

25 August 2021

Mr Andrew Watson
DA Coordinator, Key Sites & Regional Assessments
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2150

PO Box R220
Royal Exchange NSW 1225
P+612 8016 0100
Email@insw.com
www.insw.com
ABN 85 031 302 516

Dear Mr Watson

**Re: Planning Proposal – Penrith Lakes Employment Lands Subdivision and Works (DA 9876)
14-278 Old Castlereagh Road, Castlereagh**

I refer to your email dated 13 August 2021 to Infrastructure NSW on the amended development application for 14-278 Old Castlereagh under clause 55 of the Environmental Planning and Assessment regulations.

Infrastructure NSW has reviewed the Statement of Environmental Effects for the proposed amendment and acknowledges that although the site would be physically located above the 1 in 100 chance per year flood level, a high flood risk remains.

The proposed approach in the Flood Evacuation Response Plan focuses on the early evacuation of the site with limited consideration of development in the rest of Penrith Lakes. This development application will result in increased development and will have implications for other proposed developments such as the proposed film studio in the Penrith Lakes Precinct.

Latest modelling by the Infrastructure NSW, Transport for NSW and the NSW State Emergency Service reconfirms that the existing road capacity is constrained, especially for flood evacuation. Notably, Castlereagh Road is a critical flood evacuation route for residents in the Richmond/Windsor area.

Any application needs to consider other proposed developments in Penrith Lakes to avoid impacting the evacuation of other areas of the Richmond/ Windsor floodplain. On this basis, Infrastructure NSW considers it premature to finalise and approve the development application in the absence of a Government agreed early evacuation strategy. This strategy needs to account for the early evacuation needs for the whole Penrith Lakes Precinct, and potential impacts on the broader evacuation network.

If you have any questions, please do not hesitate to contact Infrastructure NSW at mail@insw.gov.au.

Yours sincerely



Maree Abood
Head, Hawkesbury-Nepean Valley Flood Management Directorate