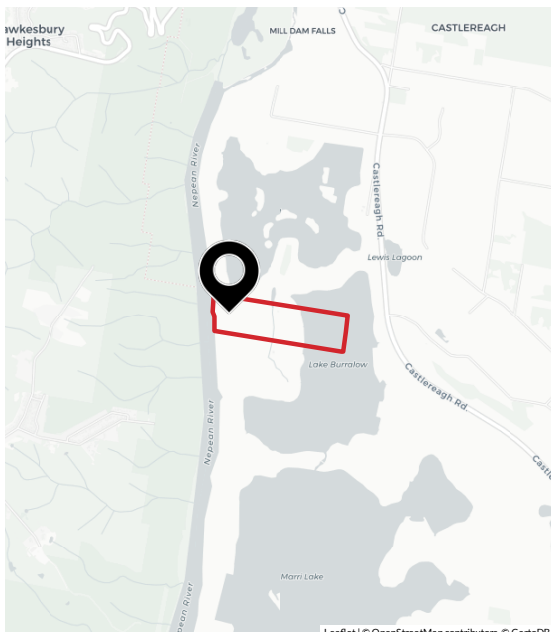
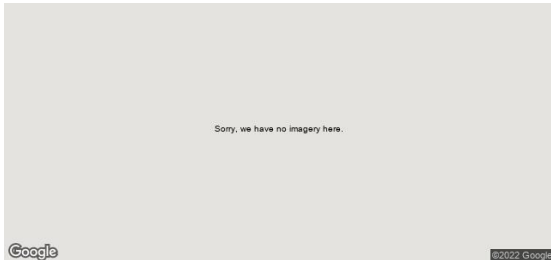





SITE REPORT**14 - 278 OLD CASTLEREAGH ROAD
CASTLEREAGH NSW 2749**CREATED ON 23-11-2022

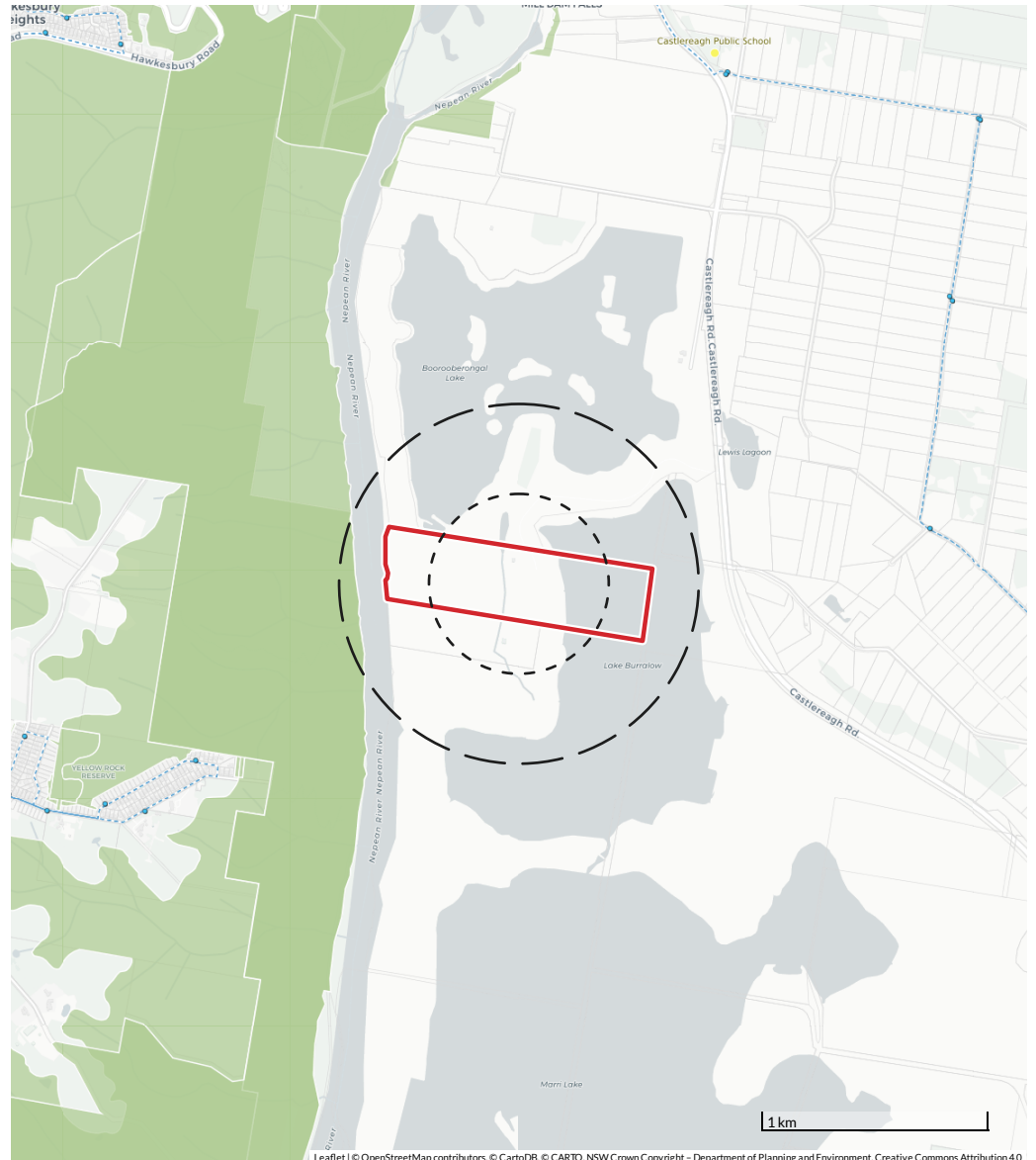
POWERED BY  ONEMAP**ACCESS**TRAIN - 7.31km
LIGHTRAIL - 53.98km
BUS - 4.38km
FERRIES - 39.64km
MAJOR SUPERMARKETS - 8.51km
GOVT. PRIMARY SCHOOLS - 5.34km
GOVT. SECONDARY SCHOOLS - 6.12km
CBD - 59.44km
OPEN SPACE - <50m
FORESHORE - 38.7km
**ADDITIONAL INFORMATION****CLOSEST GOVERNMENT PRIMARY SCHOOL**

SAMUEL TERRY PUBLIC SCHOOL (5.34km)

CLOSEST GOVERNMENT SECONDARY SCHOOL

CRANEBROOK HIGH SCHOOL (6.12km)

SITE CONTEXT MAP



LEGEND

- SITE BOUNDARY
- - - 400M RADIUS
- 800M RADIUS

LAND USE

- RETAIL
- MIXED USE
- OFFICE / COMMERCIAL
- INDUSTRIAL
- EDUCATION
- OPEN SPACE

TRANSPORT

- TRAIN STATIONS
- ◆ LIGHT RAIL STOPS
- ◆ TRAM STOPS
- ◆ FERRY STOPS
- BUS STOPS
- TRAIN LINES
- TRAM ROUTES
- LIGHT RAIL ROUTES
- FERRY ROUTES
- BUS ROUTES
- FUTURE TRAIN STATIONS
- ◆ FUTURE TRAM STOPS
- - - FUTURE TRAIN LINES
- - - FUTURE TRAM ROUTES

POWERED BY ONEMAP

SITE PLAN

AREA: 38.68HA

NO. OF PARCELS: 2

MUNICIPALITY:

PENRITH

SUBURB:

CASTLEREAGH

DISTRICT:

WESTERN CITY

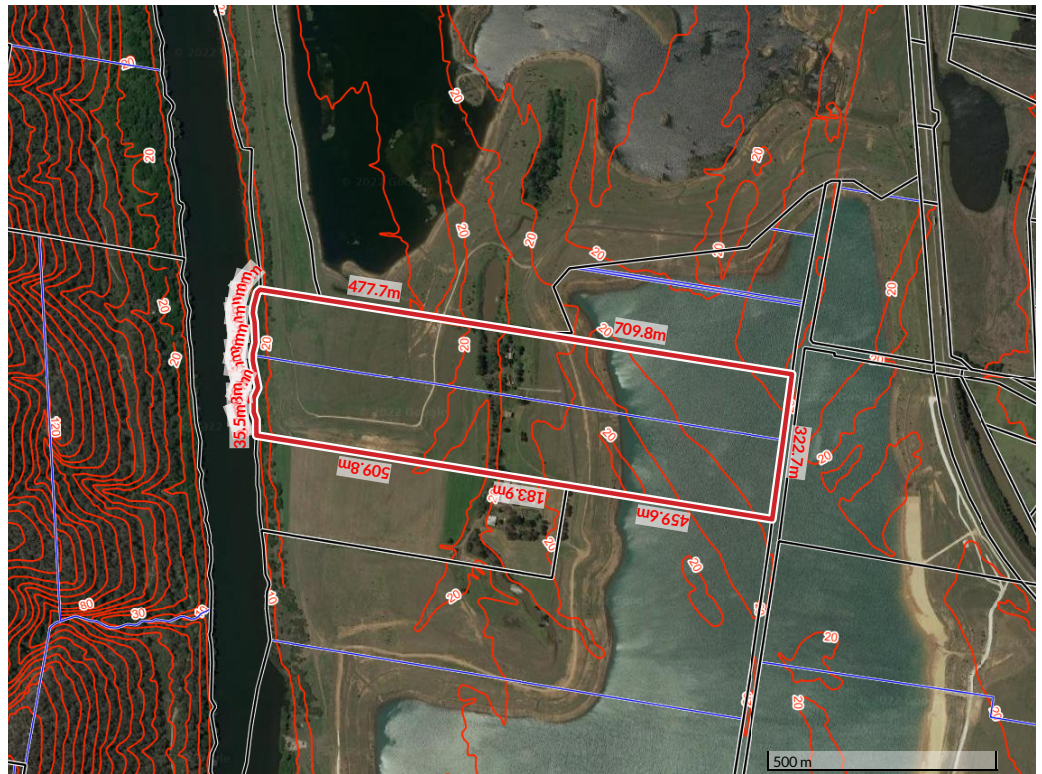
PARCEL SPI:

1\87060, 2\87060

MEDIAN HOUSE PRICE

(SUBURB):

\$643K



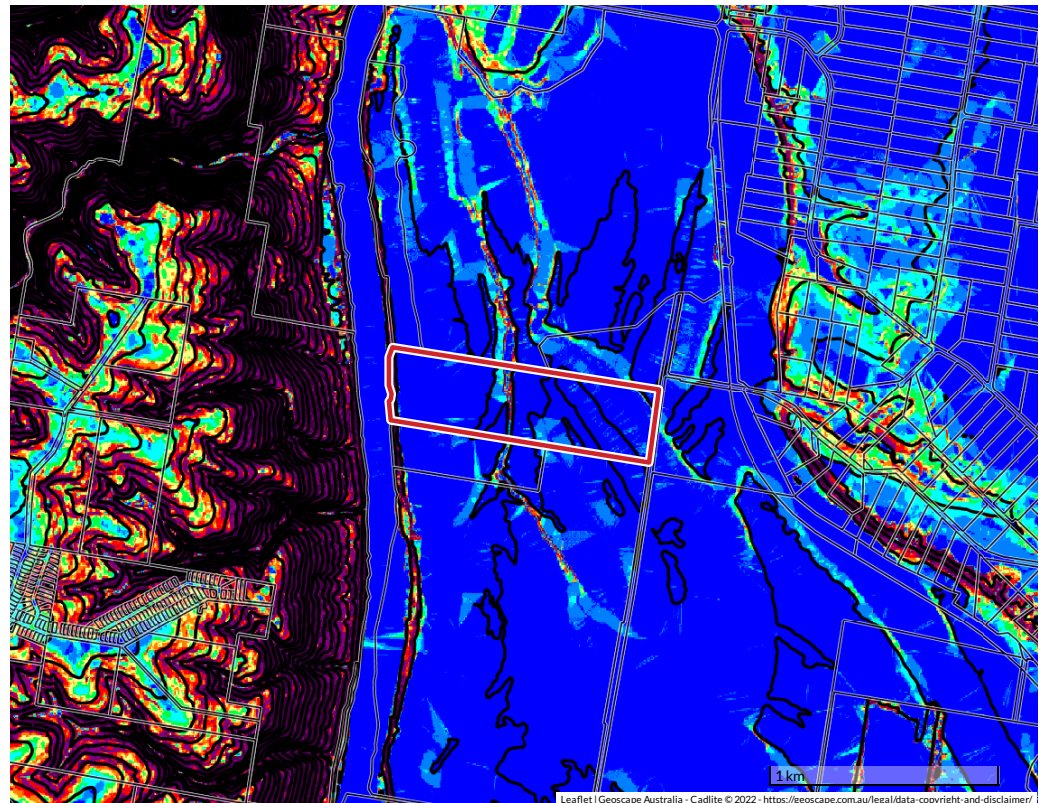
POWERED BY ONEMAP

LEGEND

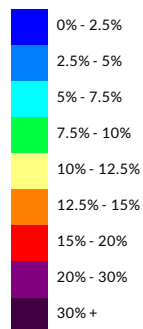
- SITE BOUNDARY
- CONTOURS
- PARCELS
- PROPERTIES

SLOPE MAP

AVERAGE SLOPE: 2.32%



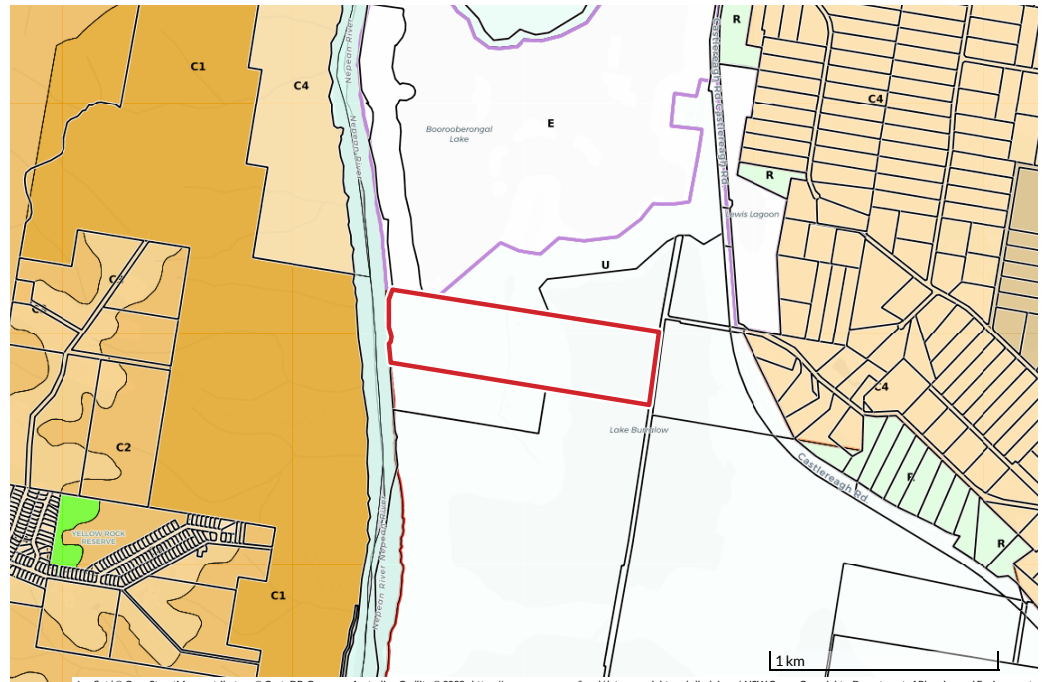
LEGEND



PLANNING ZONES

DM - DEFERRED MATTER

U -



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ZONES CURRENT AS OF 17/11/2022.

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LEGEND

BUSINESS AND MIXED USE ZONING

- B1 - NEIGHBOURHOOD CENTRE
- B2 - LOCAL CENTRE
- B3 - COMMERCIAL CENTRE
- B4 - MIXED USE
- B5 - BUSINESS DEVELOPMENT
- B6 - ENTERPRISE CORRIDOR
- B7 - BUSINESS PARK
- B8 - METROPOLITAN CENTRE
- EM - EMPLOYMENT
- EP - EMPLOYMENT
- MU - MIXED USE
- ENT - ENTERPRISE

ENVIRONMENTAL ZONING

- C1 - NATIONAL PARKS AND NATURE RESERVES
- C2 - ENVIRONMENTAL CONSERVATION
- C3 - ENVIRONMENTAL MANAGEMENT
- C4 - ENVIRONMENTAL LIVING

INDUSTRIAL ZONING

- IN1 - GENERAL INDUSTRIAL
- IN2 - LIGHT INDUSTRIAL
- IN3 - HEAVY INDUSTRIAL
- IN4 - WORKING WATERFRONT

RESIDENTIAL ZONING

- R1 - GENERAL RESIDENTIAL
- R2 - LOW DENSITY RESIDENTIAL
- R3 - MEDIUM DENSITY RESIDENTIAL
- R4 - HIGH DENSITY RESIDENTIAL
- R5 - LARGE LOT RESIDENTIAL
- R - RESIDENTIAL
- 2(A) - RESIDENTIAL (LOW DENSITY)

RECREATION ZONING

- RE1 - PUBLIC RECREATION
- RE2 - PRIVATE RECREATION
- ENZ - ENVIRONMENT AND RECREATION
- P - PARKLAND
- RO - REGIONAL OPEN SPACE
- RP - REGIONAL PARK

RURAL ZONING

- RU1 - PRIMARY PRODUCTION
- RU2 - RURAL LANDSCAPE
- RU3 - FORESTRY
- RU4 - PRIMARY PRODUCTION SMALL LOTS
- RU5 - VILLAGE
- RU6 - TRANSITION
- AGB - AGRIBUSINESS

SPECIAL PURPOSE ZONING

- SP1 - SPECIAL ACTIVITIES
- SP2 - INFRASTRUCTURE
- SP3 - TOURIST
- RW - ROAD AND ROAD WIDENING
- T - TOURISM

WATERWAY ZONING

- W1 - NATURAL WATERWAYS
- W2 - RECREATIONAL WATERWAYS
- W3 - WORKING WATERWAYS
- W - WATERWAY

SEPP (STATE SIGNIFICANT PRECINCTS) 2005 ZONING

- A - RESIDENTIAL ZONE (MEDIUM DENSITY RESIDENTIAL)
- B - BUSINESS ZONE (LOCAL CENTRE)
- C - BUSINESS ZONE LOCAL CENTRE
- D - BUSINESS ZONE (MIXED USE)
- E - BUSINESS ZONE (COMMERCIAL CORE)
- F - SPECIAL PURPOSES ZONE (COMMUNITY)
- G - SPECIAL PURPOSES ZONE (INFRASTRUCTURE)
- GS1 - SYDNEY LEP (GSTC) 2013
- GS2 - SYDNEY LEP (GSTC 2) 2013
- GS21 - SYDNEY LEP (GSTC 2) 2013 & SS LEP 114
- GS2P - SYDNEY LEP (GSTC 2) 2013 & COS PSO
- H - RECREATION ZONE (PUBLIC RECREATION)
- I - RECREATION ZONE (PRIVATE RECREATION)

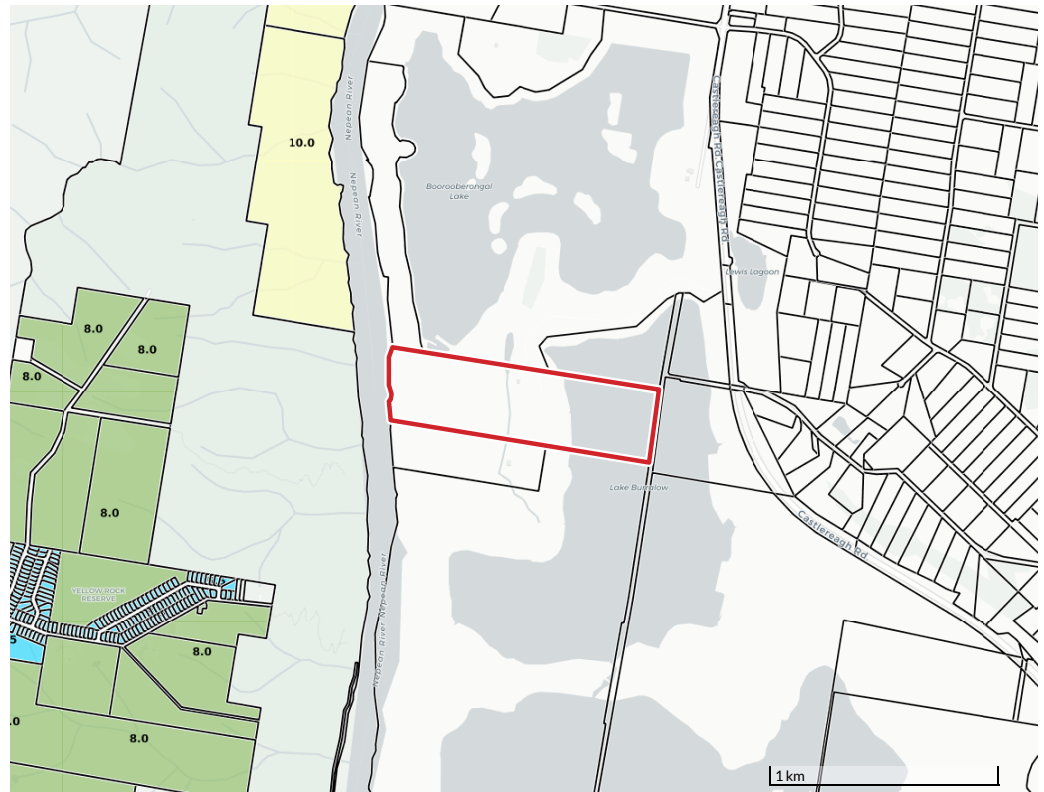
OTHER ZONING

- UL - UNZONED LAND
- DM - DEFERRED MATTER
- DR - DRAINAGE
- UD - URBAN DEVELOPMENT
- UR - URBAN
- U - UNZONED

BOUNDARIES

- MUNICIPAL BOUNDARIES

HEIGHT OF BUILDING
(HOB)
NONE



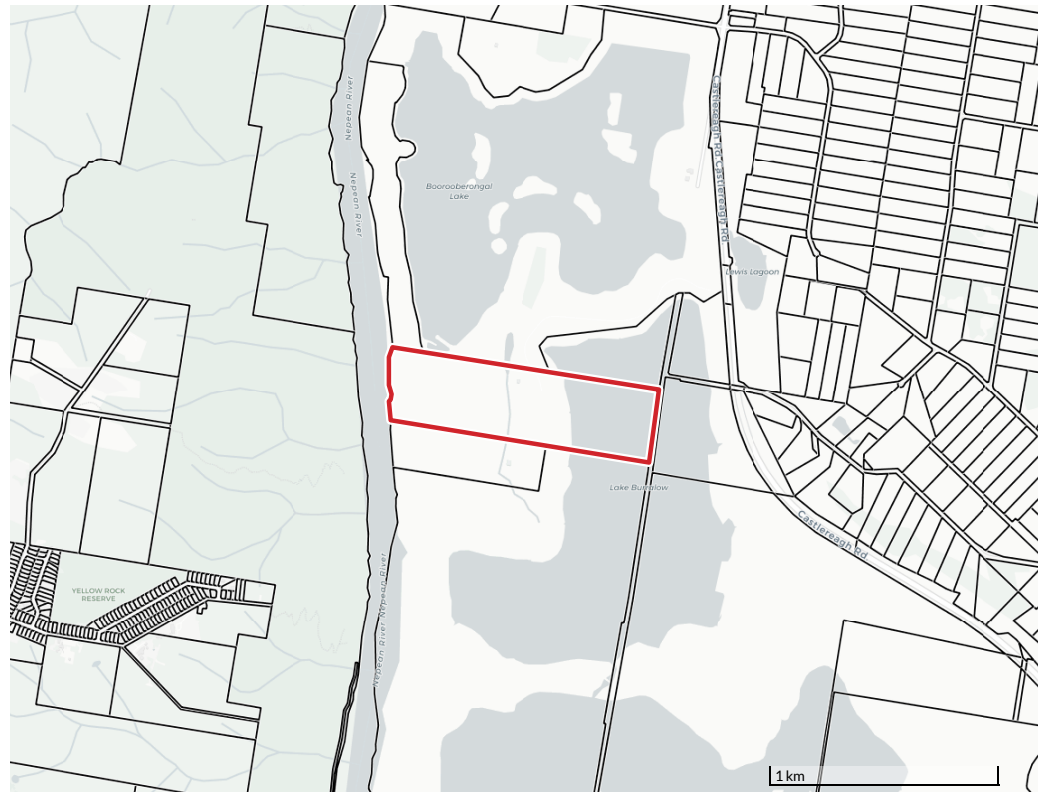
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HEIGHT OF BUILDING CURRENT AS OF 17/11/2022.

POWERED BY ONEMAP

LEGEND

A: 0.0 - 3.6M	N: 13.0 - 14.9M	AA: 60.0 - 79.9M	RL4 (60 - 80M RL)
B: 3.7 - 4.9M	O: 15.0 - 16.9M	AB: 80.0 - 99.9M	RL5 (80 - 100M RL)
C: 5.0 - 5.4M	P: 17.0 - 18.9M	AC: 100 - 124.9M	RL6 (GREATER THAN 100M RL)
D: 5.5 - 5.9M	Q: 19.0 - 20.9M	AD: 125 - 149.9M	
E: 6.0 - 6.4M	R: 21.0 - 22.9M	AE: 150 - 174.9M	
F: 6.5 - 6.9M	S: 23.0 - 24.9M	AF: 175 - 199.9M	
G: 7.0 - 7.4M	T: 25.0 - 29.9M	AG: 200 - 224.9M	
H: 7.5M - 7.9M	U: 30.0 - 34.9M	AH: 225 - 249.9M	
I: 8.0 - 8.9M	V: 35.0 - 39.9M	AI: 250M +	
J: 9.0 - 9.9M	W: 40.0 - 44.9M	COMPLEX AREA	
K: 10.0 - 10.9M	X: 45.0 - 49.9M	RL1 (0 - 20M RL)	
L: 11.0 - 11.9M	Y: 50.0 - 54.9M	RL2 (20 - 40M RL)	
M: 12.0 - 12.9M	Z: 55.0 - 59.9M	RL3 (40 - 60M RL)	
			MUNICIPAL BOUNDARIES

FLOOR SPACE RATIO (FSR) NONE



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FLOOR SPACE RATIO CURRENT AS OF 17/11/2022.

POWERED BY ONEMAP

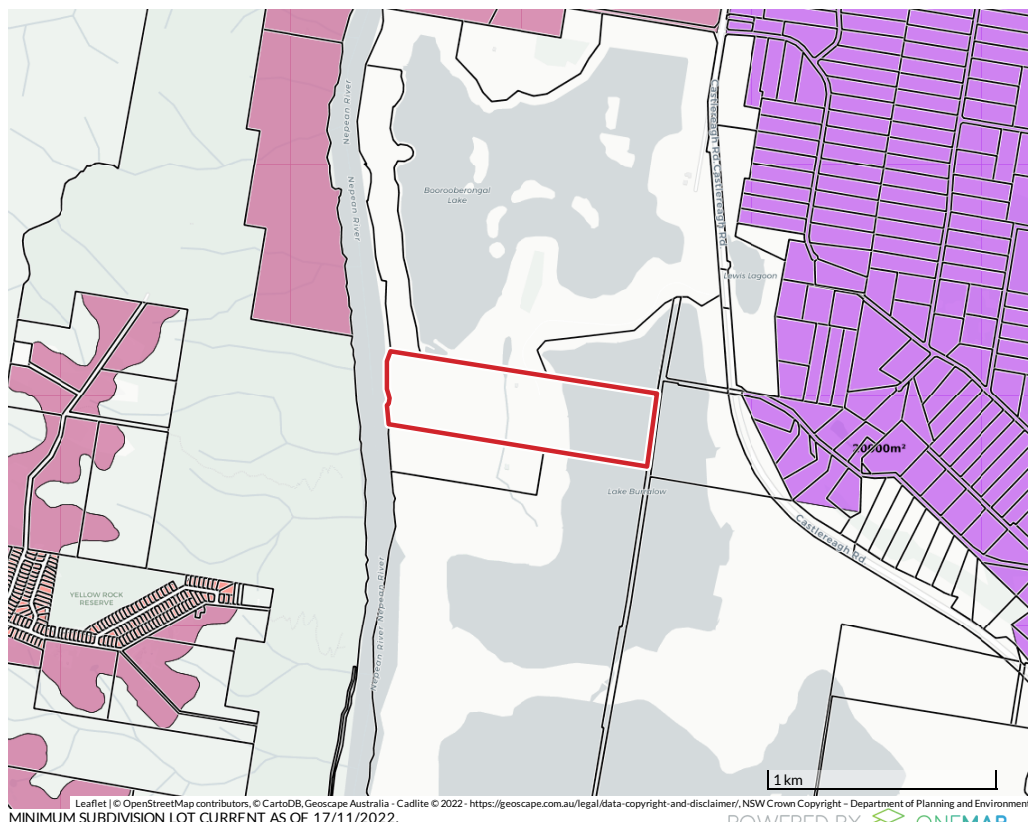
LEGEND

A: 0.01 - 0.39
B: 0.40 - 0.44
C: 0.45 - 0.49
D: 0.50 - 0.54
E: 0.55 - 0.59
F: 0.60 - 0.64
G: 0.65 - 0.69
H: 0.70 - 0.74
I: 0.75 - 0.79
J: 0.80 - 0.84
K: 0.85 - 0.89
L: 0.90 - 0.94
M: 0.95 - 0.99

N: 1.00 - 1.09
O: 1.10 - 1.19
P: 1.20 - 1.29
Q: 1.30 - 1.39
R: 1.40 - 1.49
S: 1.50 - 1.99
T: 2.00 - 2.49
U: 1.50 - 1.99
V: 3.00 - 3.49
W: 3.50 - 3.99
X: 4.00 - 4.49
Y: 4.50 - 4.99
Z: 5.00 - 5.99

AA: 6.00 - 6.99
AB: 7.00 - 7.99
AC: 8.00 - 8.99
AD: 9.00 - 9.99
AE: 10.0 - 10.99
AF: 11.00 - 11.99
AG: 12.00 - 12.99
AH: 13.00 - 13.99
AI: 14.00+
EX: 0
MUNICIPAL BOUNDARIES

MINIMUM
SUBDIVISION LOT
(LSZ)
NONE



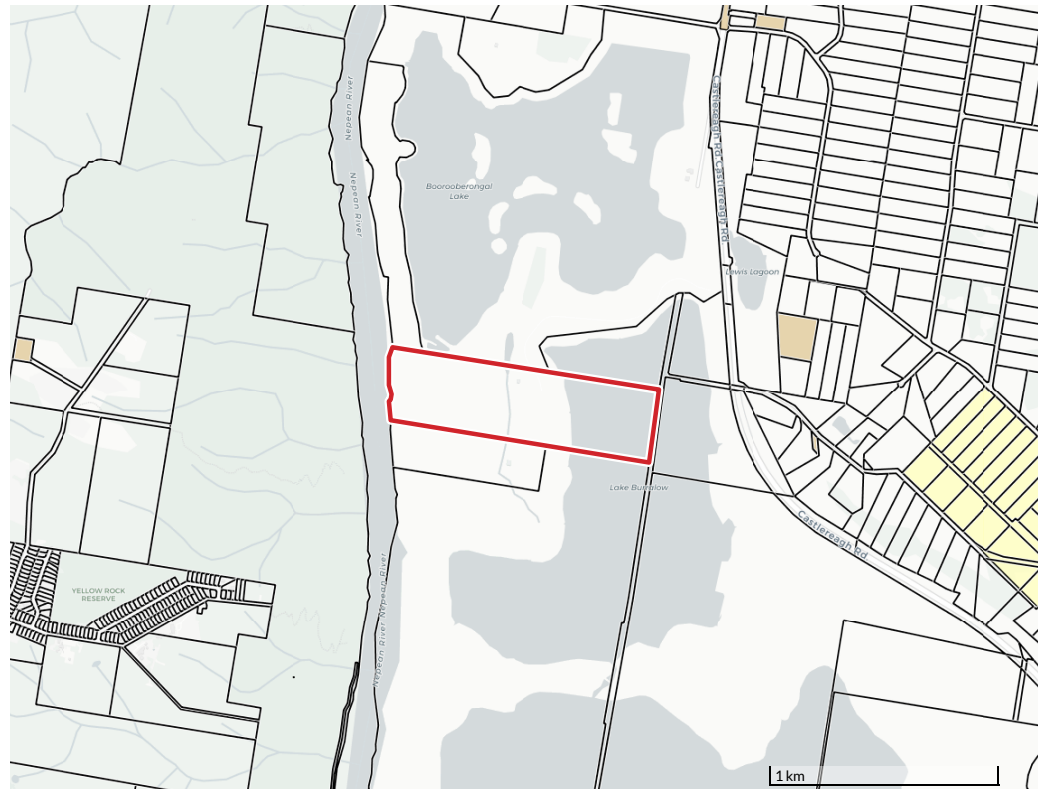
MINIMUM SUBDIVISION LOT CURRENT AS OF 17/11/2022.

POWERED BY ONEMAP

LEGEND

A: 0 - 199 SQM	M: 600 - 624 SQM	Y: 1.0 - 1.9 HA	COMPLEX AREA
B: 200 - 249 SQM	N: 625 - 649 SQM	Z: 2.0 - 4.9 HA	MUNICIPAL BOUNDARIES
C: 250 - 299 SQM	O: 650 - 674 SQM	AA: 5.0 - 9.9 HA	
D: 300 - 349 SQM	P: 675 - 699 SQM	AB: 10.0 - 49.9 HA	
E: 350 - 399 SQM	Q: 700 - 749 SQM	AC: 50.0 - 99.9 HA	
F: 400 - 449 SQM	R: 750 - 799 SQM	AD: 100.0 - 199.9 HA	
G: 450 - 474 SQM	S: 800 - 899 SQM	AE: 200.0 - 399.9 HA	
H: 475 - 499 SQM	T: 900 - 999 SQM	AF: 400.0 - 599.9 HA	
I: 500 - 524 SQM	U: 1,000 - 1,999 SQM	AG: 600.0 - 799.9 HA	
J: 525 - 549 SQM	V: 2,000 - 2,999 SQM	AH: 800.0 - 999.9 HA	
K: 550 - 574 SQM	W: 3,000 - 4,999 SQM	AI: 1000.0 HA OR GREATER	
L: 575 - 599 SQM	X: 5,000 - 9,999 SQM		

HERITAGE (HER)
NONE



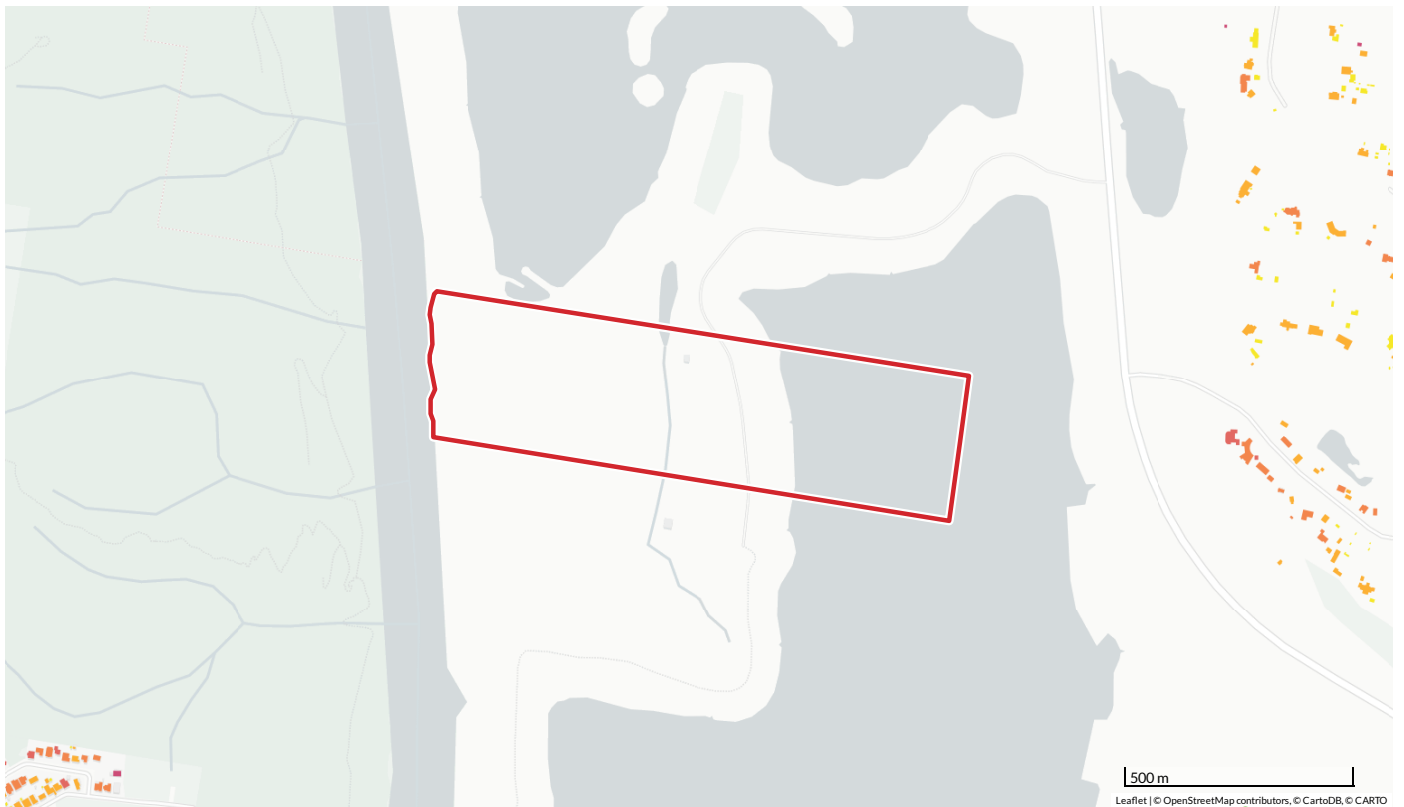
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HERITAGE CONSERVATION CURRENT AS OF 17/11/2022.

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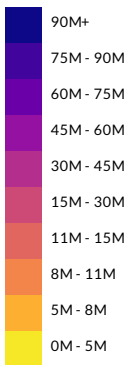
LEGEND

-  STATE HERITAGE ACT
-  CONSERVATION HERITAGE AREA -
- GENERAL
-  CONSERVATION AREA -
- ABORIGINAL
-  CONSERVATION AREA -
- LANDSCAPE
-  CONSERVATION AREA -
- ARCHAEOLOGICAL
-  ABORIGINAL PLACE OF
- HERITAGE SIGNIFICANCE
-  ITEM - GENERAL
-  ITEM - ABORIGINAL
-  ITEM - ARCHAEOLOGICAL
-  ITEM - LANDSCAPE

GEOSCAPE BUILDINGS



LEGEND



GEOSCAPE SURFACE COVER



LEGEND

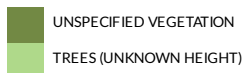
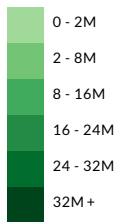
BARE EARTH
ROAD AND PATH
GRASS
TREES
UNSPECIFIED VEGETATION
WATER
BUILT-UP AREAS
BUILDINGS
SWIMMING POOL
CLOUD
SHADOW

Data Capture Dates: 28-Mar-2019

GEOSCAPE TREE & OTHER VEGETATION

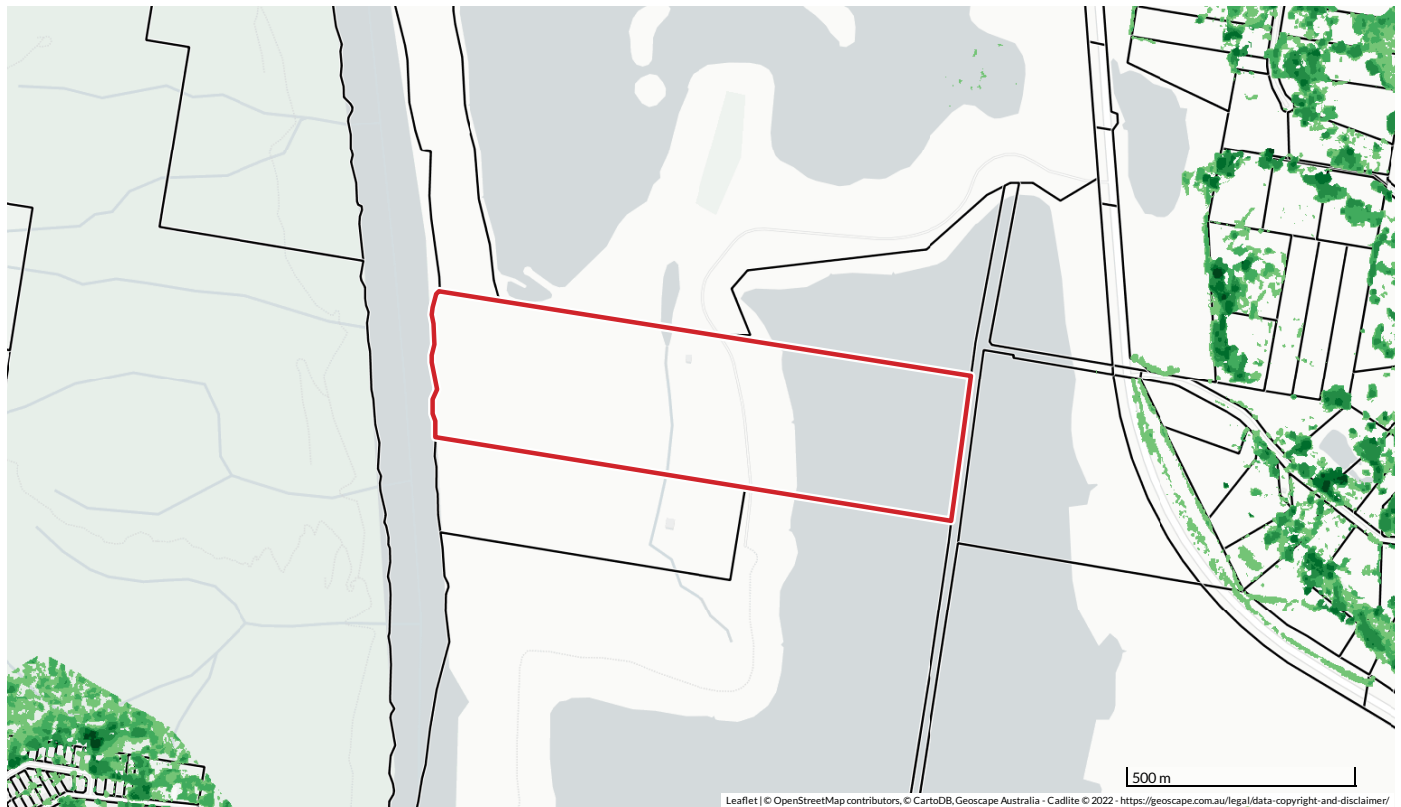


LEGEND

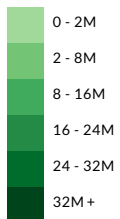


Data Capture Dates: 28-Mar-2019

GEOSCAPE TREE COVER (KNOWN HEIGHTS)



LEGEND



Data Capture Dates: 28-Mar-2019

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