too good to be true. Nearby facilities of similar size and complexity — the Pullman hotel and the Panthers carpark — landed at \$5,300–\$5,500 per square metre. This proposal claims just over \$2,000 per square metre for an entire integrated precinct. That two-thirds cost discount doesn’t inspire confidence — it flags corners cut or costs deferred onto ratepayers and neighbours.

Every hectare of SP3 “Tourist” land in this precinct is precious. We have roughly 250–300 ha in total, and just 60 ha north of Old Castlereagh Road remains undeveloped. This proposal would gobble up nearly 7 per cent of that finite supply in one swoop — yet offers little that aligns with Penrith Lakes’ carefully curated tourism vision. Are we trading lasting, authentic eco- and cultural tourism experiences for a car park-driven drive-through precinct?

Nor can we ignore the social cost. Penrith locals already channel over \$220 million a year into gaming machines — an average loss of \$1,300 per adult and nearly \$2,800 per household. In a neighbourhood where SEIFA scores flag vulnerability, normalising late-night poker and pub culture invites real harm: financial stress, family breakdown and the stealthy erosion of community wellbeing.

The precinct sits at a crossroads of critical habitat corridors. Cumberland Plain Woodland here is critically endangered; flying-fox colonies, powerful owls and bent-wing bats rely on these foothills. Yet the DA sidesteps a robust ecological strategy, proposing instead broadbrush offsets and generic clearing windows. Without onsite protection, every light-spill and bulldozer pass chips away at a living corridor that can never be fully restored.

Lastly, the only current public road into this precinct threads through Heritage Conservation Area 261. That historic roadway — its surface, its stone culverts — will bear the weight of service

trucks, building works and delivery vans. No heritage impact statement has assessed these effects. Ask yourself: is it responsible to widen and commercialise without consideration of our shared history?

We aren't opposed to growth. But if Penrith Lakes is to flourish, stakeholders must craft conditions that lock in accountability and community benefit. Cap poker-machine numbers. Enforce hard noise curfews. Fund waterway and park upgrades. Stipulate genuine on-site habitat retention. Mandate heritage-sensitive traffic management. Only by embedding these guardrails can we ensure this development enhances rather than undermines the precinct.

Our request is simple: pause this SSD until genuine local engagement, transparent governance and rigorous environmental and heritage assessments have been completed. Let's define together what Penrith Lakes can — and should — be: a living landscape as much as an economic engine, built on trust, stewardship and shared vision. Anything less shortchanges our community and our collective future.

I only represent my own thoughts and any reference to ours is considering my obligation to care and represent the best interests of my children.

I look forward to being able to participate in genuine engagement and consultation opportunities in regards to this development, which so the community involvement has been extremely limited.

I have extensive experience with Poker Machines and specifically NSW Gaming Acts and regulations, and am a supporter of the industry. All ministers responsible for directions that may impact the community need to ensure a net community benefit and that all directions or approvals are granted in the best interest of the citizens of NSW.

It is imperative that this approval considers in full the potential impacts of granting a DA for a registered club, as this inherently allows in the future for the operation of gaming machines in NSW. Minimisation of gaming related harm is a core object of the Gaming Machines Act and this development is in an area already experiencing vulnerability due to saturation.