

From: [Alexandra Vandine](#)
To: [Ingrid Berzins](#)
Cc:
Subject: CM Record: Planning Ministerial Corporation Response: Notice of Exhibition - Penrith Lakes Tourism Orientated Concept and Early Works (DA25/7071)
Date: Thursday, 18 September 2025 6:19:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Dear Ingrid

Thank you for the opportunity to comment on Penrith Lakes Tourism Orientated Concept and Early Works (DA25/7071). Please find below the Planning Ministerial Corporation's comments.

This Development Application is not supported at this stage. Additional information is required to assess the suitability of the proposed water management measures and the potential impact on land under the responsibility of the Minister for Planning and Public Open Space.

The Minister for Planning and Public Open Space is the owner of the Sydney International Regatta Centre and Penrith Whitewater Stadium and is responsible for overseeing water management initiatives at these facilities to support their ongoing operation.

The NSW Government through the Minister has invested significant funding for the management of the water quality for these facilities, in acknowledgement of the Government's continued commitment to Western Sydney and shaping the broader Penrith Lakes precinct into a leading destination for recreation, sports and relaxation.

The development proposal for the construction of the hotel and associated function spaces on the adjoining land to the Final Basin will have significant impact on the water management on these recreational facilities if the development does not adequately address the management of their stormwater. The Final Basin forms part of the interconnected waterways within the Penrith Lakes system, which includes the waterbodies utilised by the Sydney International Regatta Centre and the Penrith Whitewater Stadium.

As the development site currently has minimal development on the land, there is minimal runoff or captured water discharged into Final Basin and therefore has minimal impact on the water quality. However, the proposed development will substantially increase the hard surface area thereby increasing the discharge of stormwater into the Final Basin.

The proposed stormwater tanks for the three catchment areas are listed as circa 200kL. It

is unclear if these volumes of tanks are sufficient to adequately capture and retain the expected stormwater flows that may be expected to be received on the sites during various rainfall events. It is noted that the Percentage of Demand Met for Catchment 3 is less than for Catchments 1 & 2. It is not clear why a reduction in the Percentage of Demand Met for Catchment 3 is able to be tolerated. In addition, there is no Percentage of Demand Met analysis for any of the Catchments based on RWT Size (KL) at 400KL and 500KL so that the Percentage of Demand Met analysis can be known for these volumes, which would be expected to be closer to 100%.

For stormwater that is expected to be captured within the OSD tanks, it is not clear where, and at what point, the stormwater is expected to be discharged into the stormwater system that is proposed to drain into the Final Basin. This information is required as it needs to be understood what impacts this stormwater flow would have on the water levels of the Final Basin and whether or not the Final Basin can adequately handle any additional water flows.

For the proposed stormwater filtration system, further evidence is required in relation to water quality in the stormwater that is expected to be discharged into the Final Basin. For example increased nutrient levels could result in increased outbreaks of blue green algae in the Final Basin impacting on its recreational use. Despite the filtration system removing a percentage of the expected pollutants from the stormwater, it is noted that it will not remove 100% of the pollutants.

The anticipated inflow into the Final Basin as a result of this proposed development will therefore need to be modelled to determine the impact the stormwater will have on water quality and water volume across the interconnected waterways, including any direct overflows into adjoining waterbodies during high rainfall events.

In addition to the development proposal to discharge water directly into the Final Basin, the current stormwater flow from the subject development site is a historic discharge point inherited by the Minister which may not have the appropriate legal mechanisms allowing for the discharge of stormwater on to the Minister's land.

Given these issues, there is a need for the applicant to provide additional information to address the following points to determine the suitability of discharging stormwater into the Final Basin from this development. This additional information is to include:

- The mechanism to legally discharge stormwater into the Final Basin and connecting waterbodies
- Determining the suitability of the water quality for discharge into Final Basin
- Determining the suitability on the quantity of water proposed for discharge into the Final Basin
- The impacts on the wider event space when a significant amount of water is being discharged into Final Basin

Any proposed stormwater works and infrastructure that will impact on the Final Basin will also require approval from the Planning Ministerial Corporation. At this stage, there is no agreement or approval by the Planning Ministerial Corporation for the stormwater discharge works and infrastructure that is proposed within the DA.

In addition it is not clear whether alternative options and locations for the discharge of stormwater from the three Catchments sites has been fully explored. It appears that the option explored relates to discharging only into the Final Basin. It is requested that other options should be explored.

Alexandra Vandine
A/Director Operations

Office of Strategic Lands | Department of Planning, Housing and Infrastructure
T 02 9995 6200 | M 0400 506 142 | E alexandra.vandine@dpie.nsw.gov.au
4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150
Locked Bag 5022, PARRAMATTA NSW 2124
<https://www.dphi.nsw.gov.au/>



The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.
