

1 October 2025

TfNSW Reference: SYD25/01108/01
DPHI's Reference: DA 25/7071 (CNR-86334)



Ms Kiersten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Ingrid Berzins

**PENRITH LAKES TOURISM ORIENTED DEVELOPMENT CONCEPT AND EARLY WORKS
39-45 AND 47-65 OLD CASTLEREAGH ROAD, PENRITH**

Dear Ms Fishburn,

Reference is made to DPHI's correspondence dated 5 September 2025, which referred the abovementioned Development Application (**DA**) to Transport for NSW (**TfNSW**) for comment in accordance with clause 2.122 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*. TfNSW advises that:

- Old Castlereagh Road is an unclassified local road under the care and control of Council.
- Old Castlereagh Road / Castlereagh Road / Andrews Road is a priority-controlled intersection and the cumulative development in future years will maintain an acceptable Level of Service (**LoS**).
- The DA is only for the concept and early works, with three (3) building envelopes proposed. The building envelopes are intended to accommodate the following developments which will be subject to separate future DAs.

As such, TfNSW advises that the DA will unlikely impact the surrounding classified road network. The agency has no further comment.

If you have further questions regarding the above matter, please contact Shoba Sivasubramaniam, Development Assessment Officer, via phone on 0461 319 385 or email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

Brendan Pegg
Senior Manager Land Use Assessment Central and Western
Transport Planning, Planning Integration and Passenger Division