



Preliminary Site Investigation

**51-57 Henry Street
Penrith NSW 2750**

Prepared for

**Dickson Rothschild Design
(on behalf of others)**

September 2017



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Date: 07th September 2017

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Acknowledgements and Copyright

The following imagery and documentation is attributed to and gratefully acknowledged:

Location Map: Google Maps

Aerial Photography: NSW Department of Land Property Information

All other sources are referenced as footnotes or within the document.

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1 Executive Summary

Canopy Enterprises Pty Ltd (Canopy) was engaged by Mr. Adam Harb of Dickson Rothschild Design Pty Ltd (NSW) on behalf of their Client (Client) to undertake a Preliminary Site Investigation (PSI) at a property located at 51-57 Henry Street, Penrith NSW.

Canopy understands that a PSI is required to facilitate an initial planning proposal to Council to establish development feasibilities. Details of the project are provided in the Summary of Site Details as contained in Table 1 in Section 3.1.

The demolition of the buildings should be undertaken by a company suitably qualified to handle and manage the correct disposal of ACM and provide the appropriate certification that the Site is clear of ACM.

After the removal of the buildings it is recommended that soils from any areas where fill is encountered (or any areas where CoPC may be considered to be present) are assessed and either removed off-site or validated for the proposed mixed medium/high density residential commercial land uses.

The overall findings of the PSI herein however is that contaminants are unlikely to be present at the Site at concentrations which would cause the Site to be unsuitable for future mixed medium/high density residential/commercial land uses.

2 Project Introduction

Canopy Enterprises Pty Ltd (Canopy) was engaged by Mr. Adam Harb of Dickson Rothschild Design Pty Ltd (NSW) on behalf of their Client (Client) to undertake a Preliminary Site Investigation (PSI) at a property located at 51-57 Henry Street, Penrith NSW.

Canopy understands that a PSI is required to facilitate an initial planning proposal to Council to establish development feasibilities. Details of the project are provided in the Summary of Site Details as contained in Table 1 in Section 3.1 and provided in **Appendix A**.

This investigation has been undertaken in consideration of and generally in accordance with the guidelines and regulatory documents as presented in Section 8 (among others) including in particular the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHS 2011) (Reporting Guidelines).

2.1. Scope of Work

The scope of works for this assessment includes:

- Review of information relating to the current Site condition (soils), including:
 - Geological maps of the area;
 - Groundwater data; and
 - Acid Sulphate Soil Risk Map.
- Site history review comprising:
 - Historical aerial photography;
 - Historical Land Title Search;
 - NSW Environmental Protection Authority (EPA) Contaminated Land Searches;
 - Historical contamination assessments (if any); and
 - Historical Information available under reasonable endeavour.
- Development of a Conceptual Site model (CSM);
- Identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs);
- A detailed site inspection of the Site without sampling.
- Preparation of this Report.

3 Site Information and Surroundings

3.1. Site Identification

The Site details are summarised in **Table 1** below:

Table 1: Summary of Site Details

Subject	Description
Site description (The Site)	Known as 51 - 57 Henry Street Penrith NSW 2750 Lot 1/DP1122794 Lot 1/DP905016 Lot 1/DP103609 Lot 1/DP724160 Lot 1/DP795083 Lot A/DP159402 Lot B/DP159402
Approximate Site Area	8,425 m ²
The Client:	Mr. Adam Harb of Dickson Rothschild Design (NSW) Pty Ltd on behalf of others.
Relevant Council and LEP	Penrith LEP 2010 (Updated 2016)
Present and proposed zoning	B3 Commercial Core/SP2 Infrastructure – Classified Road. Map_013
Reason for Assessment	Initial planning proposal to Council to establish development feasibilities
Site Orientation	Fronts Henry Street tending to the South and Evans tending to the East.
Acid Sulfate Soils (ASS) Class and Risk Profile	NA – Not within an ASS zone
Supporting relevant information provided to Canopy:	Dickson Rothschild Architects - Further Urban Design Analysis 51 Henry Street Response to RFI 25 th November 2016 Council's letter Ref: Project No. 15-177 dated 05/2017
Additional Information	This assessment has been undertaken by suitably qualified personnel with consideration of and generally in accordance with guidelines and regulatory documents in particular the Reporting Guidelines.

Figure 1 Location Map
51 Henry Street, Penrith NSW 2750 (Source: Google Maps)

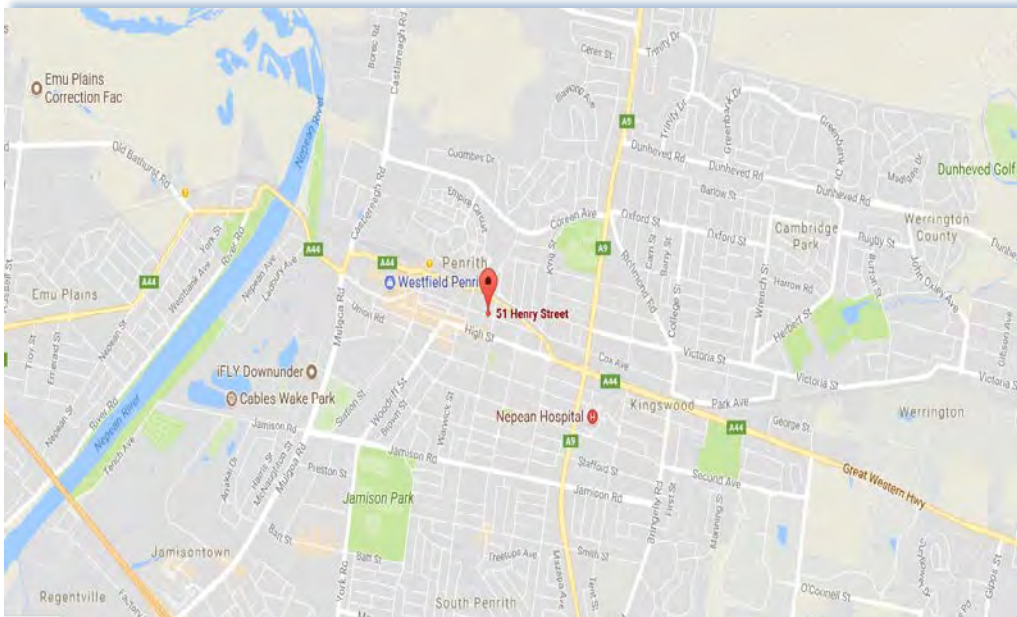
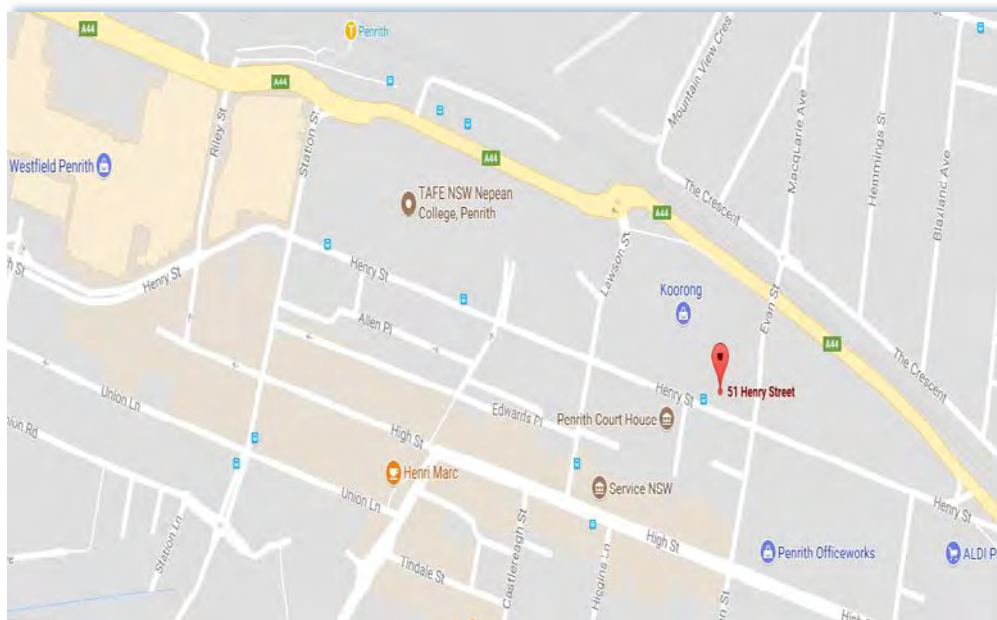


Figure 2 Location Map
51 Henry Street, Penrith NSW 2750 (Source: Google Maps)



3.2. Site Description/Surrounding Land Uses

The Site fronts Henry Street tending to the South and Evans Street tending to the east in Penrith NSW. The size of the Site is approximately 8,425m². The adjoining land uses are as follows:

- North: North Street, followed by the rail corridor. Generally low density residential land use beyond the rail corridor;
- West: A shopping centre with associated car-park;
- South: Henry Street, followed by commercial buildings; and
- East: Evans Street, followed by inactive commercial buildings, a car park and open space.

Site photographs are provided in **Appendix B**.

3.3. Site Inspection

A detailed inspection of the Site was undertaken by Dr. Gunnar Haid, Canopy's Senior Environmental Engineer, on the 23rd August 2017. Findings and observations are discussed below. Site Photographs are provided in **Appendix B**.

The Site contains a number of buildings of brick construction with metal or tiled roofs. The buildings formed a public school which has been closed in recent times. All buildings were found or assumed to be satisfactorily locked. The buildings and the Site generally were observed to be in a reasonable condition with the lawns continuing to be maintained. There are a number of car parks and driveways across the Site predominantly covered with bitumen. A metal shed/double garage with two electric locked doors appears to have been added quite recently.

An aboveground storage gas tank is present in the north-eastern Site corner. No signs were observed of any other aboveground or underground storage tanks during the inspection. No unusual surface staining was discovered in any of the inspected areas (note that access to garages, sheds, and buildings was not possible). A large number of outdoor air-conditioning units were noted during the inspection.

There are a number of mature trees, bushes, and hedges on the Site. The lawns are relatively well kept and there were no signs of stress to any of the observed vegetation. There was no visual or olfactory evidence of contamination observed.

Site photographs are provided in **Appendix B**.

3.4. Topography

The general area slopes towards the west at a rate of approximately 3%. The Site itself slopes towards the north, away from Henry Street for approximately one-third of the way towards the northern boundary. From there it slopes slightly upwards towards the northern boundary.

The Review of the regional topographic maps from SIX Maps¹ and Free Map Tools² indicated that the Site is located at approximately 32-36m AHD.

¹ <http://maps.six.nsw.gov.au/>

3.5. Hydrology and Hydrogeology

Stormwater from the roofs of the main building and garage is collected and directed into drains that appear to empty a stormwater drain that runs from the south west to the north-east crossing the south-eastern Site corner. Surface water of the rest of the Site does not appear to be collected and most likely seeps into onsite grassed areas. The direction of groundwater flow was interpreted to be most likely in a western direction following the general slope of the land towards the Nepean River, located approximately 2,300m to the west of the Site.

A preliminary search of the NSW Office of Water Online Database³ was conducted to identify groundwater bores within the vicinity of the Site. The search indicates that there no boreholes within a 500m radius of the Site. The closest boreholes were 1km away and were selected for closer analysis.

Data obtained during the database search is summarised in **Table 2** below

Table 2: Summary of Groundwater Bore Data

Borehole	Owner / Purpose	SWL*	Total Depth	Approx. Distance from Site / Direction
GW111617	Other Govt / Monitoring	69m	210.0m	1km /NE
GW111989	Other Govt / Monitoring	N/P	9.0m	1km /W
* Standing Water Level ** Not Provided				

All data obtained from the database search including the locations of those bore holes and where available drillers' notes and descriptions of subsurface conditions are presented in **Appendix C**.

3.6. Geology

The Site is located on shale, carbonaceous claystone, claystone, laminate, fine to medium grained lithic sandstone, rare coal and tuff (Rwa) according to the Penrith 1:100 000 Geological Map⁴).

Based on information obtained from the NSW Department Environment and Heritage⁵ the landscape at the Site is described as follows: undulating to rolling low hills on Wianamatta Group shales, often associated with Minchinbury Sandstone. Local relief 50–80 m, slopes 5–20%. Narrow ridges, hillcrests, and valleys. Extensively cleared tall open forest.

² <https://www.freemaptools.com/elevation-finder.htm>

³ <http://allwaterdata.water.nsw.gov.au/water.stm>

⁴ Penrith 1:100 000 Geological Map, NSW Department of Mineral Resources, Map Sheet 9030, 1991

⁵ <http://www.environment.nsw.gov.au/eSpade2Webapp#>

Soils are described as shallow (<100 cm) dark podzolic soils or massive earthy clays on crests; moderately deep (70–150 cm) red podzolic soils on upper slopes; moderately deep (<150 cm) yellow podzolic soils and prairie soils on lower slopes and drainage lines.

Limitations of the group include water erosion hazard, localised steep slopes, localised mass movement hazard, localised shallow soils, localised surface movement potential; localised impermeable highly plastic subsoil, moderately reactive.

3.7. Acid Sulfate Soils Risk

The Site is located at approximately 32-36m AHD and is not within 500m of another ASS Class, hence an Acid Sulfate Soils Assessment is not required.

4 History

4.1. General History

The results of research into the history of the general area and the Site are outlined in the following paragraphs. Supporting documentation including literature references is provided in **Appendix G**.

European settlement in Penrith began in the early 1800s, with the land mostly being put to use for timbering, vineyards, and dairying. Following the opening of Penrith train station in 1863, the area became a railway town.

Donald Beatson opened an Inn on the present-day Site (known as Sterling Castle Inn) before selling it shortly after. A school opened on the Site in 1865, and the land was acquired by the Council of Education in 1867, becoming the first public school in the area.

The number of students enrolled at the school grew steadily, resulting in the construction of several extensions, including a Boys Department in 1872. The original Inn building, which had become the teacher's residence was knocked down in the 1870s, with a new teacher's residence being constructed in the north-eastern corner of the Site, and opened in 1875.

In 1878 another brick building was constructed, most likely at the Site of the original Inn. At this point in time the number of pupils was growing faster than the school could accommodate for and in 1882 a tent was erected in the playground and established as the Girls Department, which was met with general disapproval from the school community. In 1884, a new Girls Department building was constructed.

Concerns were raised on multiple occasions about the suitability of the Site as a school as a storm channel that ran along the back of it would often become blocked by rubbish. It was alleged that fluid waste was dumped into the channel upstream of the school by the Cottage Hospital, which operated between 1895 and the 1950s.

The stagnant pools of potentially contaminated water that resulted were thought to be a significant health risk to the students. In 1902, the headmaster was authorised to have the storm water channel swept and treated with disinfectant daily. This continued until a new school was built in 1917 at another site, following negative reports from a government medical officer and school inspector as well as a greater increase in enrolment numbers.

The Henry Street Site became the Infants Department of Penrith Public School. Again the number of enrolments eventually outmatched the facilities and the infants were moved elsewhere, with the Site being converted into manual training and domestic science rooms in 1925. During the 1970s, the Boys and Infants Departments buildings were demolished, leaving only the 1884 Girls Department building, which still remains today. The rest of the Site was redeveloped for educational purposes, and by 1991 the Site had become the Penrith Educational Resource Centre.

Sources and supporting information are provided in **Appendix G**.

4.2. Heritage Registers

The former school building on DP724160 constructed in about 1884 is listed as a heritage item under Australian and NSW Heritage registers and under Schedule 5 of Council's LEP. The search did not identify the presence of any other items of national or state significance elsewhere on or in the vicinity of the Site.

The result of the Heritage database search is provided in **Appendix D**.

4.3. EPA Records

Search of the NSW EPA's public register under the Protection of the Environment Operations Act 1997 (POEO Act) was undertaken (**Appendix E**).

A search for the Site did not identify any available records. The closest properties listed in the data base are a 7-Eleven Service Station located at 30 Henry Street (approximately 230m east of the Site) and a Jet 60 Drycleaners located at Shop 3, 134-138 Henry Street, (approximately 550m west of the Site).

Details of the data base search are provided in **Appendix E**.

4.4. WorkCover NSW Records

Based on the results of the historical research, a search of records of WorkCover NSW was not conducted. The relevant historic dangerous good licence searches can however be undertaken at the DSI stage if considered necessary which may identify a former licence for the above ground gas tank.

4.5. Historical Land Title Search

Canopy undertook a search of current and past Land Titles for the Site. Results are summarised in **Table 3** below:

Table 3: Summary of Historical Land Titles Information

Land Title Certificate Approximate Transfer Date To:	Purchaser/Leasers /Activity
Lot 1/DP724160	
Volume 524 Folio 58 - 1881	Mary Jackson: Lot 14 and part of lot 13 of section 5. Originally granted by crown authority to Sarah Mac Henry, Henry Fulton, and Alexander Fraser. Used for educational purposes from 1876.
Unavailable Record	Minster for Education. Title records are unavailable however it is reasonable to speculate that the Site was used or predominately used for educational purposes from 1876.
Dealing AH543571 - 2013	Government Property NSW (Change of Name)
Dealing AJ939330 - 2015	Transferred to By The Park Pty Ltd for redevelopment purposes.
Lot 1/DP1122794	
Conversion CA43343 - 1990	Title converted from old system; previous dealings unavailable. Presumed utilised for educational purposes from 1876.
Dealing AF189146 - 2009	Transferred to Roads Authority and Traffic Authority of New South Wales from the Minister for Education.
Dealing AH543571 - 2013	Government Property NSW (Change of Name)
Dealing AJ939330 - 2015	Transferred to By The Park Ltd for re-development purposes.
Lot 1/DP795083	
Conversion CA42132 - 1989	Title converted from old system; previous dealings unavailable. Presumed utilised for educational purposes from 1876.
Dealing AH543571 - 2013	Government Property NSW (Change of Name)
Dealing AJ939330 - 2015	Transferred to By The Park Ltd for redevelopment purposes.
Lot 1/DP905016, Lot 1/DP103609, Lot A/DP159402, Lot B/DP159402	Title search deemed unnecessary given reasonable endeavours as above and known and presumed history of the Site as a 'school' since approximately 1876.
Dealing AJ939330 - 2015	Transferred to By The Park Pty Ltd for re-development purposes.

Note: Reasonable effort has been made to ensure titling accuracy to the extent practicable of the landowner/ ID, approximate date of land transfer and previous land sizes and format. However, the sole purpose and intent of the searches is to establish either general or any specific activities on the subject Site which may have a reflection on the potential for contaminated land. Therefore information herein should not be relied upon for titling or any other purposes whatsoever.

The historic title certificates which were searched under reasonable endeavour reveals that the Site has most likely been utilised as an educational facility of one form or another since approximately 1876 with little or no interruption. The present day school was closed recently and the Site transferred to By the Park Pty Ltd in 2015. There are no indicators that the Site has been used for industrial practices or any other uses other than predominantly as an education facility (or related uses) since approximately 1867.

Copies of the detailed historical land title certificates obtained are included in **Appendix F**.

4.6. Aerial Photographs

Historical aerial photographs were sourced from Google Earth Pro, Six Maps and NSW Department of Land Property Information (LPI). A total of 5 aerial photographs were reviewed in the time frame between 1943 and 2009. All historic photographs are provided in **Appendix G**.

Table 4: Summary of Historical Aerial Photograph Information

Year	Site Description and Surrounding Area
1943	All lots appear to be residential in nature with various large trees and grassed areas. DP1122794 has two large buildings. All other lots have a single large residence and small shed like structures, except lot DP795083 which has been cleared with what appears to be drainage or foundation works visible. There is a large canal or drain along the southern boundary of lots DP159402A and DP159402B which appears to continue as a small creek through DP795083 and under Evan St which doesn't have the current curve in the road. Lot DP724160 already has the current large building present adjacent to Henry St.
1961	There has been little change to all lots, apart from a new small building in Lot DP724160. Evan St has now been moved to its current alignment.
1975	There has been a total removal of all pre-existing buildings except for the original building in DP724160. All the current buildings are now present across all lots. The canal or drain along the southern boundary of lots DP159402A and DP159402B appears to be largely filled in or modified. The Site appears to be still mostly grassed with few mature trees.
2002	All buildings, carparks and internal roads are now present in their current configuration across all lots. The Site contains many mature shade trees across all lots.
2009	No substantial change to the Site. The footpath on the corner of Henry and Evan Streets which borders the site has been modified to its present condition.

4.7. Summary of Historical Research

The information obtained from the historical sources reviewed has been found to be in general agreement with other sources. The Site's history can reasonably be summarised as land that was almost exclusively used as a school ground or other education related activities (with a brief exception of an inn run at the Site in or before 1865). Research into the history of the Site did not indicate that the Site was used for purposes other than that or for purposes that would be considered to be of a nature that would cause excessive contamination.

5 Conceptual Site Model

Based on the information presented above, the following Conceptual Site Model is presented:

5.1. Potential Areas and Contaminants of Concern

Based on the Site history review and the observations made during the Site visit, potential Areas of Environmental Concern (AECs) associated with Contaminants of Potential Concern (CoPCs) that have been identified to potentially be present on-site are summarised in **Table 5** below:

Table 5: Summary of AEC

Potential AEC Activity	Contaminants of Potential Concern
Fill layer of unknown origin likely to be present in parts of the Site, mainly underneath the buildings and hardstand areas.	Heavy metals, TRH/BTEX, PAHs, OC/OPs, PCBs, Asbestos
Buildings, awnings	Asbestos

Based on the Site history review and the observations made during the field work, it is difficult to target any specific CoPC. Fill material is likely to be present in some areas and such material generally requires analysis for a broad range of the most commonly encountered substances in an attempt to cover a wide range of potential impacts.

Such analysis includes Polycyclic Aromatic Hydrocarbons (PAH), Total Recoverable Hydrocarbons (TRH), Benzene, Toluene, Ethylbenzene and Xylene (BTEX), Asbestos, Organochlorine Pesticides (OC) and Organophosphorus Pesticides (OP), heavy metals, and Polychlorinated BiPhenols (PCB). This set of analytes is commonly used to ensure to the extent practicable that there have been no impacts from a range of past industrial activities that may have occurred on (or near) a Site (to the extent the historic activities became known under research or could otherwise could be reasonably suspected).

Given the age of some of the buildings ACM is likely to be present in some parts, however, the presence of ACM has not been confirmed.

5.2. Potential Impact Areas and Migration

Due to the absence of past Site activities that would reasonably be considered a cause of impact to surface soils, the main focus of potential contamination at the Site is the possible presence of fill material (as outlined above). The highest levels of impact (if any) would reasonably be anticipated to be in surface or shallow soils where fill material is primarily used. If impact is found in surface soils, it may have potential to leach or migrate deeper into the soil profile or be moved through groundwater.

Materials commonly present in impacted fill can be used as an indication of the depth of disturbance. Where fill materials impacted certain contaminants are found to be present, these contaminants have the potential to migrate deeper into natural soils or sometimes off-site (transported via groundwater flow).

5.3. Potential Off-Site Migration

There is a number of ways contaminants can migrate from a Site. Usually off-site migration is caused by combination of dust (wind), surface water runoff, surface water seeping into the groundwater or groundwater migration. The following properties influence the potential for contaminants to migrate off-site:

- Type of contaminant (solid/liquid, solubility, volatility, general mobility);
- The vertical location of the contaminants;
- The amount (concentration) of contaminants;
- The extent of the contaminants (widespread, localised); and
- The Site topography, geology, hydrology and hydrogeology (see sections above).

The CoPC identified at the Site as outlined in Table 5 are solid (e.g. asbestos, heavy metals), liquid (e.g. TPH, PAH, PCB). The ground surface of the Site is mostly covered by either grass or bitumen, hence the potential for windblown contaminants to migrate from the Site is considered to be relatively low. The investigation did not identify signs of shallow groundwater presence in the soils at the Site and as a result, there is only a small risk of off-site migration of potential off-site migration of soil impact.

5.4. Potential Receptors

Based on the information available to date, the potential receptors of concern are as follows:

- Site occupants, workers or the public;
- Future users of the Site; and
- Personnel undertaking the excavation of the Site (or other Site works).

Potential receptors may be exposed to CoPCs through direct contact with impacted soils and/or ingestion and/or inhalation of dusts / fibres associated with impacted soils or groundwater.

5.5. Potential Contaminant Pathways

Preferential pathways at the Site have been identified as natural and/or man-made pathways that result in the preferential migration of COPCs as either liquids or gasses.

Man-made preferential pathways may also be present at the Site. Shallow fill material is often considered to have higher permeability relative to more compacted natural deeper soils. Subsurface utilities and pipes, especially the fill material surrounding them is also a common preferential pathway that may be present at this Site.

6 Findings and Conclusions

Based on the results of the investigation and subject to the limitations in Section 10 (noting the investigation is concerned with soils only) the following conclusions are made:

1. The Site which is approximately 8,425m² is located in a mixed residential and commercial area in Penrith, NSW;
2. No evidence was identified which suggests the Site has been substantially utilised for any other purpose other than an Inn (prior to 1865) and as a school or other education related buildings and associated activities since approximately 1865;
3. No stress was observed in the vegetation and no surface staining or olfactory evidence of contamination was encountered;
4. The Site is not located in an Acid Sulfate zone and no further investigation into potential ASS are considered necessary;
5. The history of the Site and immediately surrounding land did not identify any obvious activities which are likely to have resulted in significant or widespread contamination of natural soils;
6. ACMs are reasonably suspected (but not known) to be present in the buildings particularly in the school buildings constructed around the early 1970s; and
7. Based on the above it can reasonably be concluded that there is a low likelihood that contaminants are present at the Site at concentrations that would make the Site unsuitable for a mix of medium/high residential and commercial land-use.

6.1. Recommendations

Based on the above information, Canopy recommends that:

1. All precautions and requirements are undertaken in respect of potential for HBMs (in particular ACMs) to be (or to have been) present in soils despite the fact that there is no indication (based on this preliminary assessment) of the presence of those substances in soils;
2. The demolition of the buildings should be undertaken by a company suitably qualified to handle and manage the correct disposal of ACMs reasonably suspected (but not known) to be present in the buildings and provide the appropriate certification that the Site is clear of ACMs;
3. The above ground tank and associated pipe work present in the north-eastern corner of the Site is decommissioned and removed by a suitably qualified contractor in accordance with all relevant guidelines and regulations.;
4. All precautions and requirements should be managed in conjunction with the redevelopment and in accordance with the presumed forthcoming Construction Environmental Management Plan (CEMP) (or equivalent document). The CEMP should include an 'unexpected finds' protocol;
5. Should any evidence become apparent during site/earth works that asbestos or asbestos fragments (or other contaminants including hydrocarbon odours) are present in soils then appropriate actions should be undertaken in accordance with relevant guidelines and regulations;
6. After the removal of the buildings it is recommended that soils from any areas where fill is encountered (or any areas where CoPC may be considered to be present) are assessed and either removed off-site or validated for the proposed mixed medium/high density residential commercial land uses;
7. All soils imported to the Site must be validated as suitable for the mixed high density residential/commercial land uses; and
8. All soils to be removed offsite must be classified in accordance with the EPA Waste Guidelines Part 1: Classifying Waste (2014) (Waste Guidelines) prior to being disposed of at a suitable landfill facility; and
9. Soils classified as Excavated Natural Material (ENM) may be transported to an appropriate location endorsed to accept ENM.

The conclusions and recommendations should be read together in conjunction with the full report and the Limitations.

7 List of Key Guidelines and Regulations

- National Environment Protection (Assessment of Site Contamination) Measure 1999 Amendment No. 1 2013 (NEPC 2013);
- Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH 2011);
- Contaminated Sites: Sampling Design Guidelines, NSW EPA, 1995 (EPA 1995);
- Working with Asbestos Guide NSW Government (2008);
- Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites, Australian and New Zealand Environment and Conservation Council and the National Health and Medical Research Council, 1992 (ANZECC/NHMRC 1992);
- State Environmental Planning Policy No. 55;
- Technical Note: Investigation of Service Station Sites, NSW EPA (EPA 2015);
- Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards, Commonwealth of Australia, June 2012 (enHealth 2012); and
- EPA Waste Guidelines Part 1: Classifying Waste (2014)

8 List of Abbreviations

A list of the common abbreviations that may be used throughout this report is provided below.

ACM	Asbestos Containing Material
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment and Conservation Council
As	Arsenic
B(a)P	Benzo(a)pyrene
Bgl	Below Ground Level
BTEX	Benzene, toluene, ethylbenzene and xylenes
Cd	Cadmium
Cr	Chromium
CEMP	Construction Environmental Management Plan
CoPCs	Contaminates of Potential Concern
CoC	Chain of Custody
Cu	Copper
CRC CARE	Cooperative Research Centre for Contaminant Assessment and Remediation of the Environment
DA	Development Application
DECCW	NSW Department of Environment, Climate Change (and Water)
DIPNR	Department of Infrastructure, Planning and Natural Resource
DP	Deposited Plan
DQOs	Data Quality Objectives
DSI	Detailed Site Investigation
EMP	Environmental Management Plan
EPA	NSW Environment Protection Authority
Ha	Hectare
Hg	Mercury
HIL	Health based investigation level
HSL	Health screening levels
LOR	Limit of Reporting
NEPM	National Environment Protection Measures
NHMRC	National Health and Medical Research Council
Ni	Nickel
OC	Organochlorine Pesticides
OEH	Office of Environment and Heritage
PAHs	Polycyclic Aromatic Hydrocarbons
Pb	Lead
PCB	Polychlorinated Biphenyl
PQL	Practical Quantification Limit
QA/QC	Quality Assurance/Quality Control
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
PSI	Preliminary Site Investigation
SAP	Sampling Analysis Plan
SPLP	Synthetic Precipitation Leaching Procedure
TCLP	Toxic Characteristic Leaching Potential
VOC	Volatile Organic Compounds
TRH	Total Recoverable Hydrocarbons
WQOs	Water Quality Objectives
Zn	Zinc

9 Limitations

The findings of this Report are based on the Scope of Work as defined herein noting the investigation is limited to the Site soils (notwithstanding limited observations of structures if relevant due to the potential for the presence of ACMs). Canopy Enterprises Pty Ltd (Canopy) performed services in a manner consistent with industry standards for the undertaking similar works. The assessment was undertaken with regard to the proposed development and land use.

It is not possible to identify all hazardous or toxic materials which may be present on the Site and this assessment should not be interpreted as a guarantee that hazardous or toxic materials (including any hazardous or toxic materials not referred to) do not exist across the Site or between sampling points of the identified Areas of Environmental Concern (AEC).

Canopy accepts no liability for use or interpretation by any person or entity other than reasonable use and interpretation by the Client or their representative who engaged the works or relevant third parties and which relates directly to the intended purposes of the investigation.

All conclusions and considerations regarding this property represent the professional opinions of Canopy's personnel involved with the project and should not be considered a strictly legal interpretation of existing environmental guidelines or regulations.

Canopy assumes no responsibility or liability for errors in the public data utilised, statements from sources outside of Canopy or any consequential developments arising outside of the scope of this project. In the unlikely event, however, that Canopy was proven to be in error, given the nature, scale and cost of the assessment in comparison to the costs of the underlying works Canopy's liability for consequential damage is limited to the value of Canopy's engagement to the extent the law permits.

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Appendix A

Architecturals



FURTHER URBAN DESIGN ANALYSIS REPORT

**51 HENRY STREET
PENRITH**

Response to RFI 25 November 2016 Council's Letter

05 / 2017 | Project No. 15-177



THE SITE IN HISTORY

CONTENTS

01 INTRODUCTION

02 CM+ STUDY

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10 CONCEPTUAL MASSING MODEL

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14 PEDESTRIAN ACCESS AND ACTIVITIES

15 CONCEPT DESIGN OF RETAIL /COMMERCIAL FLOOR PLATES

16 PUBLIC OPEN SPACE AND ACTIVATION

17 STREETScape

18 VIEW IMPACT ON HERITAGE ITEM

19 SHADOW DIAGRAM

20 YIELD SUMMARY

01. INTRODUCTION

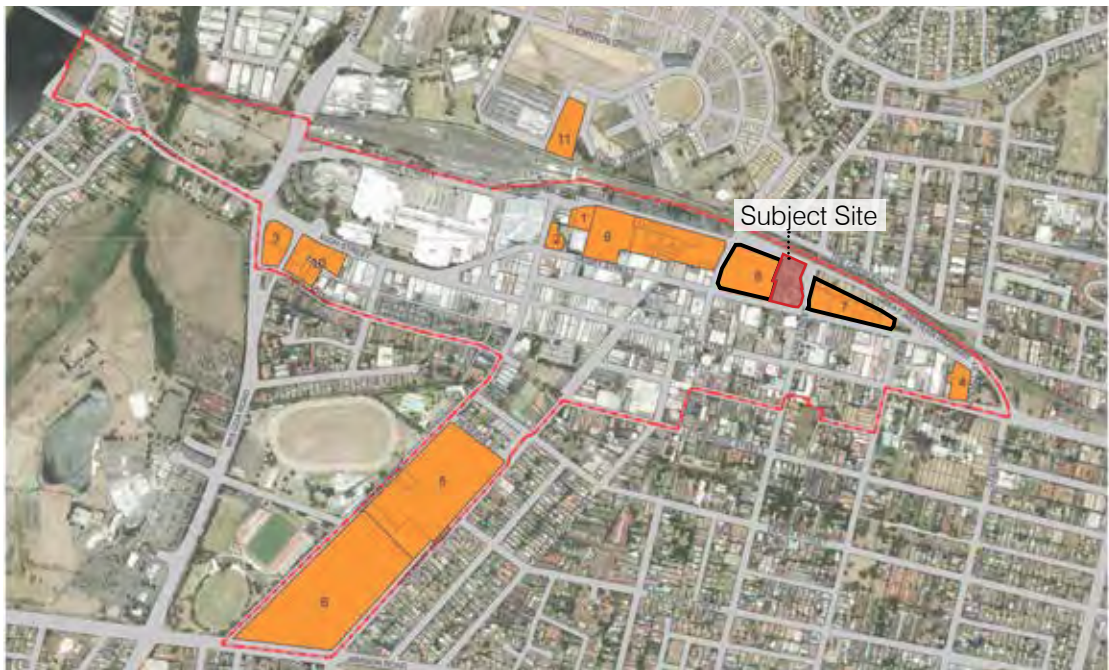
The purpose of this further study is a response to Penrith Council’s Urban Design Panel comments.

The additional analysis draws out details from the “Planning Proposal to amend Penrith Local Environmental Plan 2010_ Incentives Clause for Key Sites April 2016” and “Penrith Urban Design & Public Benefit Analysis” conducted by Conybeare Morrison International Pty Ltd (known as CM+) in March 2016.

The Study provides clarification on the future urban design context and presents the updated proposed options for the site.

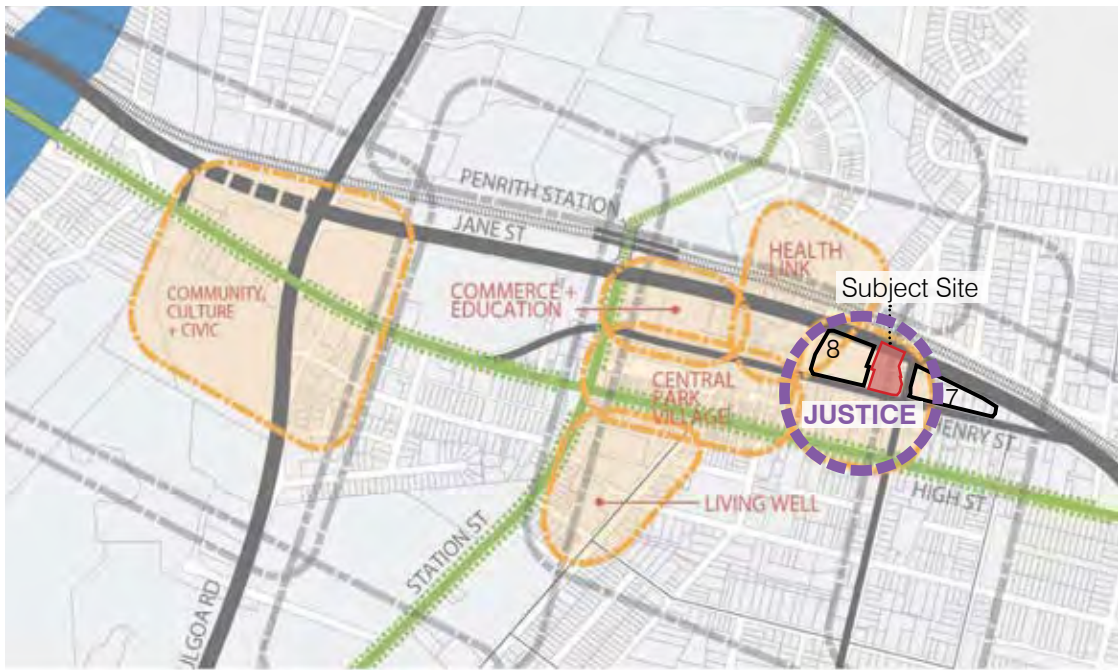
The Study includes a review of the CM+ report and more accurately overlays Council’s proposed LEP changes to ensure that they represent form reflective of their use (commercial, mixed use or residential). Various case studies have been selected to guide the review.

The Study also adopts the future desired development outcome as the subject site is identified as part of Justice Precinct, the proposed development will allow for Justice related commercial uses and retail uses to promote the implementation of Penrith Progression Plan.



Source: CM+ Key Sites as identified in the LEP+Councils additional Key Site 11. Key Site 11 is a part of the latest development of Thornton.

- LEGEND
- Key Site
 - Further Identified Key Site
 - Further Identified Subject Site
 - City Centre Boundary



Source: CM+ Opportunity precincts identified within the Penrith Progression ‘A Plan for Action’

- LEGEND
- Further Identified Subject Site
 - Further Identified Key Site
 - Further Desired Development Outcome of the Subject Site
 - Further Desired Development Outcome of Future Penrith

02. CM+ STUDY

THE CONYBEARE MORRISON URBAN DESIGN STUDY

CM+ Base Case



CM+ Option-1 Precinct Identity Based



CM+ Option-2 Height Spine



CM+ Option-3 Point Tower



The development context is illustrated by an Urban Design Study undertaken by CM+ commissioned by Council to understand the impact of increasing densities on Key Sites in the City Centre. The built form modelling has set the indicative design concept in this context to understand the cumulative impact of all proposals.

concept represents the developing trend for the West Region as it facilitates the redevelopment of the commercial core area in line with the densities and heights that promote the development and revitalisation of regional city centres.

CM+ 's four urban design options would result in differing city scape profiles. The Point Tower

03. ADJACENT SITES

KEY SITE 7

Key Site 7 Location



The subject site, 51 Henry Street, Penrith, adjoins the Key Site 7 that has a draft FSR proposed at 5:1.

On March 2016 CM+ conducted a study, known as the ‘Penrith Urban Design & Public Benefit Analysis’, to recommend preferred development outcomes.

It is noted that the CM+ options do not account for the FSR uplift proposed by Council.

CM+ Base Case

CM+ Option 1
- Precinct Identity Based

CM+ Option 2
- Height Spine

CM+ Option 3
- Point Tower



Elevations



Street views



Perspective Views



Site Plans

03. ADJACENT SITES

KEY SITE 8

Key Site 8 Location



In the CM+ Urban Design Feasibility study, three schemes are illustrated at the building height of 18 storeys, 25 storeys and 30 storeys.

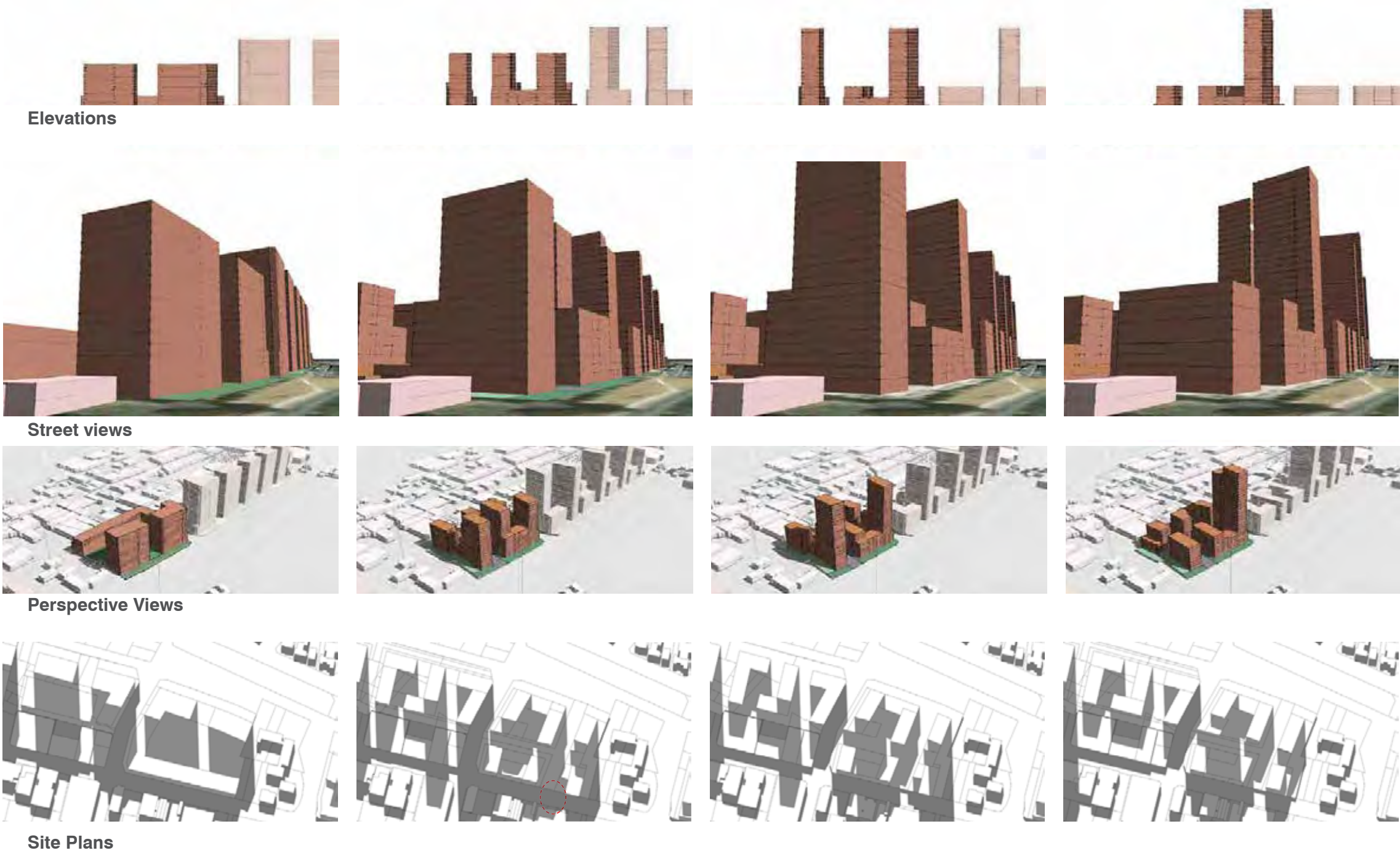
It is noted that the CM+ options do not account for the proposed FSR uplift and do not use floor plate sizes necessarily appropriate to commercial office development.

CM+ Base Case

CM+ Option 1
- Precinct Identity Based

CM+ Option 2
- Height Spine

CM+ Option 3
- Point Tower

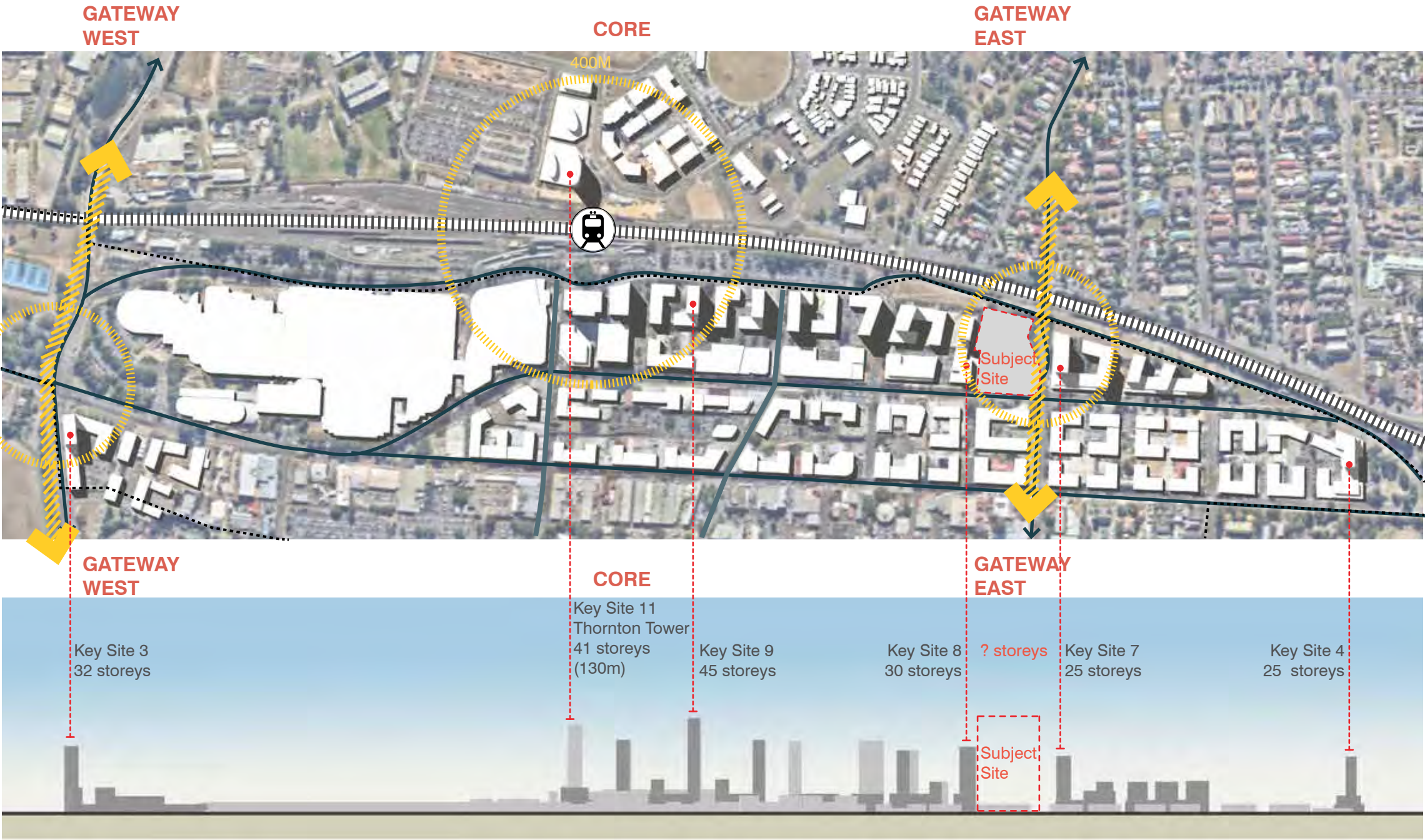


04. BUILDING ENVELOPE STUDY

CM+’S BUILDING ENVELOPE STUDY

Dickson Rothschild analysed CM+’s building envelope study. The analysis of proposed development in the CBD indicates:

- Council’s incentives clause LEP removes the height control for Key Sites.
- The site is at the eastern end of the commercial core and at main north/south road connection over the rail line and the main east-west street through the core-Henry Street. It is approximately 600m to the centralised railway station. These a
- The Gateway Site can accommodate a building at similar height to other gateway sites (Thornton North, 130m or 41 storeys, that is taller than most other buildings in the CBD. Current proposals range between 25 storeys and 45 storeys).



CBD Elevation by CM+’s Study

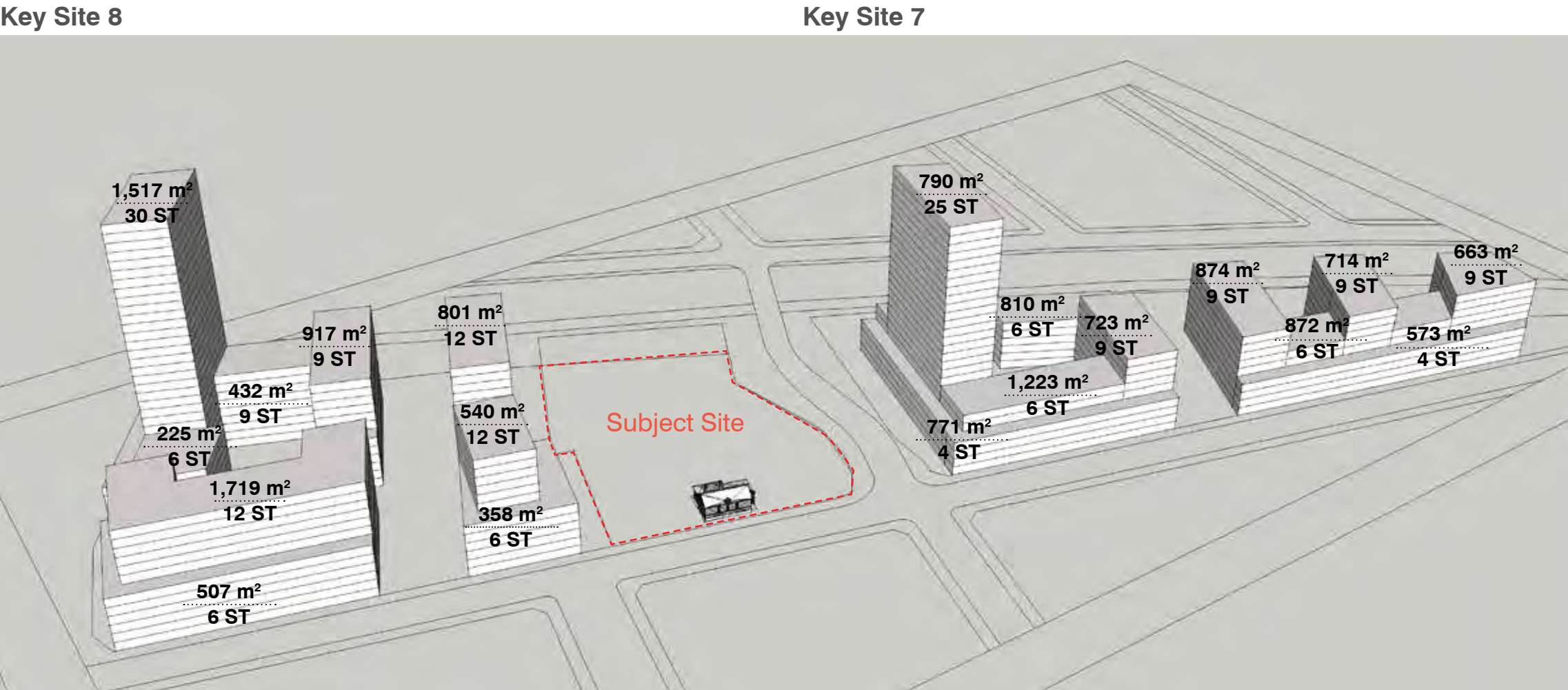
04. BUILDING ENVELOPE STUDY

CM+’S BUILDING ENVELOPE STUDY

Dickson Rothschild analysed CM+’s building envelope study. The graphic of the Point Tower concept shows that CM+ envelopes and actual FSR and floor plate sizes do not relate to that envisaged under the draft LEP both in terms of FSR, and floor plate size and land use.

In Key Site 7, based on the height of building and floor plate size of each building, the gross building area measured from CM+’s massing model is 70,462 sqm and taking 75% efficiency as its mixed use development, gross floor area of the proposal is 52,846 sqm. As site area is 18,850 sqm measured from SixMap, the proposed FSR is 2.8:1. This is lower than Council’s proposed FSR control.

Similarly, in Key Site 8, the gross building area measured from the massing model is 84,297 sqm and taking 80% efficiency for commercial use development, the gross floor area of the proposal is 67,438 sqm. As site area is 16,210 sqm measured from SixMap, the proposed FSR is 4.2:1, which is also lower than Council ‘s proposed limit.



Key Site 8

*GFA : 67,438m²

Site Area: 16,210m²

FSR: 4.2 :1

*Note: The developable area measured from massing model is 84,297m² and the potential gross floor area at **80%** efficiency, based on the commercial use premises, is 67,438m².

Subject Site

Site Area: 7,358.3m² (Exclusive of road widening area)

Key Site 7

*GFA : 52,846m²

Site Area: 18,850m²

FSR: 2.8 :1

*Note: The gross building area measured from massing model is 70,462m² and the potential gross floor area at **75%** efficiency, based on the mixed use premises, is 52,846m².

04. BUILDING ENVELOPE STUDY

RECENT DEVELOPMENT CASE STUDY IN LOCAL AREA

Dickson Rothschild studied the recent development at 121 Henry Street Penrith as an example of development in the commercial core. The site image and street view of the building indicate the depth of the floor plate is very deep which creates a bulky impression on the streetscape, and internally, the 20 metres floor plate depth does not allow for good light penetration.

More recent trends in office development often seek floorplates which allow efficient layouts but provide better opportunities for enjoying natural light and ventilation in contrast to traditional office blocks which rely heavily on artificial light and air conditioning.

Site Map_ 121 Henry Street, Penrith



Approximate Floor Plate Size Area: 2,130 sqm

Street View_ 121 Henry Street, Penrith



04. BUILDING ENVELOPE STUDY

RECENT DEVELOPMENT CASE STUDY IN CBD LOCATIONS

Recent commercial development differs from the large floor plate office buildings of years past. New building seek better natural daylight and floor plates of 1,200-1,800 sqm.

1 Bligh Street, Sydney



Permitted: Office building

Floor plates: 1,637 sqm*

Floor count: 30

*Note: Floor plates excludes the central atrium that covers an additional area of approximately 800 sqm.

200 George Street Sydney



Permitted: Office building

Floor plates: average 1,300 sqm*

Floor count: 37

*Note: Office tower rise areas: High rise: 1,273 sqm; Mid rise: 1,146 sqm; Low rise: 1.325 to 1,462 sqm.

Eclipse Tower, 60 Station Street Parramatta



Permitted: Office building

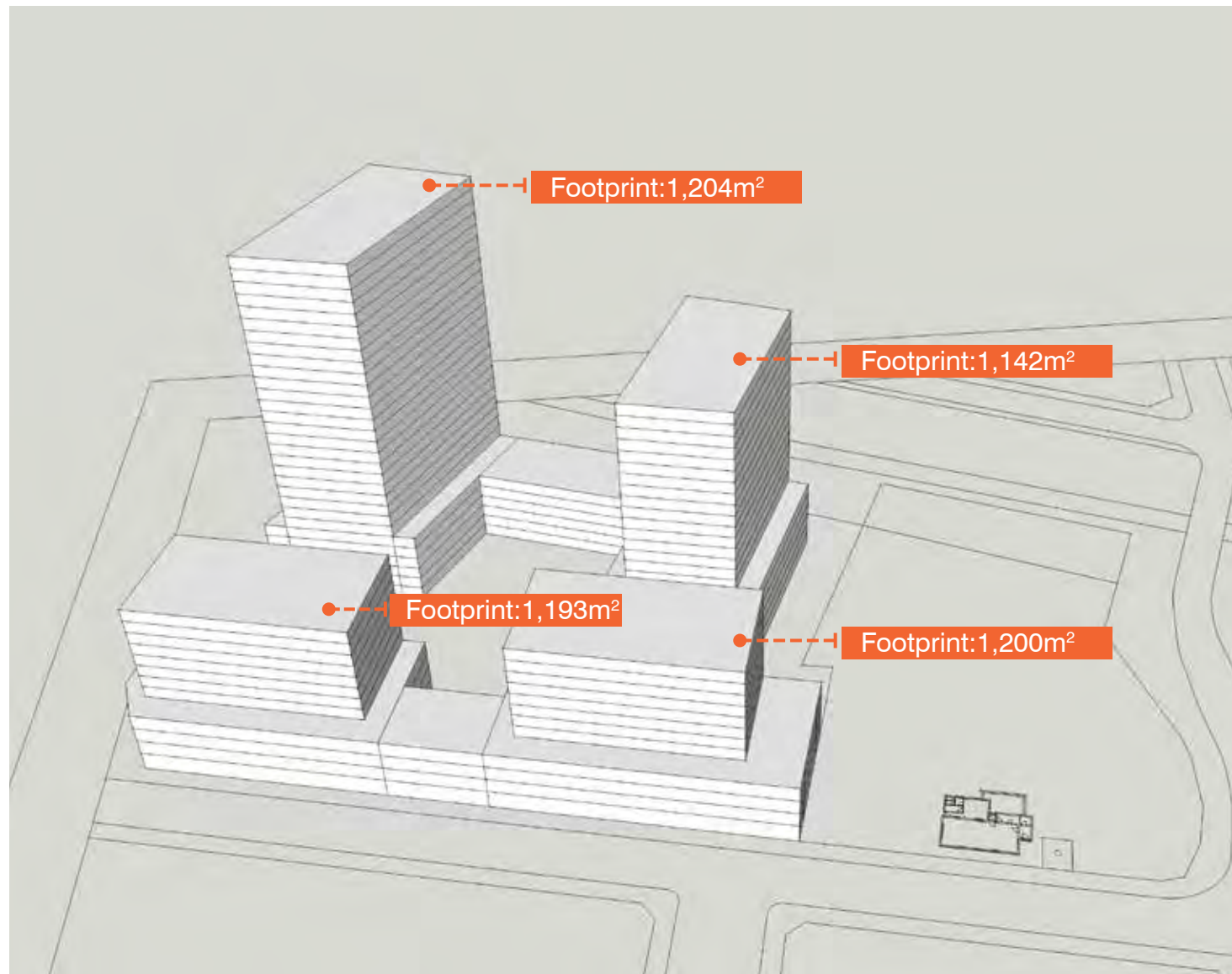
Floor plates: 1,320 sqm

Floor count: 19

04. BUILDING ENVELOPE STUDY

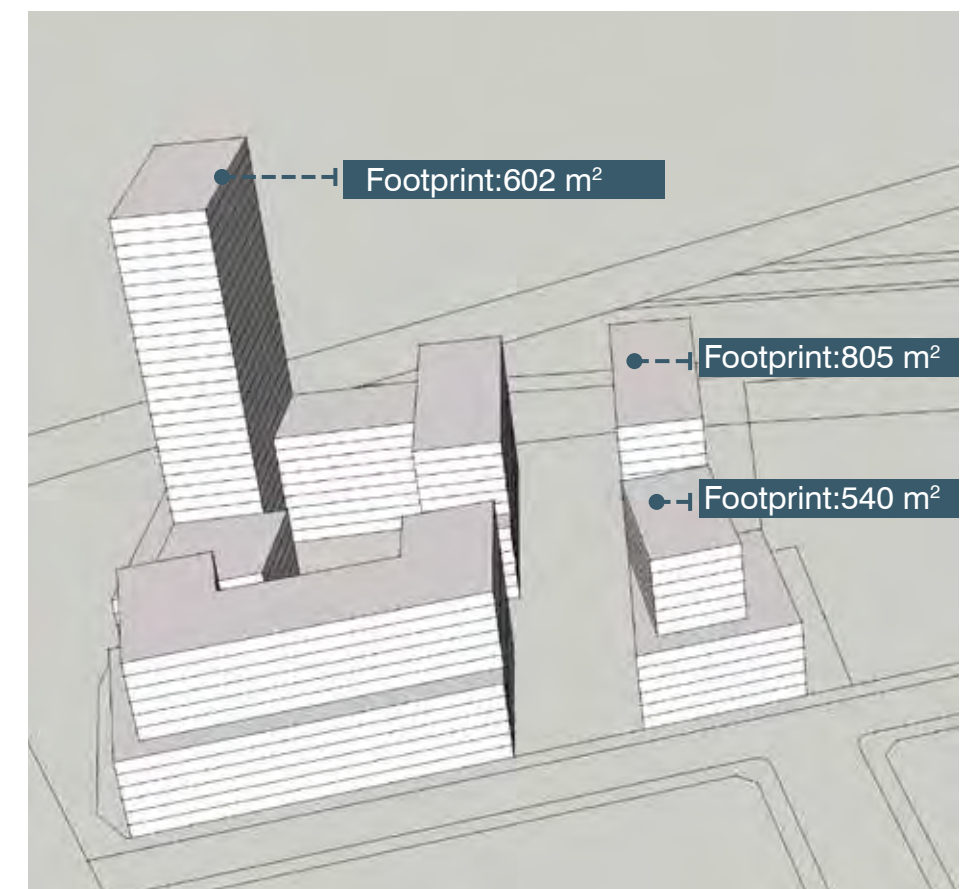
PROPOSED BUILDING ENVELOPE

Commercial Office Building Envelope of Key Site 8



DR UPDATED MASSING MODEL

Dickson Rothschild integrated the CM+ point tower model but updated with more appropriate floor plate sizes, i.e. approximately 1,200 sqm and FSR up to 5.5:1 as proposed.



CM+ PROPOSED MASSING MODEL

Building floor plate size is not large enough to facilitate commercial office use.

04. BUILDING ENVELOPE STUDY

PROPOSED BUILDING ENVELOPE

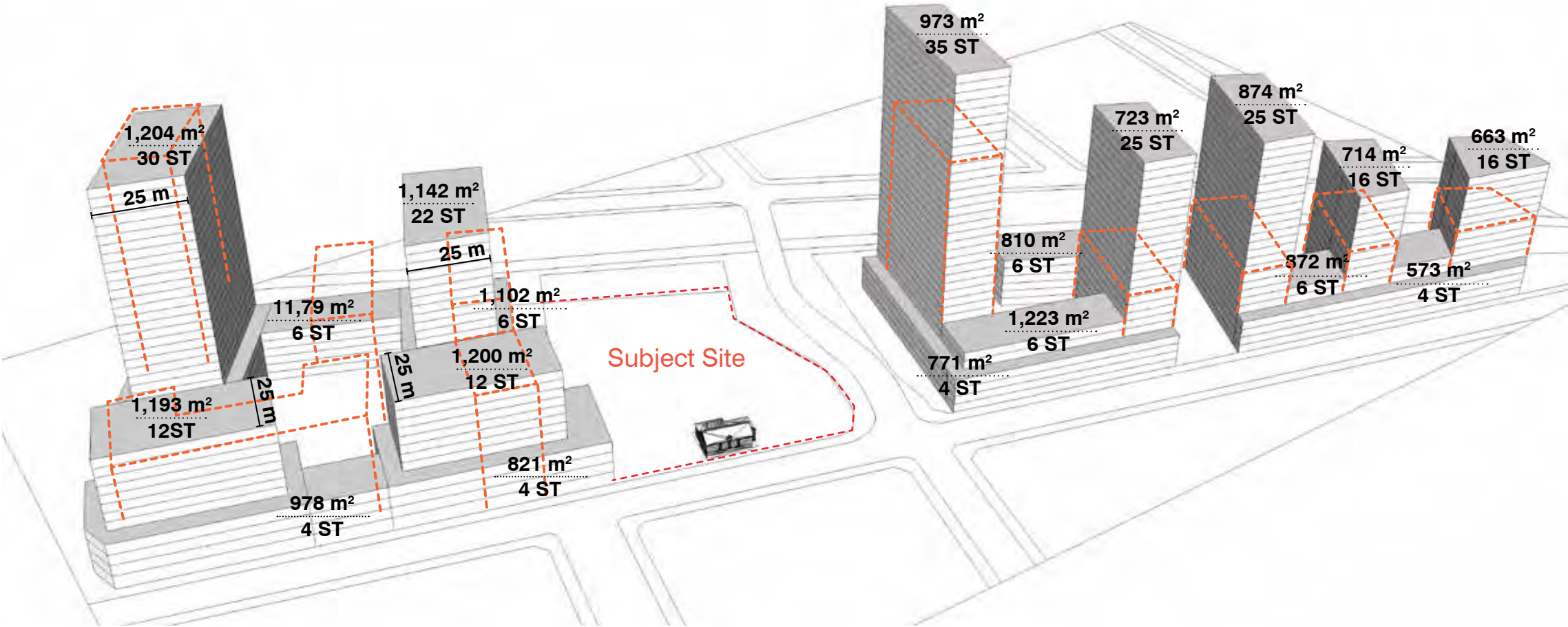
In Key Site 7, Dickson Rothschild integrated the CM+ proposed floor plate and increased height of building to achieve the proposed FSR at 5.0:1. The dash line indicates the change to building height.

In Key Site 8, Dickson Rothschild updated the building floor plate and building depth to reflect the commercial landuse and to achieve the proposed FSR at 5.5:1. The dash line indicates the CM+ building envelope.

It is noted Council’s DCP seeks a maximum building depth of 25m for commercial floorplates.

Key Site 8

Key Site 7



Key Site 8

Subject Site

Key Site 7

*GFA : 88,722m²

Site Area: 7,358.3m² (Exclusive of road widening area)

*GFA : 93,779m²

Site Area: 16,210m²

Site Area: 18,850m²

FSR: 5.5 :1

FSR: 5.0 :1

*Note: The developable area measured from massing model is 110,902m² and the potential gross floor area at **80%** efficiency, based on the commercial use premises, is 88,722m².

*Note: The developable area measured from massing model is 125,039m² and the potential gross floor area at **75%** efficiency, based on the mixed use premises, is 93,779m².

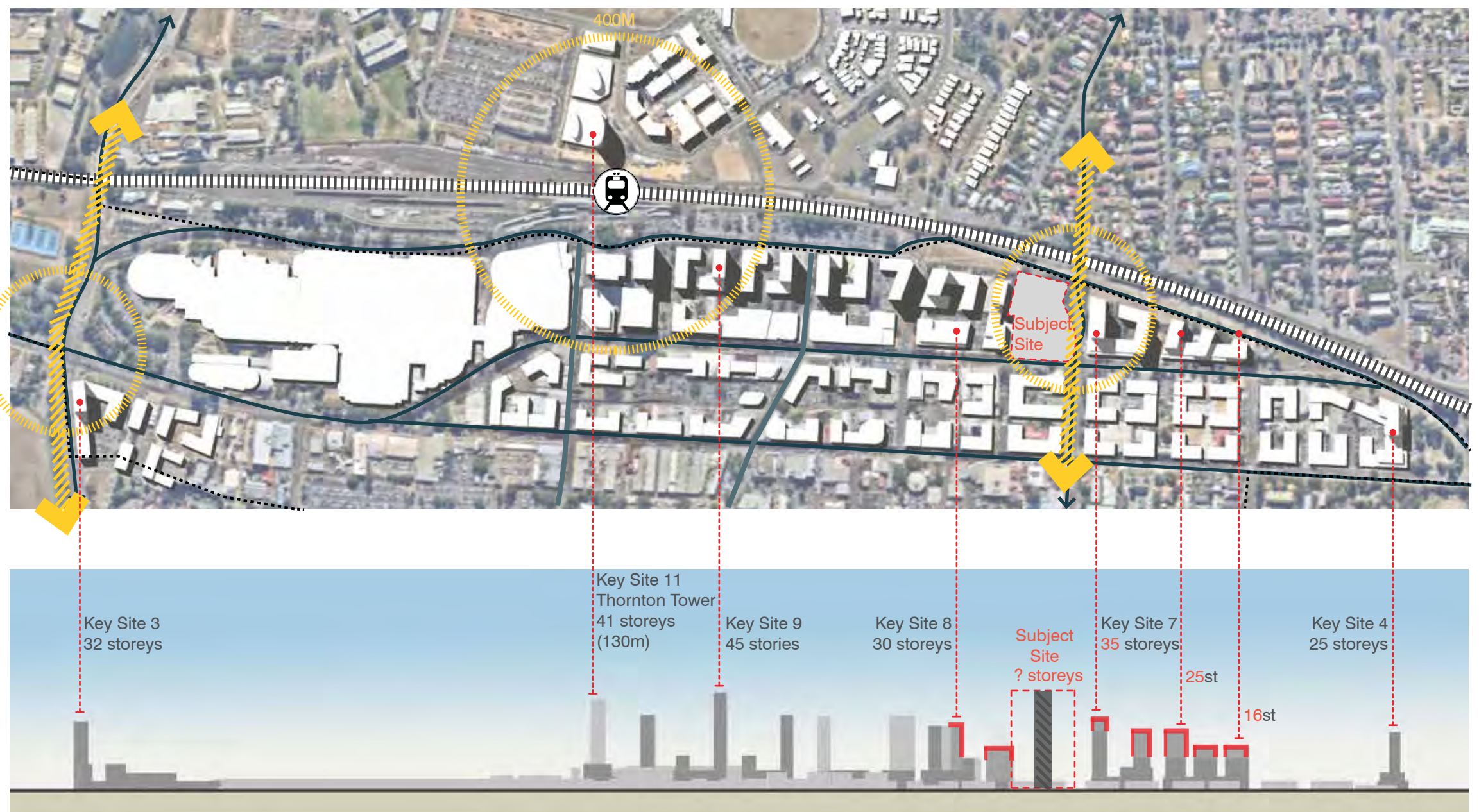
05. HEIGHT CONTEXT

CBD BUILDING ELEVATION

Dickson Rothschild integrated CM+'s building envelope study and updated building floor plate and building depth to facilitate appropriate landuse and more accurately represent the development standards set to apply to the CBD (under the imminent Incentives Clause LEP) and to achieve the proposed FSR.

The proposed development in CBD shows:

- The Gateway site (at the eastern end of the City Core) is suitable for accommodating a building taller than most and in the order of other key sites including Thornton North at 130m or 41 storeys.



CBD Elevation with proposed building shown increased height of building

06. HERITAGE BACKGROUND

The site has a rich heritage dating back to 1805. The predominate use of the site in the last 200 years has been for educational purposes. The site was home to Penrith’s first public school.

Research into the historical background of the site illuminates how the Heritage Item has been used and helps to establish a contextual relationship between the building and its surroundings. This research conducted by Weir Phillip Heritage has informed design principles that help maintain the heritage significance whilst informing future development.

Artist impression. View of the heritage building and public plaza



Site panoramic photo. View of the site from Evan Street



06. HERITAGE BACKGROUND

The historical time line demonstrates the built form morphology of the site over time and changes to the former Infants building and surrounds.

1788



At the time of arrival of the First Fleet in 1788, present-day Penrith lay on the border of the land of the Dharug.

1865



Infants Department

Church

Original Boys Department also
the Former 'Sterling Castle' Inn

The historical use of the site. Penrith City Library RJ0/Rj00026

The Penrith Infants School first opened in 1865, with the former “Sterling Castle” Inn at the corner of Evan and Henry Street. A church was situated between the Infants Department and the “Sterling Castle” Inn.

1900



The staff & students outside the school around 1900. Penrith City Library RJ0/Rj00026

06. HERITAGE BACKGROUND

1930's



A photograph from the 1930s from the Methodist Church Hall with the Penrith Public School visible in the far right. Penrith City Library SS0/SS0026

1972



The original 'boys department' on the corner of Henry and Evans Streets as seen in 1972. This building has since been demolished. Penrith City Library 005/005265

1990's



The Penrith Infants School building is only remaining original building.

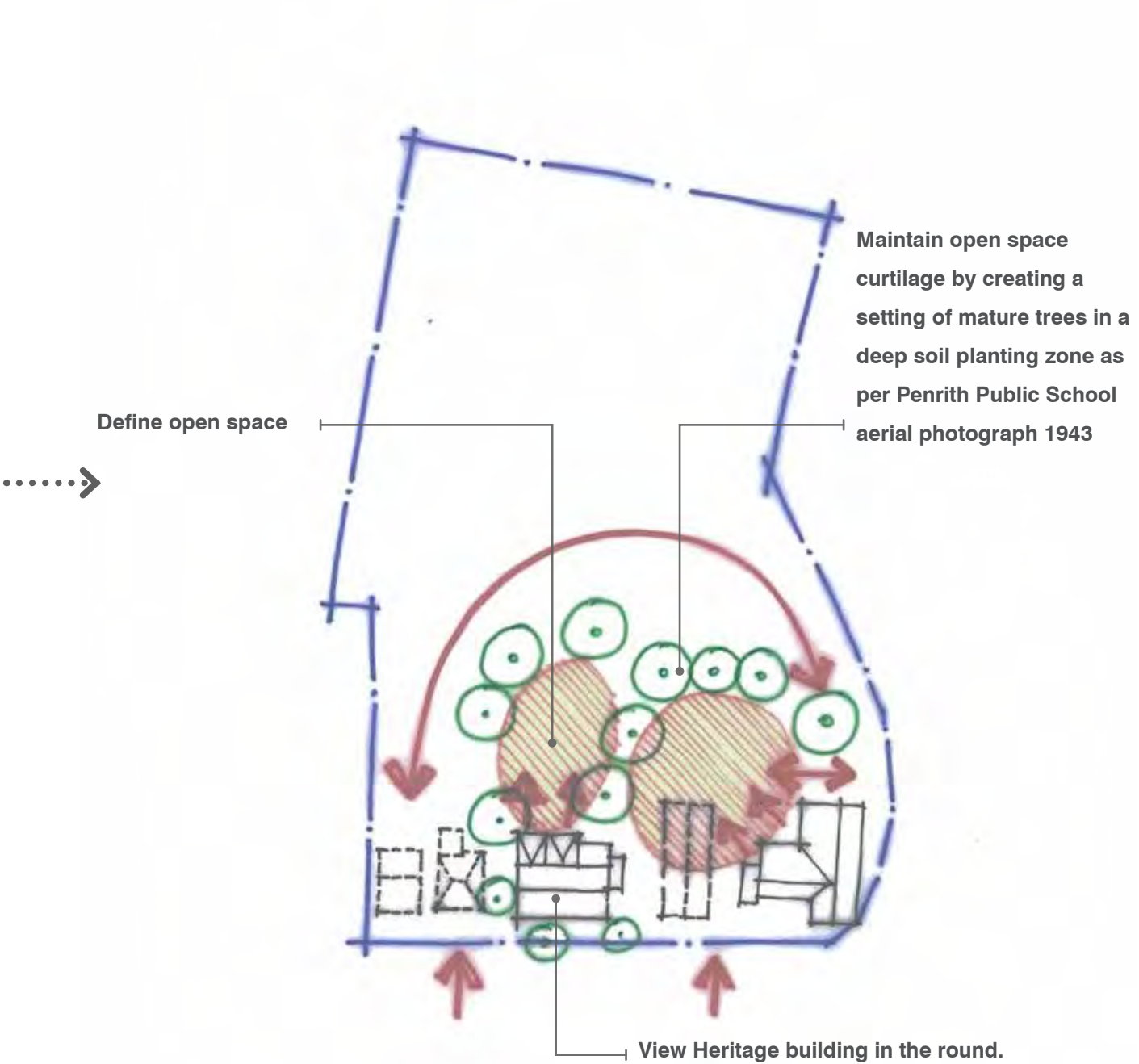
07. HERITAGE CONTEXT ANALYSIS

Research into the historical occupation of the site reveals three buildings that form the Penrith Public School of 1943: the Boys Department house (in the former ‘ Sterling Castle’ Inn), the School Church and the Infants Department.



Infants Department Church Original Boys Department also the Former ‘Sterling Castle’ Inn

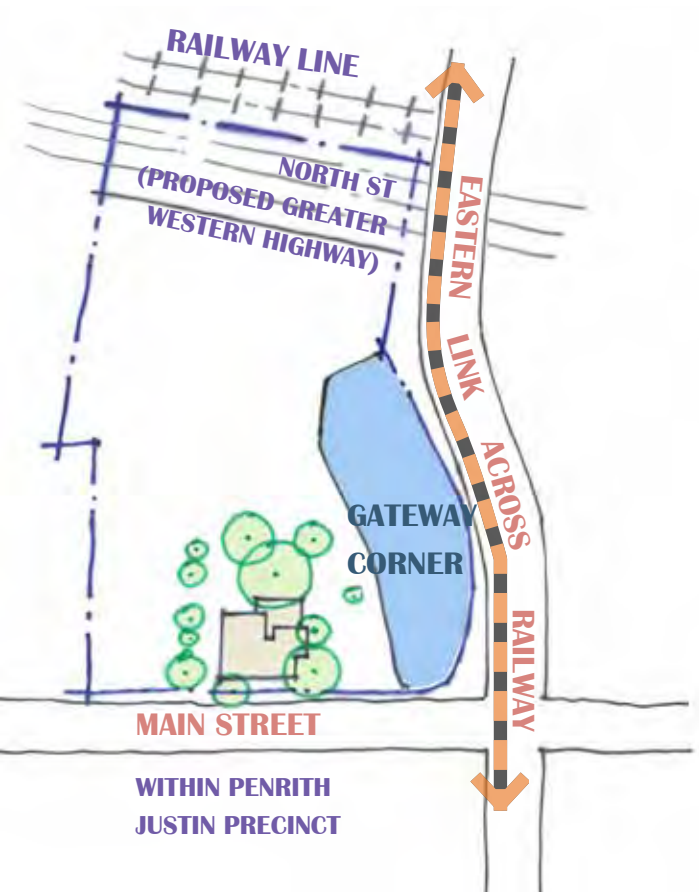
Upon investigation of the relationship between the building and the surrounding area, design principles have been formulated that inform our treatment of the Heritage Item and the Henry Street frontage.



08. URBAN DESIGN PRINCIPLES

Urban Design Context

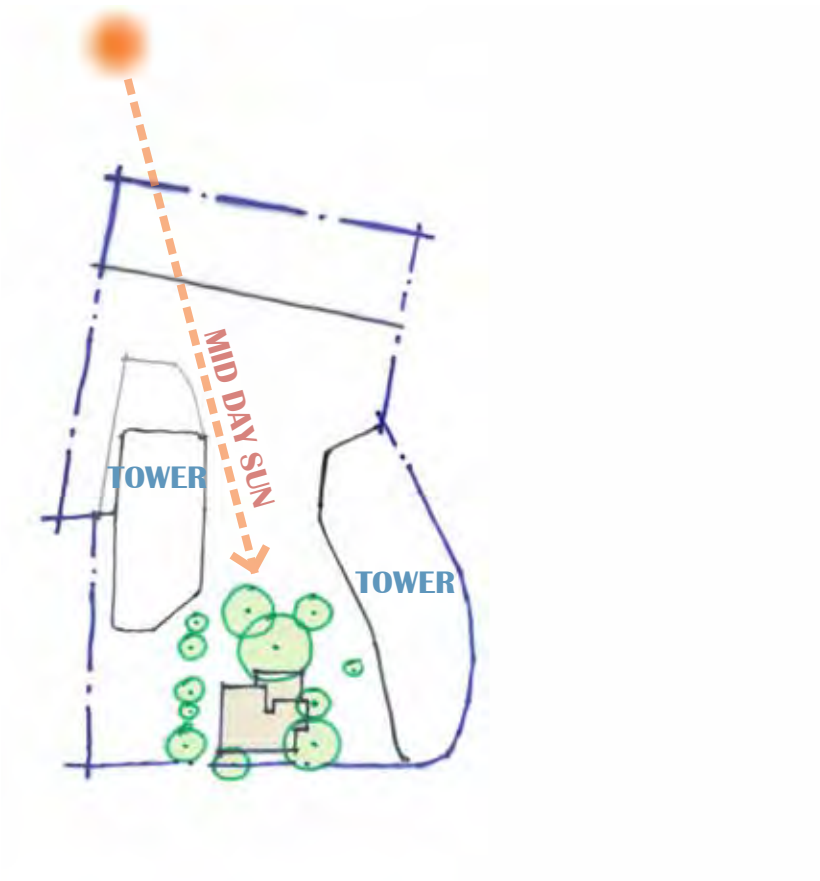
_ Urban Structure



- Located adjacent to the only accessible eastern vehicular link over the rail line to the Penrith CBD and sitting on the fringe of the Penrith CBD core.
- Located 600 metres from Penrith train station.
- Identified as a “Gateway” site and mark “Gateway” location through built form at prominent corner.

Urban Design Context

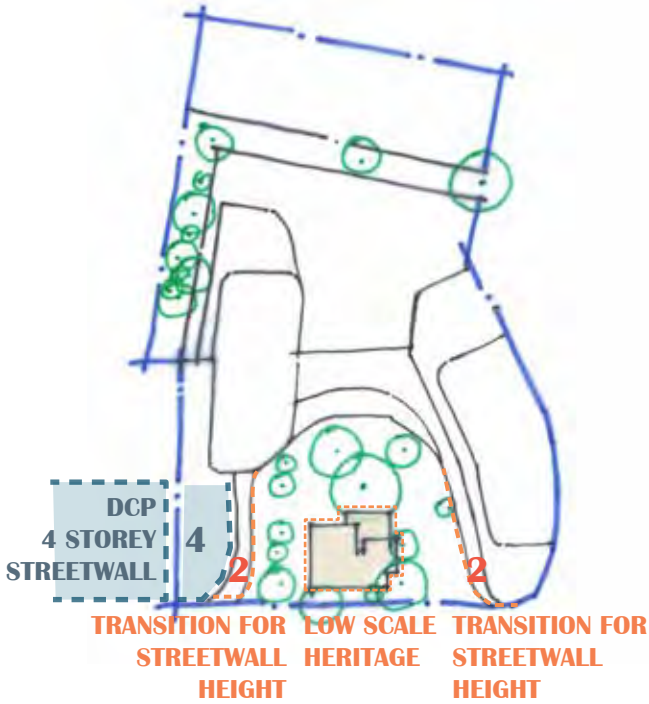
_ Solar Access



- Separate tower buildings as much as possible to maintain solar access to Heritage Item and Public Open Space.
- Limit floorplate of building in the west to increase solar access in the middle of the day.

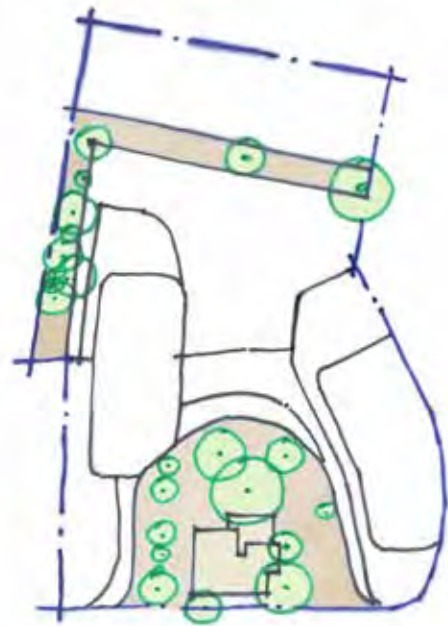
Urban Design Context

_ Future Streetscape



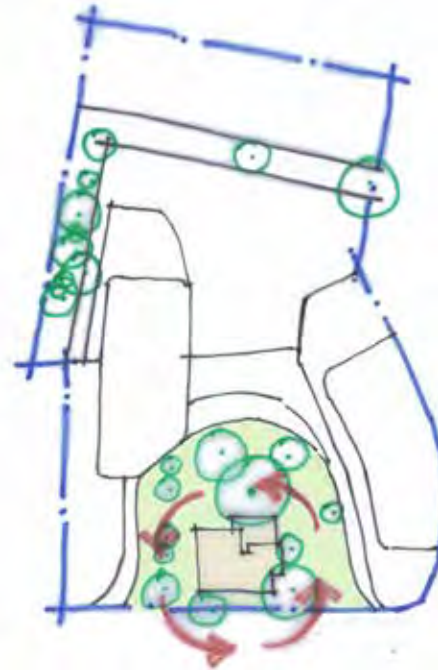
- Maintain four storey high streetwall to continue DCP street wall height along Henry Street.
- Transition to two storey podium to be sympatholytic to the Heritage Item.

08. URBAN DESIGN PRINCIPLES



1.

- Maintain landscape setting of the Heritage Item as shown in the 1943 Aerial Photo through planting of substantial trees in the deep soil zone.



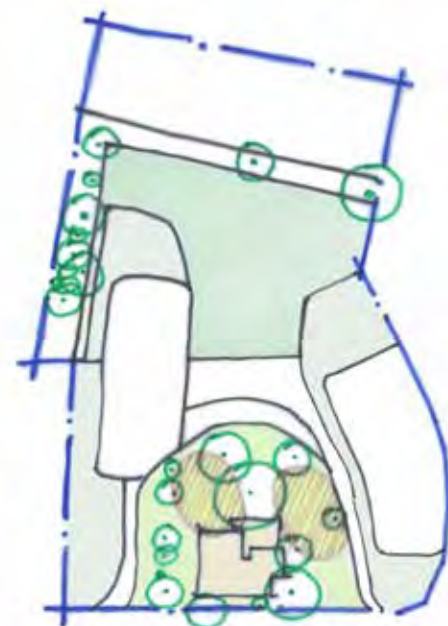
2.

- Make provision for viewing the Heritage Item in the round.



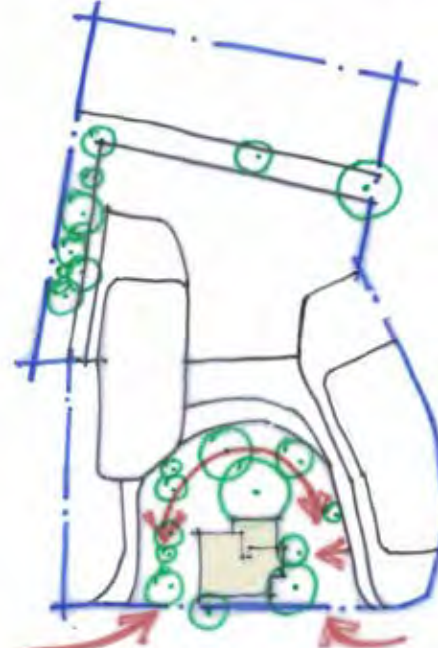
3.

- Provide a termination to the four storey street wall to the west along Henry Street.
- Transition to a two storey podium to frame the Heritage item.
- Further modulate the two storey podium, to the rear of the Heritage Item, to single storey to allow winter light into open space at rear of the Item.
- Define Evan/Henry Street corner with two storey podium to maintain visual importance to heritage item when viewed from the public domain.



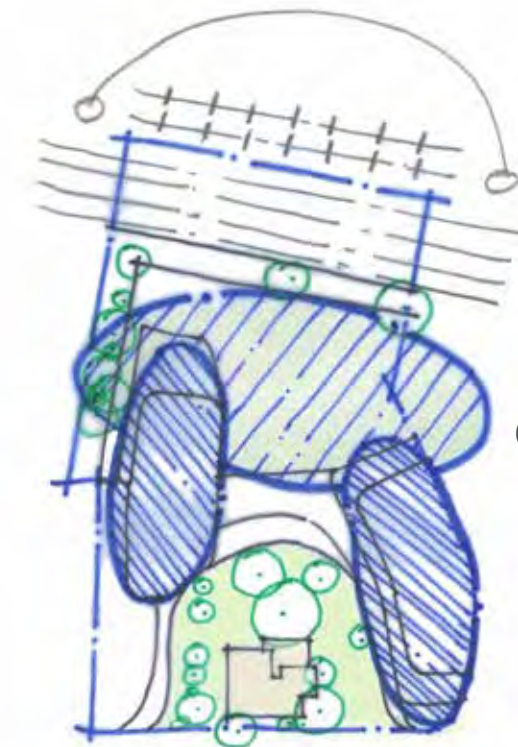
4.

- Define public open space.
- Define green space.



5.

- Encourage pedestrian activity with active edge to plaza.
- Encourage Justice related commercial uses as per Penrith Progression Plan with associate retail uses on the ground level.



6.

- Use built form to create a buffer between heritage item + open space and proposed Great Western Highway Upgrade and Railway line.

09. ECONOMICALLY FEASIBLE OPTION COMPARISON

ECONOMICAL STUDY

The feasibility of five Landuse Options were tested and the following two were the only viable options(refer to HILLPDA Report):

- 1. Residential with 1,500 sqm of retail, proposed FSR at 5.5:1;
- 2. Mixed used development consists 1,500 sqm of retail at ground floor, 5,000 sqm of commercial at podium levels and residential above. Proposed FSR at 6.5:1.

Option/Land Use	Description	Retail GFA (sqm)	Commercial GFA (Sqm)	Residential Units	Key Performance Indicators	
					Development Margin	IRR
1. Commercial FSR 4:1	Commercial Only		34,660		(25.23%)	(21.43%)
2. Residential FSR 5.5:1	Residential with 1,500sqm of retail	1,500		512	28.05%	25.74%
3. Proposed Mixed Use FSR 6.5:1	9 retail tenancies 100 room hotel* 454 residential apartments	1,874	10,429*	454	4.37%	6.24%
4. Mixed Use FSR 5.5:1	Mixed use with retail at ground floor, commercial in podium and residential above	1,874	5,000	451	15.54%	14.02%
5. Mixed Use FSR 6.5:1	Mixed use with retail at ground floor, commercial at podium and residential above	1,500	5,000	554	20.54%	17.21%

Source: Feasibility results of each option, HillPDA

Retail / Mixed Use

Commercial / Office

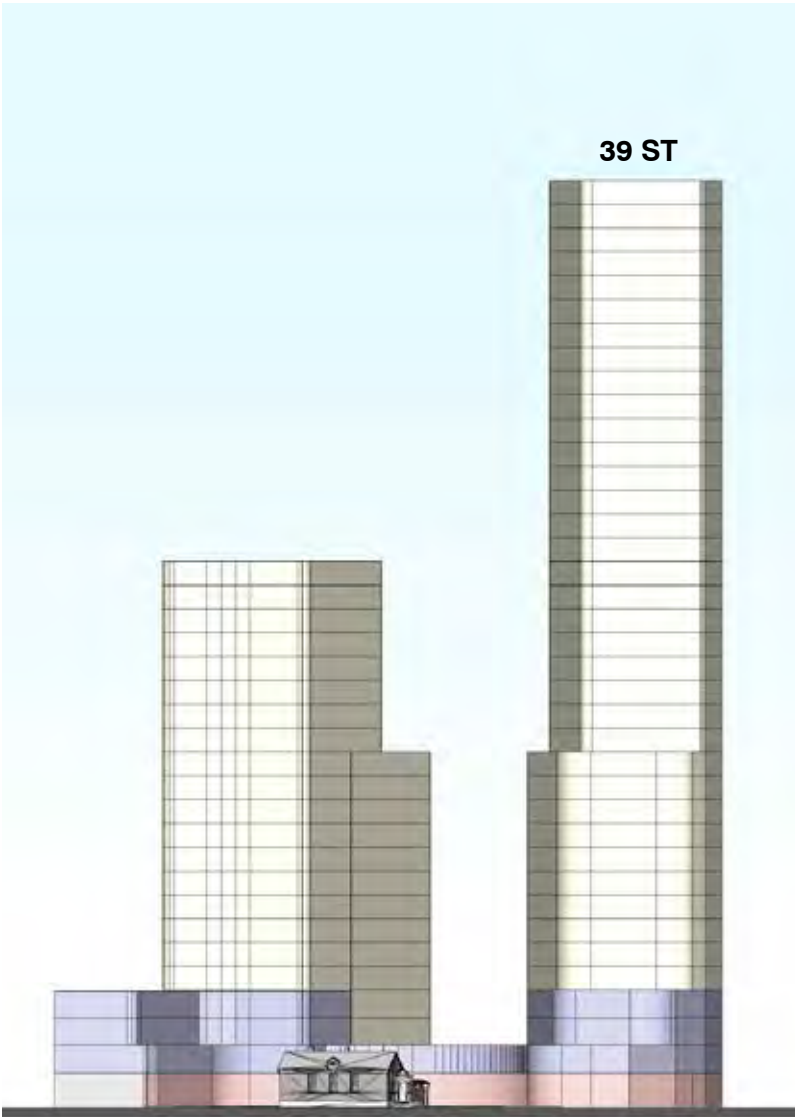
Residential_ GFA

Car Parking / Driveway

Option 1:

Mixed use with 1,874 sqm of retail at ground floor, 5,000 sqm of commercial in podium and residential above

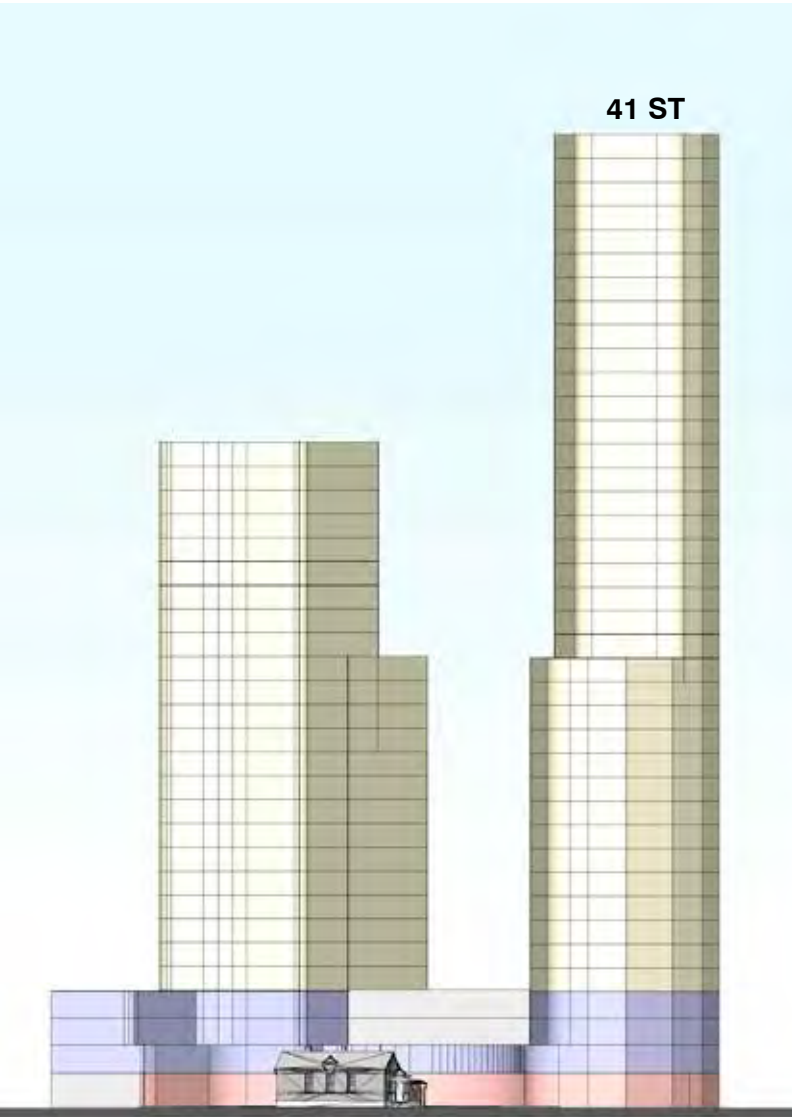
FSR: 5.5:1



Option 2:

Mixed use with 1,500 sqm of retail at ground floor, 5,000 sqm of commercial at podium and residential above

FSR: 6.5:1

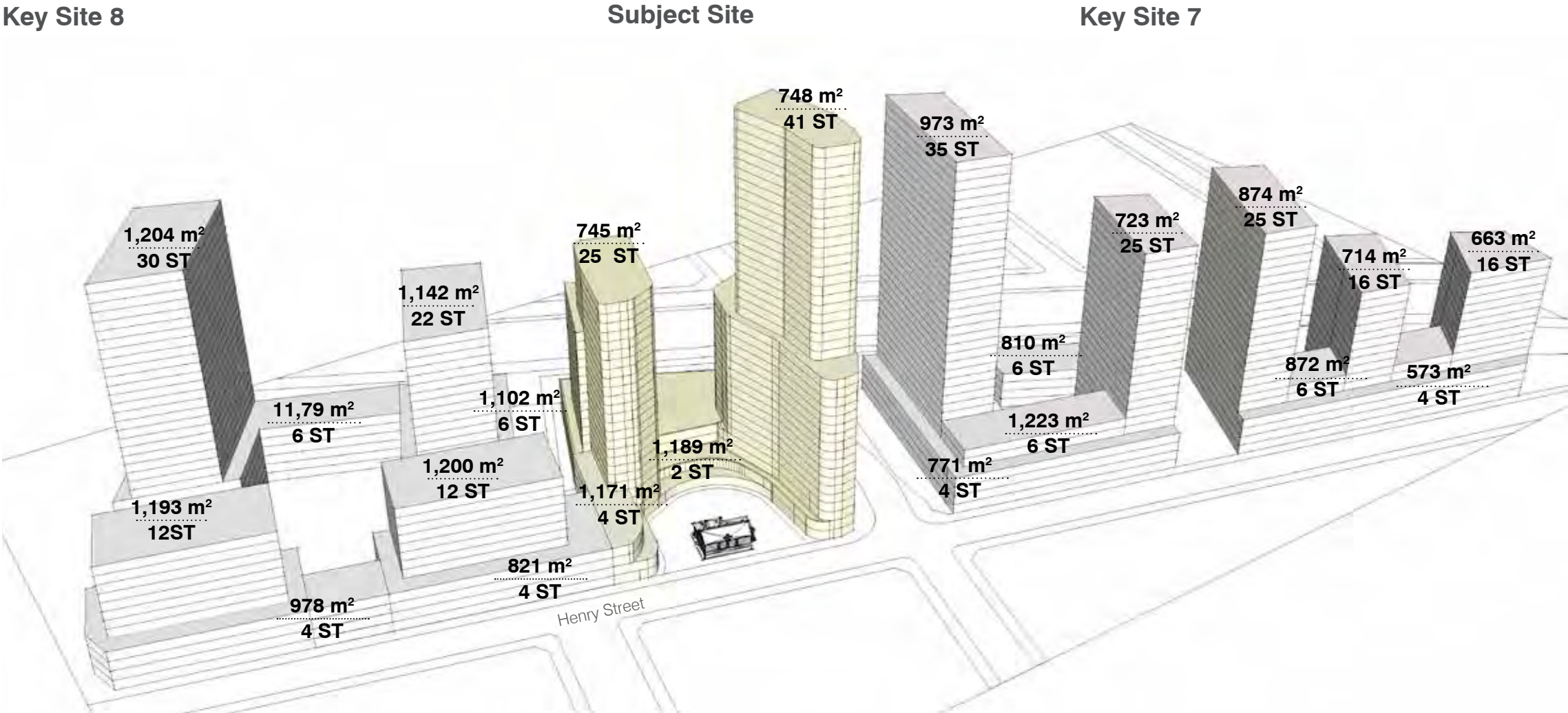


10. CONCEPTUAL MASSING MODEL

PROPOSED BUILDING ENVELOPE

Dickson Rothschild’s proposal considers Penrith DCP required floor plate sizes, depth and building setbacks as well as ADG building separation. The gross building area measured from the massing model is 63,651 sqm and taking 75% efficiency as its mixed use development, gross floor area of the proposal is 47,738 sqm. As site area is 7,358.3 sqm taken from survey plan, the proposed FSR is 6.49:1 (Note: site area excludes future road widening adjacent to Great Western Highway).

Height allows for variation of built form, a landmark tower at the corner and large open space around existing heritage item.



Key Site 8

*GFA : 88,722m²

Site Area: 16,210m²

FSR: 5.5 :1

*Note: The developable area measured from massing model is 110,902m² and the potential gross floor area at **80%** efficiency, based on the commercial use premises, is 88,722m².

Subject Site

*GFA : 47,738m²

Site Area: 7,358.3m²

FSR: 6.49 :1

*Note: The developable area measured from massing model is 63,651m² and the potential gross floor area at **75%** efficiency, based on the mixed use premises, is 47,738m².

Key Site 7

*GFA : 93,779m²

Site Area: 18,850m²

FSR: 5.0 :1

*Note: The developable area measured from massing model is 125,039m² and the potential gross floor area at **75%** efficiency, based on the mixed use premises, is 93,779m².

11. CONCEPTUAL MASTER PLAN

SITE PLAN



12. LAND USE AND POSITION

The massing model illustrates the building position and envelope of each component of the proposed development.

The gross building area of the retail and mixed use component measured from massing model is 1,993 sqm. The GBA of commercial component is 6,787 sqm and 54,871 sqm for residential development. Taking 75% efficiency of total GBA as its proposed mixed use zoning, the proposed GFA of retail and mixed use is 1,495sqm and the GFA of commercial component is 5,090 sqm. The GFA of residential development is 41,153 sqm consisting of approximately 549 two bedroom apartment units taking an average of 75 sqm per unit.

View from South looking towards North



- Retail / Mixed Use_ GFA: 1,495sqm**
- Commercial / Office_ GFA: 5,090sqm**
- Residential_ GFA: 41,153 sqm (549 units)**
- Car Parking / Driveway**

View from North looking towards South



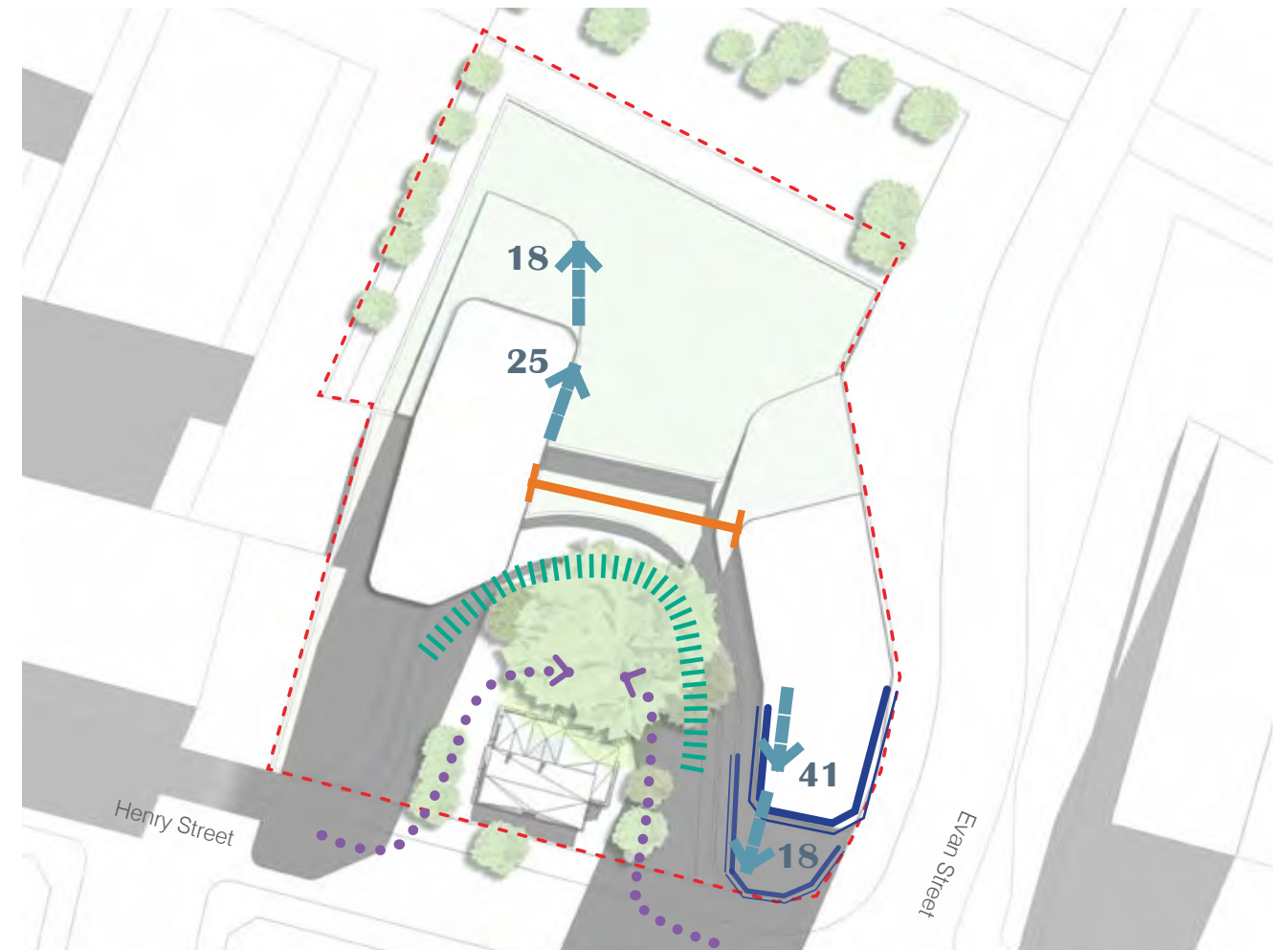
13. DESIGN GUIDELINES

Illustrative scheme looking from south towards the site



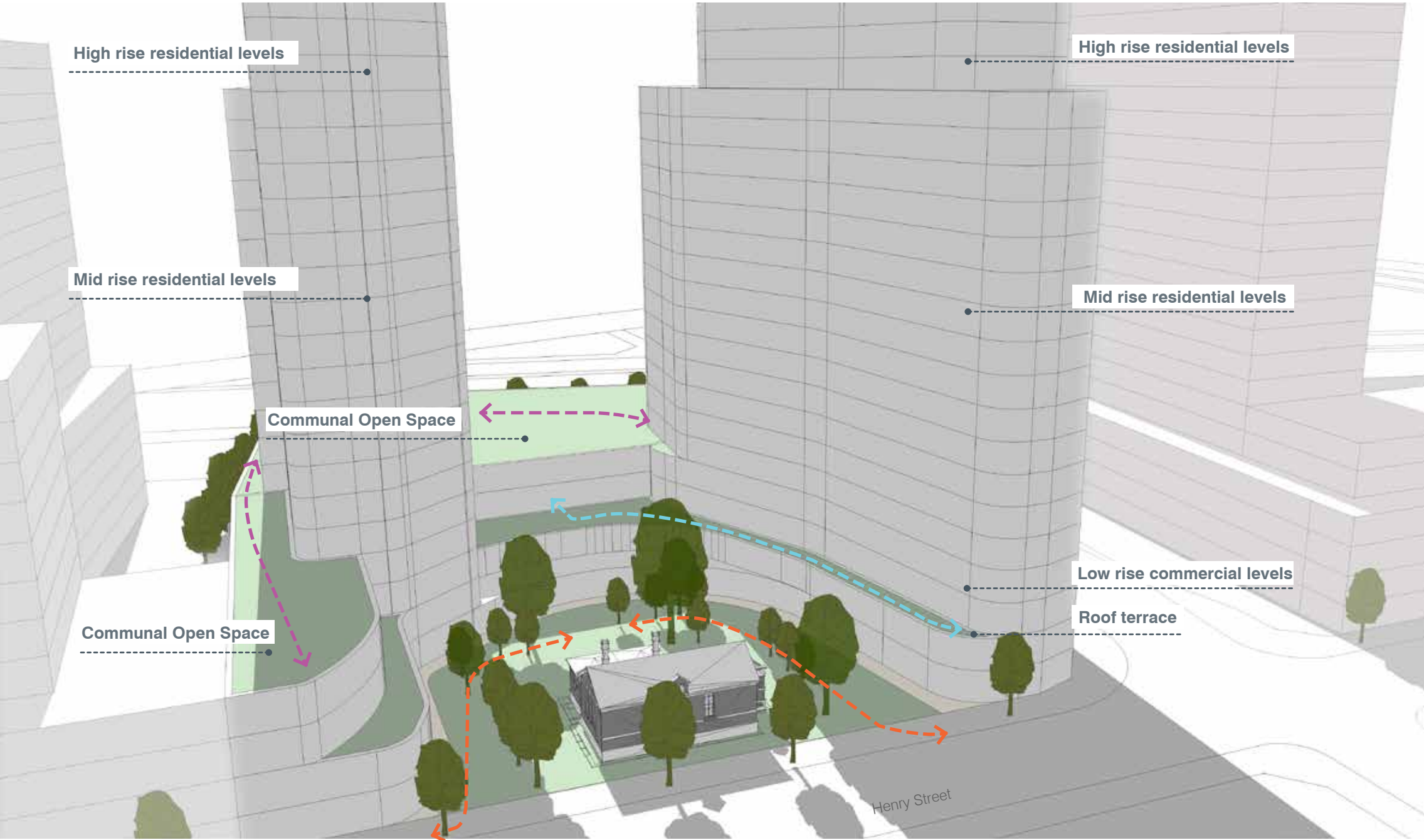
- **Separate buildings as much as possible to provide solar access through middle of site towards the south..**
- **Step building height to provide human scale podium around heritage building.**
- **Provide a backdrop building in the rear to form a courtyard and to create enclosure to heritage building.**
- **Create a publicly accessible public open space around heritage building.**
- **Create landscape curtilage around heritage building to acknowledge historical landscape setting.**
- **Maximise height on corner to mark “Gateway” location.**

Site Plan



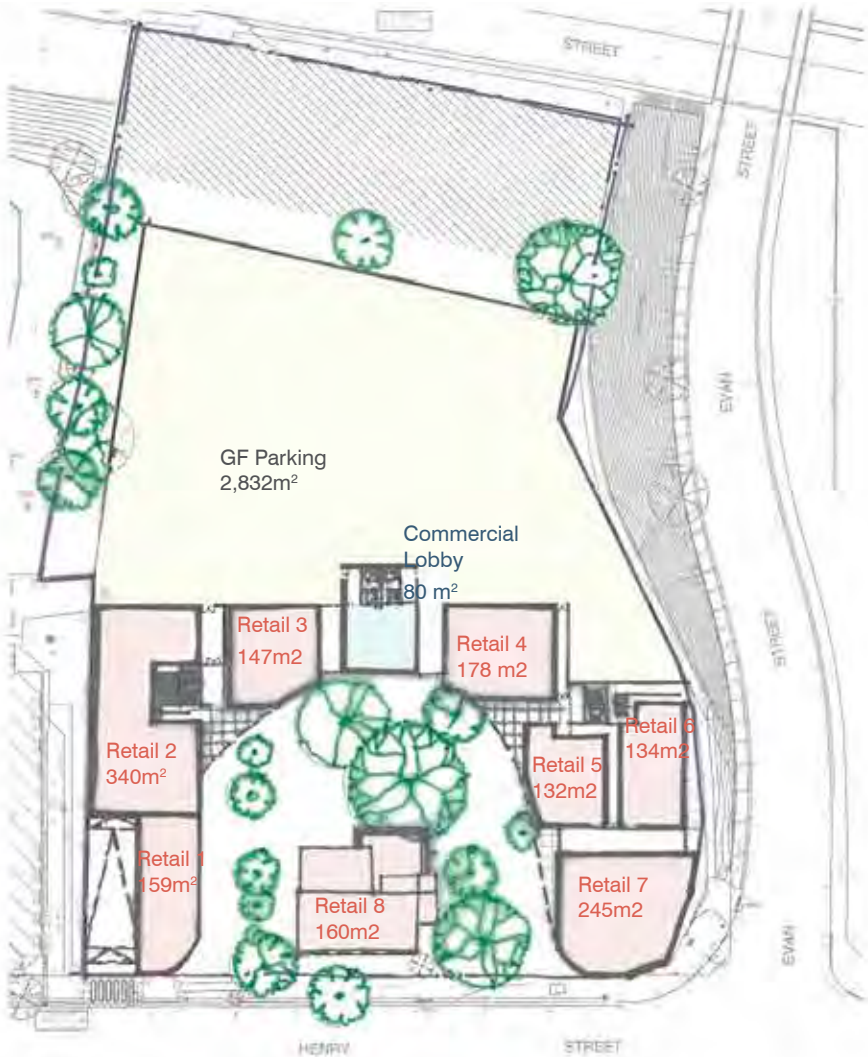
- Setback between towers: 26-36 m
- Step building height
- Dropback building in the rear
- Public access to public open space
- Define 'Gateway' location

14. PEDESTRIAN ACCESS AND ACTIVITIES

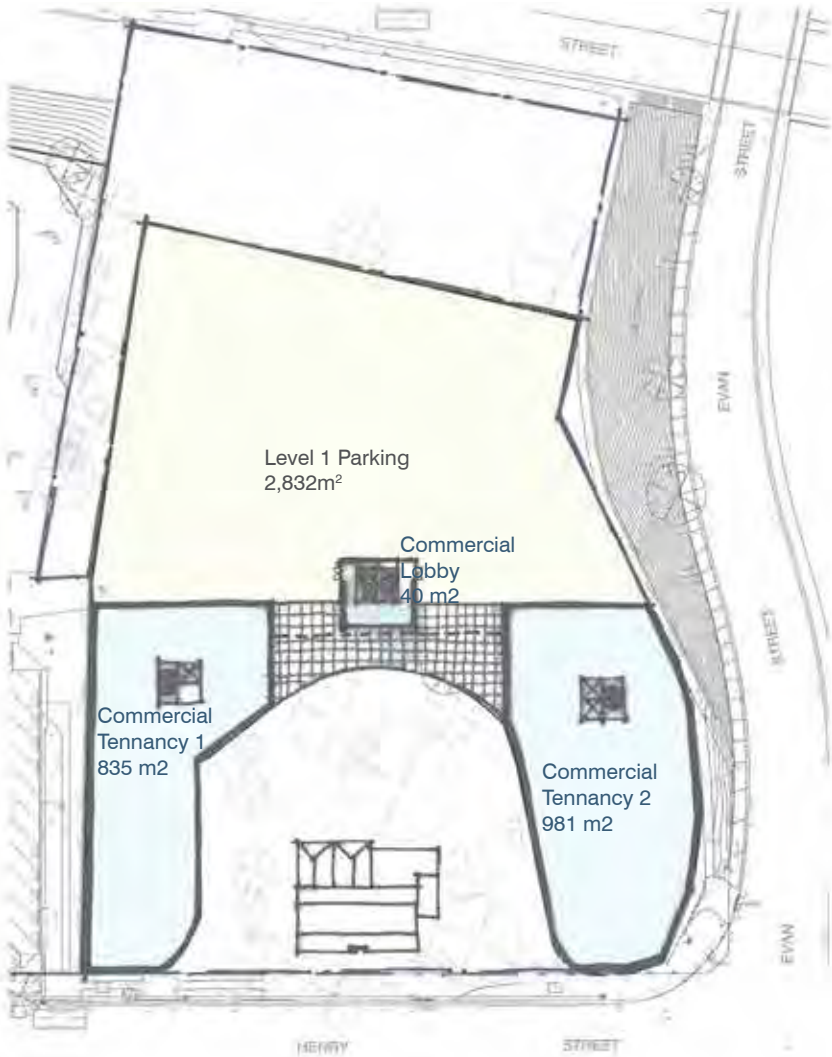


15. CONCEPT DESIGN OF RETAIL / COMMERCIAL FLOOR PLATES

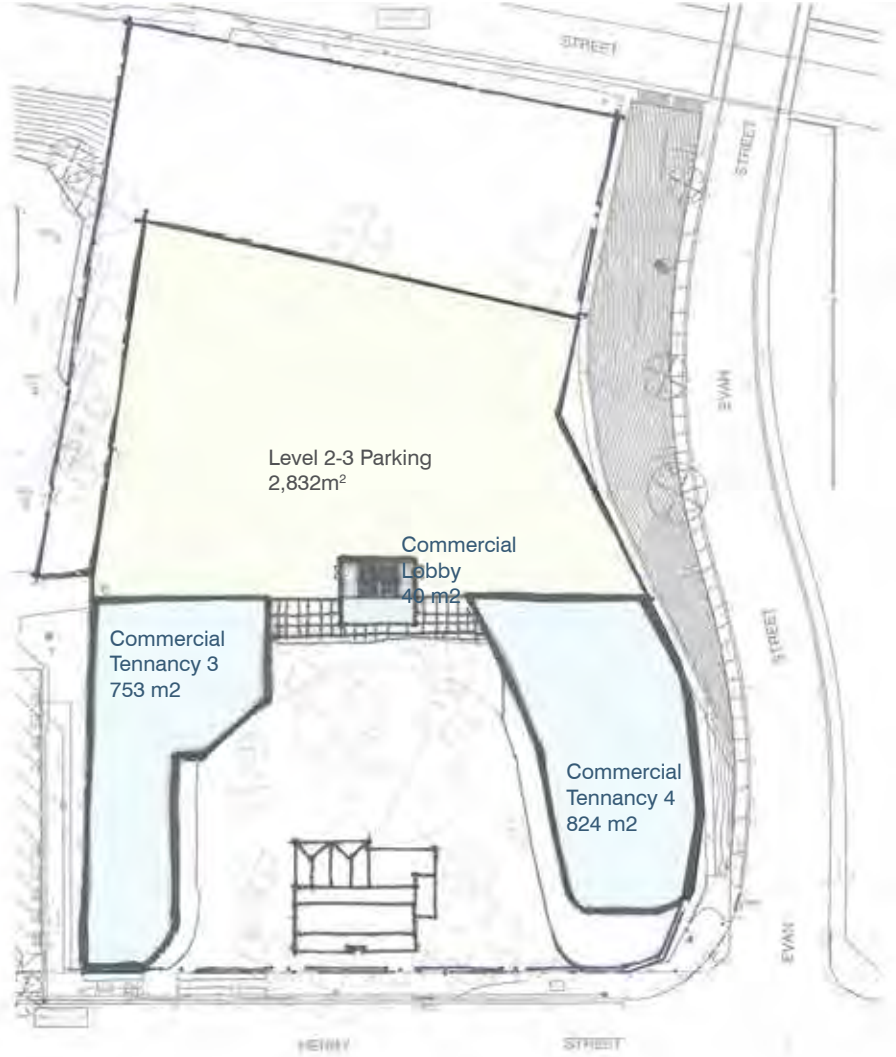
Ground floor retail spaces in association with potential commercial Justice related floor space



Concept Plan Ground Level
Retail GFA: 1,495 sqm



Concept Plan Level 1
Commercial GFA: 1,856 sqm



Concept Plan Level 2-3
Commercial GFA per level: 1,617 sqm

16. PUBLIC OPEN SPACE AND ACTIVATION

View looking from southwest towards public plaza



View looking towards the communal open space on podium



View looking from southeast towards public plaza



① Retail on ground level with outdoor seating



② Reuse the heritage item and create a publicly accessible plaza



③ Communal open space on podium level providing recreational opportunities.



④ Retail on ground level with outdoor seating



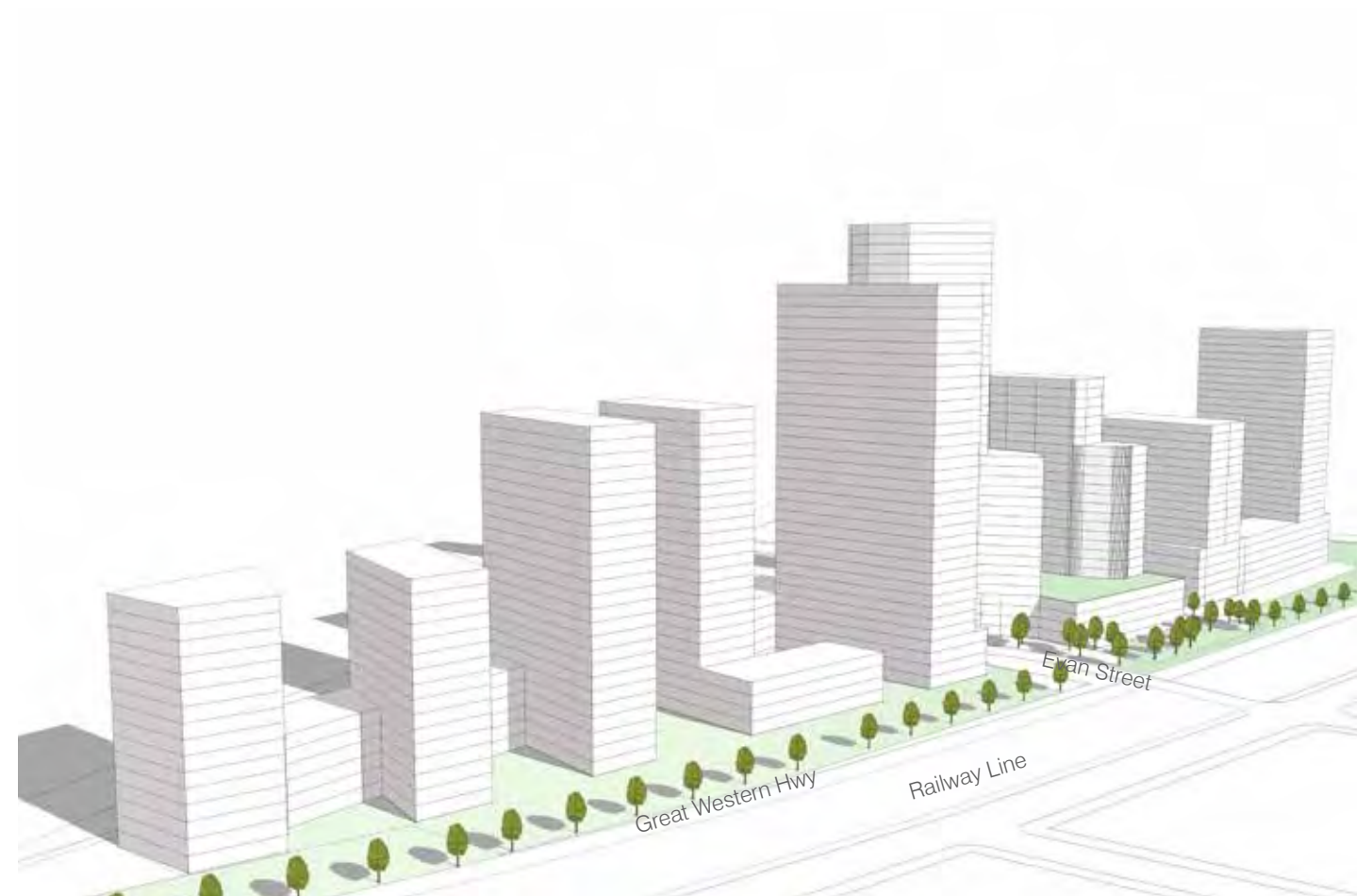
Public open space reference images

17. STREETSCAPE



Streetscape on Henry Street

- Continue street wall height along Henry Street.
- Transition to lower scale streetwall within site to related to heritage.
- Use streetwall height and separation to retain streetscape views to heritage building.



Streetscape on Great Western Hwy

- Creating green buffer between Great Western Hwy and the proposed development to diminish negative impact from railway line (ie. noisy).

18. VIEW IMPACT ON HERITAGE ITEM

The setback of the proposed new buildings on the site will maintain the prominence of the original building when viewed in both directions along Henry Street.

This proposal neatly allows an existing modest school building to maintain its streetscape presence and integrity as a free-standing building whilst allowing major development to take place in close proximity.



Site Plan



View looking from northwest towards the heritage item



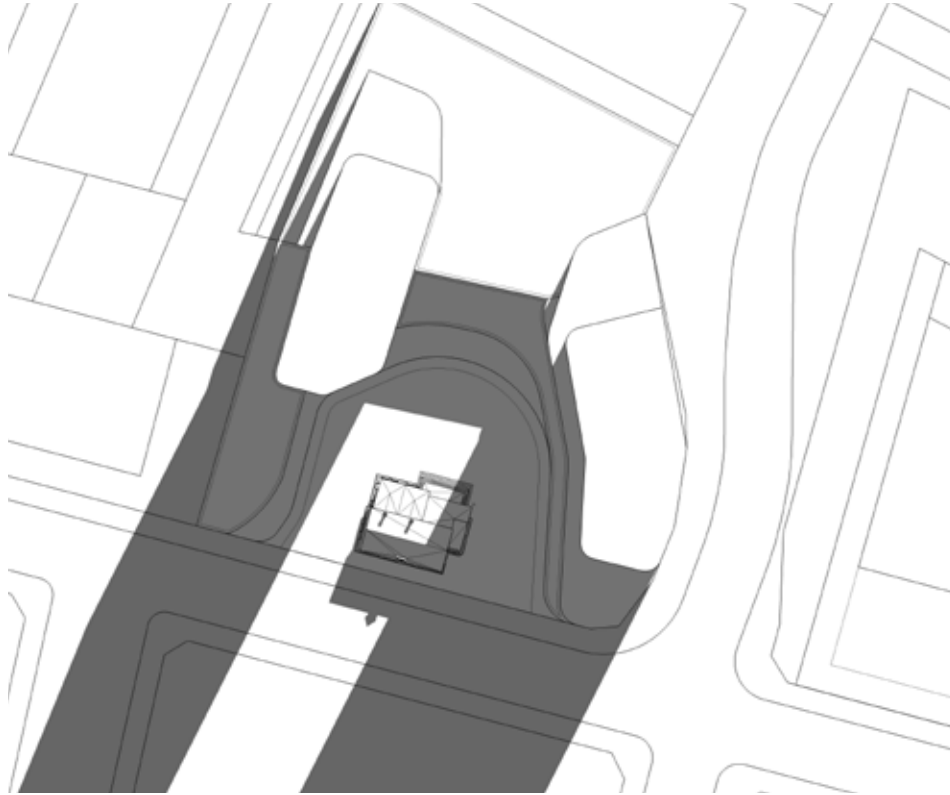
View looking from northeast towards the heritage item

- Match height of streetwall at Key site 8
- Transition streetwall height down to relate to Height Item
- Retail podium setback to Heritage Item: 12- 16m
- Residential tower setback to Heritage Item: 16- 20m
- Align high rise residential tower with Heritage Item
- Curve of chamfer podium building edge to allow view to Heritage Item

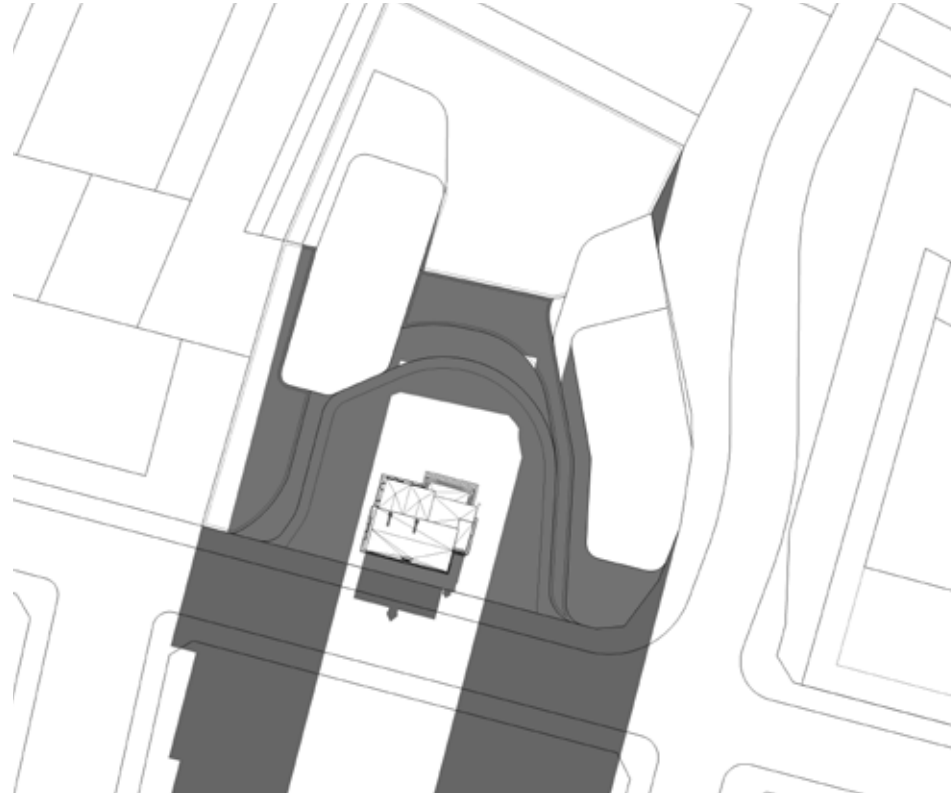
19. SHADOW DIAGRAM

A shadow study was undertaken to determine the effects of overshadowing between 10am and 12pm on 22nd of June.

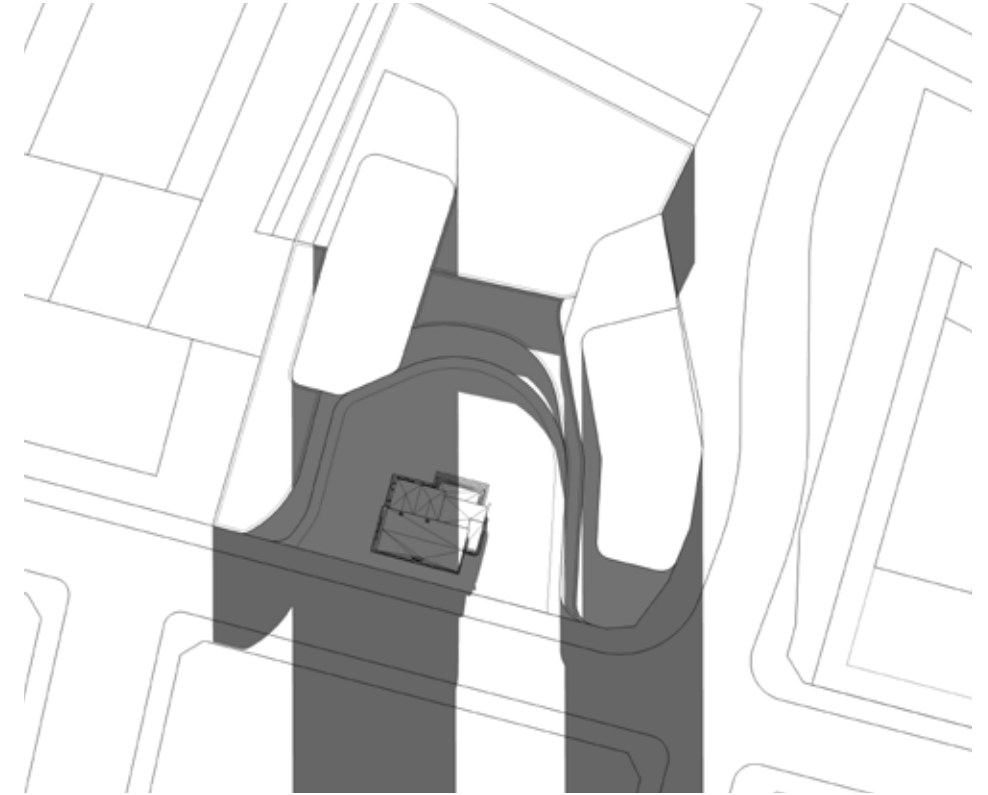
10:00 am on 22nd June



11:00 am on 22nd June



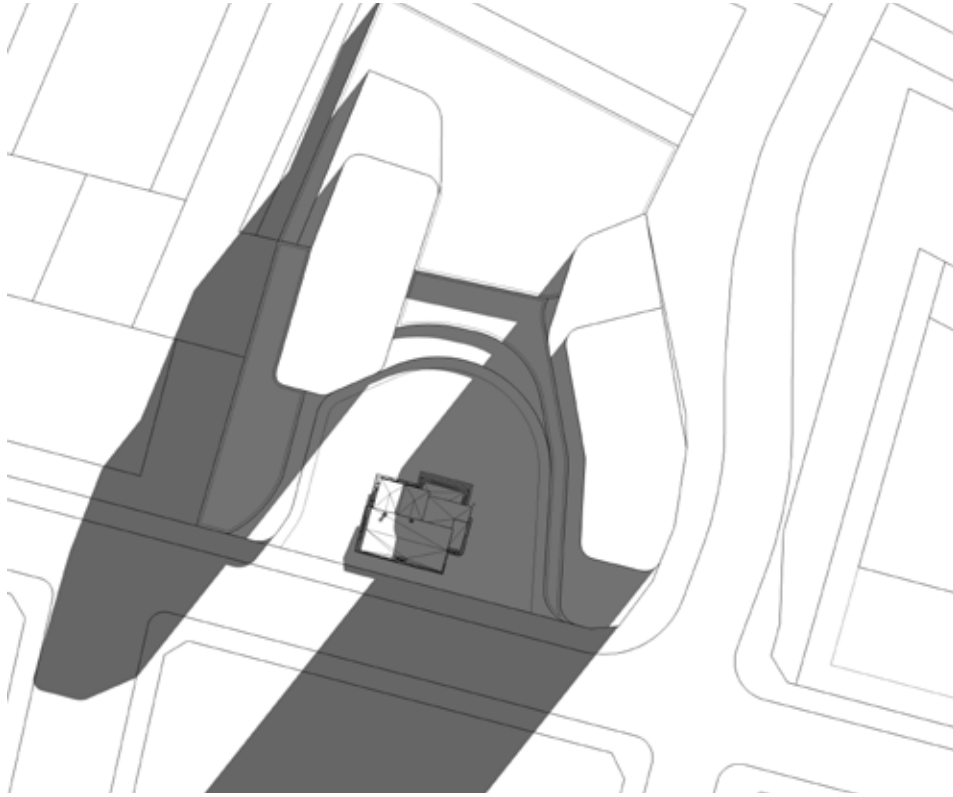
12:00 pm on 22nd June



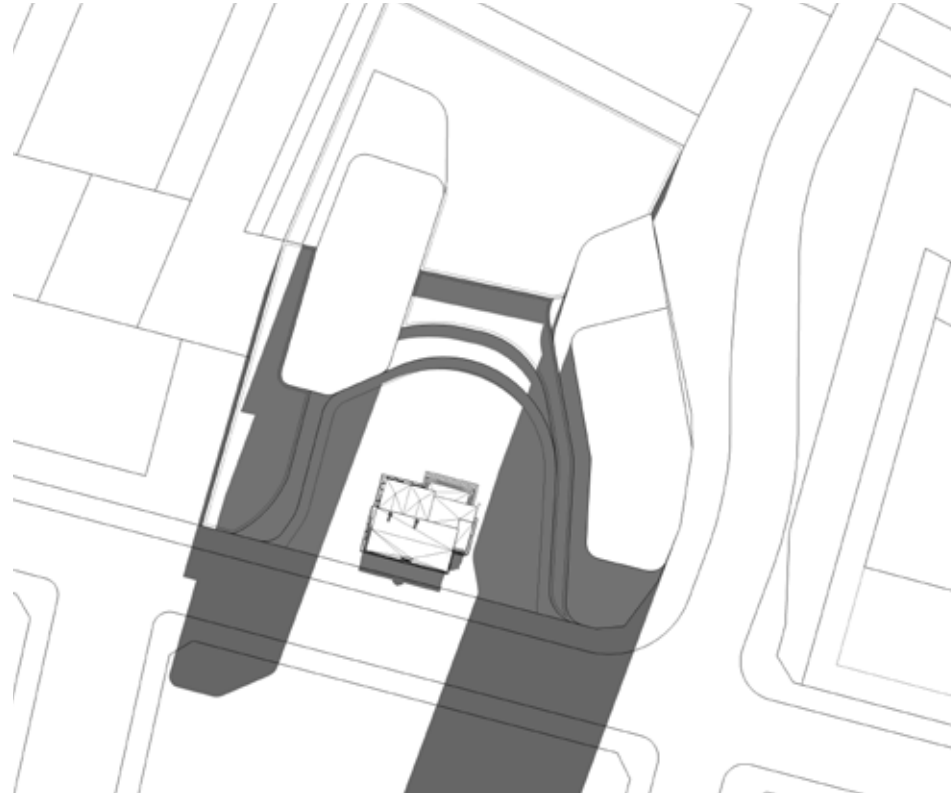
19. SHADOW DIAGRAM

A shadow study was undertaken to determine the effects of overshadowing between 10am and 12pm on and 22nd of September.

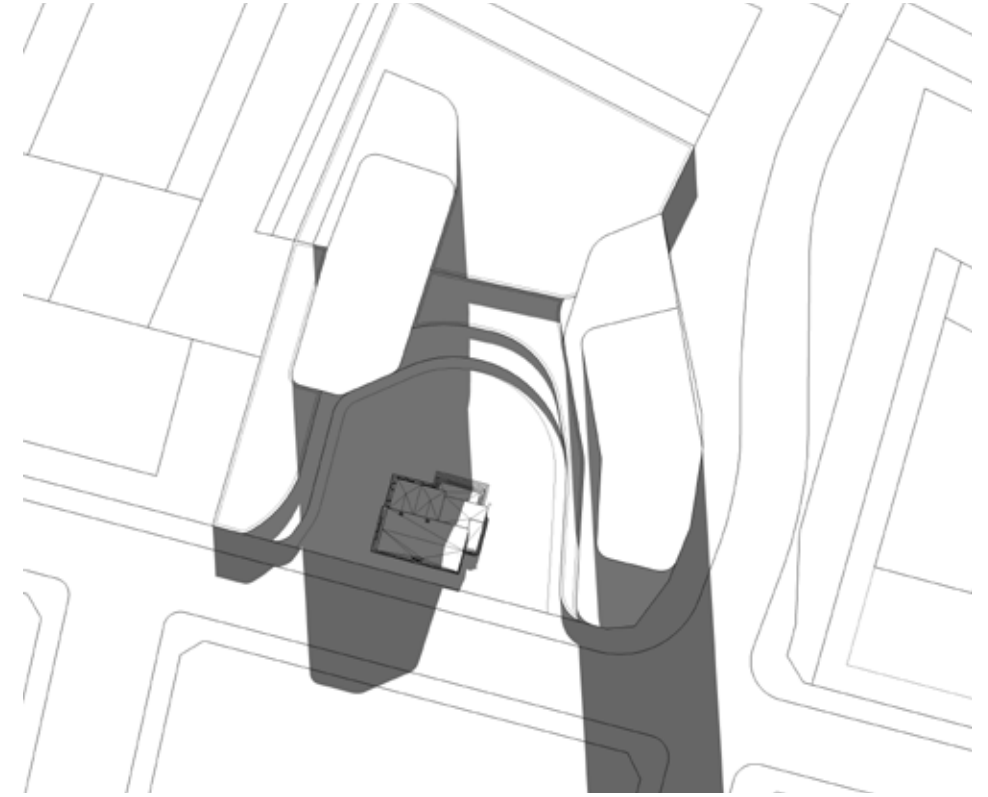
10:00 am on 22nd September



11:00 am on 22nd September



12:00 pm on 22nd September

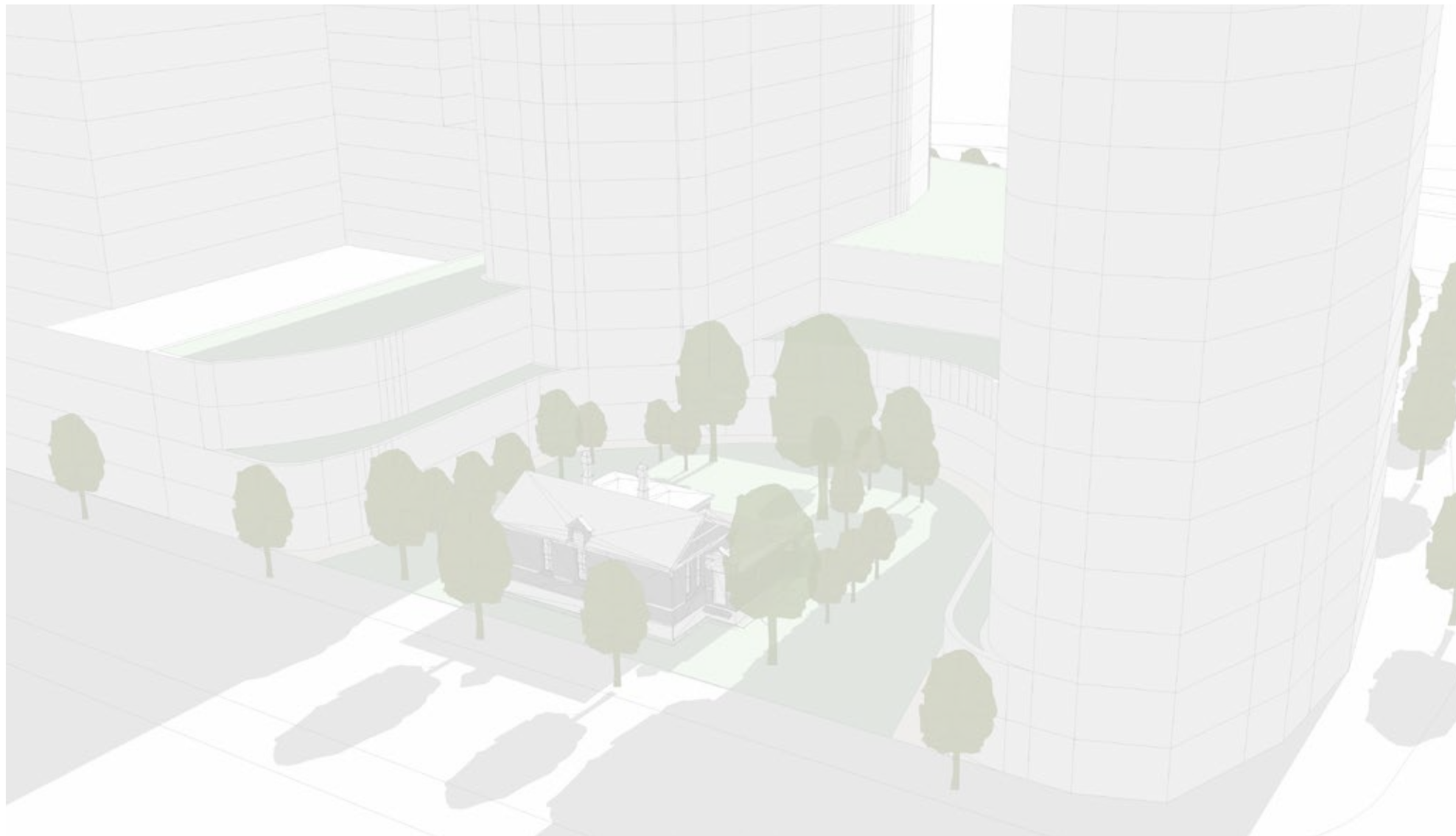


20. YIELD SUMMARY



		TOWER A	TOWER B	HERITAGE BUILDING
GFA / m ²	Retail	646	689	160
		1,495		
	Commercial	2,461	2,629	
		5,090		
	Residential	14,695	26,459	
		41,153		
	Total	47,738		
Site Area / m ²		7,358		
FSR		6.49		
Residential Units		196	353	
Total Units		549		

NOTE: Residential units calculated at an average two bedroom apartment /75 sqm per unit.



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DR Design(NSW) Pty Ltd
9 Argyle Place
Millers Point NSW 2000

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www.dicksonrothschild.com.au
Nominated Architect: Robert Nigel Dickson
Registration No.: 5364



Appendix B

Location Map and Site Photographs

51 and 57 Henry St Penrith



Site Map and Layout

Note: Red line is the approximate boundary of the investigation area

Source: Dickson Rothschild Architects - Further Urban Design Analysis 51 Henry Street

Response to RFI November 2016 Council's letter Ref: 15-177 dated 05/2017



Photo 1: Photograph from the corner of Site Evans and Henry Streets facing west.



Photo 2: The Site seen from the eastern property boundary.



Photo 3: An aboveground gas tank located in the north eastern site corner



Photo 4: The Site seen from the north looking south east. North street and the rail corridor are to the right of this frame



Photo 5: One of the main on-site buildings. The photograph is facing east.



Photo 6: The southern part of the Site looking east.



Photo 7: Part of the former school yard, facing north west. The buildings in the background are part of the neighbouring shopping centre and do not form part of the Site.



Photo 8: The eastern part of the Site with a storage shed.

Appendix C

Groundwater Borehole Search Results

NSW Office of Water

Work Summary

GW111617

Licence: 10BL604801

Licence Status: CANCELLED

Authorised Purpose(s): TEST BORE
Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore
Work Status: Supply Obtained
Construct.Method: Rotary Air
Owner Type: Local Govt

Commenced Date:
Completion Date: 20/10/2011

Final Depth: 210.00 m
Drilled Depth: 210.00 m

Contractor Name: INTERTECH
Driller: Paul Sheehy
Assistant Driller:

Property: PARKER ST RESERVE PARKER ST
PENRITH 2751
GWMA:
GW Zone:

Standing Water Level: 69.000
Salinity:
Yield: 1.120

Site Details

Site Chosen By:

County Form A: CUMBE
Licensed:
Parish CUMBE.11
Cadastre 669 31157

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6263195.0
Easting: 288184.0

Latitude: 33°45'00.6"S
Longitude: 150°42'47.6"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	230			Rotary Air
1		Hole	Hole	2.50	5.50	159			Rotary Air
1		Hole	Hole	5.50	210.00	164			Down Hole Hammer
1	1	Casing	Pvc Class 9	-0.50	77.50	140			Suspended in Clamps, Screwed and Glued
1	1	Casing	Steel	-0.50	5.50	159			Suspended in Clamps, Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
130.00	130.20	0.20	Unknown			0.02			800.00
145.00	149.00	4.00	Unknown			0.30			4450.00
158.50	160.00	1.50	Unknown			0.50			3500.00
203.00	209.00	6.00	Unknown			0.30			2600.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	CLAY BROWN	Clay	
0.50	1.00	0.50	SHALE BROWN	Shale	
1.00	113.00	112.00	SHALE GREY	Shale	
113.00	130.00	17.00	SANDSTONE GREY	Sandstone	
130.00	130.20	0.20	SANDSTONE GREY QUARTZ	Sandstone	
130.20	141.00	10.80	SANDSTONE GREY	Sandstone	
141.00	142.00	1.00	SANDSTONE GREY QUARTZ	Sandstone	
142.00	145.00	3.00	SANDSTONE GREY	Sandstone	
145.00	149.00	4.00	SANDSTONE GREY QUARTZ	Sandstone	
149.00	154.00	5.00	SANDSTONE GREY	Sandstone	
154.00	155.00	1.00	SANDSTONE GREY ,SILTSTONE BANDS	Sandstone	
155.00	158.50	3.50	SANDSTONE GREY	Sandstone	
158.50	160.00	1.50	SANDSTONE GREY QUARTZ	Sandstone	
160.00	161.00	1.00	SANDSTONE GREY	Sandstone	
161.00	162.00	1.00	SANDSTONE GREY ,SILTSTONE BANDS	Sandstone	
162.00	190.00	28.00	SANDSTONE GREY	Sandstone	
190.00	192.00	2.00	SANDSTONE GREY ,SILTSTONE BANDS	Sandstone	
192.00	198.50	6.50	SANDSTONE GREY	Sandstone	
198.50	200.00	1.50	SANDSTONE GREY QUARTZ	Sandstone	

200.00	203.00	3.00	SANDSTONE GREY	Sandstone	
203.00	209.00	6.00	SANDSTONE GREY QUARTZ	Sandstone	
209.00	210.00	1.00	SANDSTONE GREY	Sandstone	

Remarks

*** End of GW111617 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

NSW Office of Water

Work Summary

GW111989

Licence: 10BL603225

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Well
Work Status: Equipped
Construct.Method: Auger - Solid Flight
Owner Type: Private

Commenced Date:
Completion Date: 24/03/2010

Final Depth: 9.00 m
Drilled Depth: 9.00 m

Contractor Name: Numac Drilling Services
Driller: Christopher McMullen
Assistant Driller:

Property: WOOLWORTHS PETROL DIVISION
CORNER WORTH AND HIGH STREET
PENRITH 2750 NSW
GWMA:
GW Zone:

Standing Water Level:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
3//541045

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6262897.0
Easting: 286157.0

Latitude: 33°45'08.8"S
Longitude: 150°41'28.7"E

GS Map: -

MGA Zone: 0

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	9.00	125			Auger - Solid Flight
1		Annulus	Waterworn/Rounded	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	6.00	60	50		Seated on Bottom, Other
1	1	Opening	Slots - Horizontal	6.00	9.00	60		1	Casing - Machine Slotted, PVC Class 18, Other, SL: 40.0mm, A: 3.80mm

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
7.50	9.00	1.50	Unknown						

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	3.00	3.00	CLAY MINOR SAND RED BROWN	Clay	
3.00	9.00	6.00	GRAVEL WITH MINOR SAND	Gravel	

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated status & fixed drillers log errors.

*** End of GW111989 ***

Warning To Clients: This raw data has been supplied to the NSW Office of Water by drillers, licensees and other sources. The NOW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

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[All Groundwater Map](#)

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Bore Types

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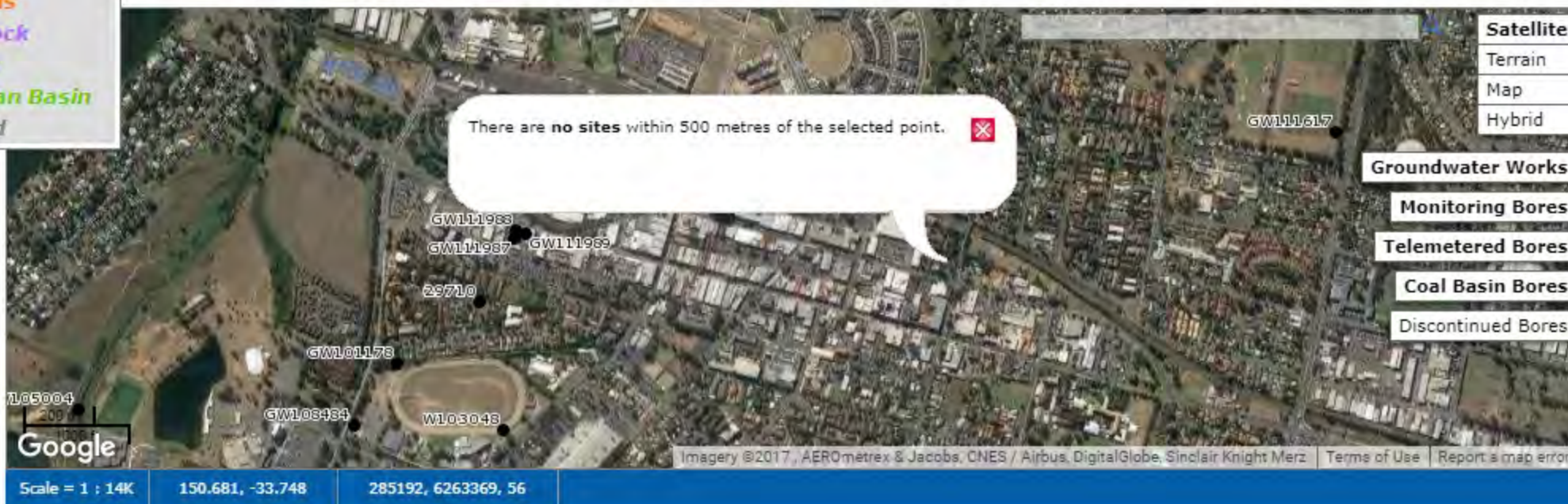
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Water

Underwater Map

es are Eastern Standard Time

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Appendix D

Heritage Register Search Results

Penrith Local Environmental Plan 2010

Current version for 11 August 2017 to date (accessed 23 August 2017 at 14:06)

Schedule 5

Schedule 5 Environmental heritage

(Clause 5.10)

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item no
Agnes Banks	Castlereagh Road Alignment	Castlereagh Road		Local	261
Agnes Banks	Weatherboard cottage	410–450 Castlereagh Road	Lot 10, DP 792357	Local	660
Agnes Banks	Agnes Banks Public School (former)	475–479 Castlereagh Road	Lot 1, DP 776886	Local	3
Agnes Banks	“Osborne”, homestead, barn, outbuildings and plantings	580–600 Castlereagh Road	Lot 1, DP 1155198	Local	6
Agnes Banks	“Chestnut”, dwelling, slab cottage and trees	580–600 Castlereagh Road	Lot 1, DP 1155198	Local	8
Agnes Banks	“Tyreel”, dwelling and barn	626–652 Castlereagh Road	Lot 1, DP 739177	Local	10
Agnes Banks	Federation farmhouse and trees	706 Castlereagh Road	Lot 4, DP 570547	Local	12
Agnes Banks	Brick farmhouse, trees and orchard	850–856 Castlereagh Road	Lot 1, DP 228165	Local	659
Agnes Banks	Agnes Banks Nature Reserve	2 Geebung Close, and 36–62 and 66–88 Rickards Road	Lots 149 and 157–159, DP State 752021; Lot 7302, DP 1151861; Lot 12, DP 1049319		15
Agnes Banks	Farmhouse (collapsed) and outbuildings	2–22 Springwood Road	Lot 930, DP 1129072	Local	2
Badgerys Creek	McGarvie-Smith Farm	1793–1951 Elizabeth Drive	Lot 63, DP 1087838	Local	857
Castlereagh	Castlereagh Road Alignment	Castlereagh Road		Local	261
Castlereagh	Memorials—Smith Park	1151–1159 Castlereagh Road	Lots 1–3, DP 3784; Part Lot 58, DP 752021	Local	19
Castlereagh	Castlereagh Council Chambers (former)	1158–1160 Castlereagh Road	Lot 1, DP 198257	Local	18
Castlereagh	Christ Church Anglican Church	230–232 Church Lane	Lot 27, DP 581747	Local	28
Castlereagh	Farmhouse, garden planting and natural vegetation	259A–263 Church Lane	Lot 1000, DP 1100451	Local	26
Castlereagh	Castlereagh Public School (former)	13–25 West Wilchard Road	Lot 2, DP 780559	Local	20
Claremont Meadows	Milestone	Great Western Highway	Fronting Lot 1, DP 1126991	Local	859
Claremont Meadows	“Four Winds”, dwelling	568 Great Western Highway	Part Lot 11, Section 24, DP 111110	Local	321
Colyton	Milestone	Great Western Highway	Fronting Lot 1 DP 538063	Local	862



Mulgoa	Cox's Cottage	1012–1046 Mulgoa Road and 2–24 St Thomas Road	Lots 2–4, DP 241971	State	125
Mulgoa	Mulgoa Road Alignment (former)	St Thomas Road		Local	844
Orchard Hills	Brick farmhouse	80–88 Caddens Road	Lot 6, DP 1344	Local	155
Orchard Hills	“Lindfield”	182–188 Caddens Road	Lot 1, DP 583439	Local	845
Orchard Hills	Water reservoir	197–207 Castle Road	Lot 1, DP 430473	Local	657
Orchard Hills	Orchard Hills Uniting Church	3 Frogmore Road	Lot 101, DP 128254	Local	156
Orchard Hills	Memorial cairn	Luddenham Road		Local	230
Orchard Hills	Mamre	181–275 Mamre Road	Lot 1, DP 530579	State	228
Orchard Hills	Memorial cairn	181–275 Mamre Road	Lot 1, DP 530579	Local	229
Orchard Hills	Canine Council dwelling	391–395 Mamre Road	Lot 2, DP 547057	Local	846
Orchard Hills	Leeholme Horse Stud Rotunda	391–395 Mamre Road	Lot 2, DP 547057	Local	232
Penrith	“Craithes”, dwelling, trees, outbuildings and carriage loop	34–40 Borec Road	Lot 2, DP 802406	State	161
Penrith	Weir	Bruce Neale Drive, Nepean River		Local	848
Penrith	Weatherboard cottage	41–43 Camden Street	Lot 13, DP 712385	Local	695
Penrith	Edwardian cottage	2068 Castlereagh Road	Lot 3, DP 862636	Local	158
Penrith	Victorian house	2083–2089 Castlereagh Road	Lot 1, DP 623919	Local	160
Penrith	Bennetts Wagons	2151(a) Castlereagh Road	Lot 112 DP 774782	Local	829
Penrith	Penrith School of Arts (former)	7 Castlereagh Street	Lots 9–11, Section 1, DP 1582	Local	692
Penrith	Torin building	26 Coombes Drive	Lot 401–403, DP 1162312	State	827
Penrith	“Combewood”, house, garden, trees and original entrance drive	234–256 Coreen Avenue	Lot 2, DP 654378; Lots 51–55, DP 237090	Local	163
Penrith	Cottage	169 Cox Avenue	Lot A, DP 984462	Local	853
Penrith	Thornton Hall	Lot 11, The Crescent	Lot 1, DP 33753	Local	166
Penrith	Presbyterian manse (former)	154 Derby Street	Lot 4, DP 25106	Local	697
Penrith	Victorian cottage	163 Derby Street	Lot Y, DP 389668	Local	698
Penrith	Victorian cottage	194 Derby Street	Lot 1, DP 2363	Local	699
Penrith	Ferry crossing	Nepean River—Ferry Road		Local	870
Penrith	Governor Phillip Special Hospital—original building	64 Glebe Place	Lot 1, DP 213072	Local	174
Penrith	Rectory (former)	95 Glebe Place	Lots 5 and 5A, DP 39162	Local	173
Penrith	Victoria Bridge	Great Western Highway		Local	146
Penrith	Penrith Infants Department (1884 building)	57 Henry Street	Lot 1, DP 724160	Local	177
Penrith	Methodist Church (former)	74 Henry Street	Lot 22, DP 586469	Local	179
Penrith	TAFE Building	115–119 Henry Street	Lot 111, DP 1028320	Local	689
Penrith	Penrith Council Chambers (former)	129–133 Henry Street	Lot 1123, DP 1106979	Local	189

Search for NSW heritage

[Return to search page](#) where you can refine/broaden your search.

Statutory listed items

Information and items listed in the State Heritage Inventory come from a number of sources. This means that there may be several entries for the same heritage item in the database. For clarity, the search results have been divided into three sections.

- Section 1 - contains Aboriginal Places declared by the Minister for the Environment under the National Parks and Wildlife Act. This information is provided by the Heritage Division.
- Section 2 - contains heritage items listed by the Heritage Council of NSW under the NSW Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the NSW Heritage Act. This information is provided by the Heritage Division.
- Section 3 - contains items listed by local councils on Local Environmental Plans under the Environmental Planning and Assessment Act, 1979 and State government agencies under s.170 of the Heritage Act. This information is provided by local councils and State government agencies.

Section 1. Aboriginal Places listed under the National Parks and Wildlife Act.

Your search did not return any matching results.

Section 2. Items listed under the NSW Heritage Act.

Your search returned 2 records.

Item name	Address	Suburb	LGA	SHR
Emu Plains (Nepean River) Underbridge	Off Bruce Neale Dr, Steel Trusses 1.3 Km Past Station	Penrith	Penrith	01830
Penrith Railway Station group	Great Western Railway	Penrith	Penrith	01222

Section 3. Items listed by Local Government and State Agencies.

Your search returned 18 records.

Item name	Address	Suburb	LGA	Information source
Cram Place (Former Coach House)	338-340 High Street	Penrith	Penrith	LGOV
Emu Plains (Nepean River) Underbridge	Off Bruce Neale Dr, Steel Trusses 1.3 Km Past Station	Penrith	Penrith	SGOV
Museum of Fire Penrith (Former Penrith Power Station)	Castlereagh Road	Penrith	Penrith	LGOV
Penrith Ambulance Station	668 High Street	Penrith	Wentworth	SGOV
Penrith Ambulance Station	High Street	Penrith	Penrith	LGOV
Penrith Brick Company (Former) (Demolished)	Copeland Street	Kingswood	Penrith	LGOV
Penrith Council Chambers	Henry Street	Penrith	Penrith	LGOV

Penrith General Cemetery	Copeland Street	Kingswood	Penrith	LGOV
Penrith Infants Department	Henry Street	Penrith	Penrith	LGOV
Penrith Public School Building	High Street	Penrith	Penrith	LGOV
Penrith Public School Palm Trees	High Street	Penrith	Penrith	LGOV
Penrith Railway Station	Jane Street	Penrith	Penrith	LGOV
Penrith Railway Station Group and Residence	Station Street	Penrith	Penrith	SGOV
Penrith Weir	Nepean River	Penrith	Penrith	SGOV
The Cottage	39 Warwick Street	Penrith	Penrith	LGOV
Tree - The Cottage	39 Warwick Street	Penrith	Penrith	LGOV
Tree to Victorian House	48 Warwick Street	Penrith	Penrith	LGOV
Victorian House	48 Warwick Street	Penrith	Penrith	LGOV

There was a total of 20 records matching your search criteria.

Key:

LGA = Local Government Area

GAZ= NSW Government Gazette (statutory listings prior to 1997), HGA = Heritage Grant Application, HS = Heritage Study,

LGOV = Local Government, SGOV = State Government Agency.

Note: While the Heritage Division seeks to keep the Inventory up to date, it is reliant on State agencies and local councils to provide their data. Always check with the relevant State agency or local council for the most up-to-date information.

Appendix E

EPA Register Search Results

PENDLE HILL	7-Eleven Service Station 217 Wentworth AVENUE	Service Station	Regulation under CLM Act not required
PENDLE HILL	Caltex Service Station 602-606 Great Western HIGHWAY	Service Station	Under assessment
PENNANT HILLS	Shell Coles Express Pennant Hills West 386 Pennant Hills ROAD	Service Station	Contamination currently regulated under CLM Act
PENRITH	Caltex Penrith Service Station 153 Coreen AVENUE	Service Station	Regulation under CLM Act not required
PENRITH	Lowes Petroleum (Former Mobil) Depot Penrith 174 Coreen AVENUE	Other Petroleum	Regulation under CLM Act not required
PENRITH	Mirvac Industrial Site 2101 Castlereagh ROAD	Other Industry	Regulation under CLM Act not required
PENRITH	7-Eleven (former Mobil) Service Station 212-222 Andrews ROAD	Service Station	Regulation under CLM Act not required
PENRITH	7-Eleven Service Station Penrith 30 Henry STREET	Service Station	Regulation under CLM Act not required
PENRITH	Caltex Service Station Castlereagh Rd Cnr Lugard STREET	Service Station	Regulation under CLM Act not required
PENRITH	Crane Enfield Metals Castlereagh ROAD	Metal Industry	Contamination currently regulated under CLM Act
PENRITH	BP Express Service Station Corner Coreen Avenue and Castlereagh ROAD	Service Station	Regulation under CLM Act not required
PENRITH	Jet 60 Dry Cleaners Shop 3 134-138 Henry STREET	Unclassified	Under assessment
PENSHURST	7-Eleven Service Station 612 Forest ROAD	Service Station	Regulation under CLM Act not required
PENSHURST	Caltex Service Station 641 King Georges ROAD	Service Station	Regulation under CLM Act not required



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Search results

Your search for: General Search with the following criteria

Suburb - PENRITH

returned 76 results

[Export to excel](#)

4 of 4 Pages

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Number	Name	Location	Type	Status	Issued date
1129012	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	27 Jun 2011
1504851	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	28 Jun 2012
1528922	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	23 Mar 2015
1538189	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	19 Feb 2016
11461	TOTAL CONCRETE SOLUTIONS PTY LIMITED	261 COOMBES DRIVE, PENRITH, NSW 2750	POEO licence	No longer in force	19 Oct 2001
1294	VICARY CORPORATION PTY LIMITED	60-62 REGENTVILLE ROAD, PENRITH, NSW 2750	POEO licence	Surrendered	22 Aug 2000
12106	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	POEO licence	Surrendered	28 Apr 2004
1042219	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	10 Nov 2004
1065654	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	25 Oct 2006
1093267	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	10 Nov 2008
1127751	VIP STEEL PACKAGING	182-184 Andrews	s.58 Licence	Issued	03 Jun 2011

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	PTY LTD	Road, PENRITH, NSW Variation 2750			
5269	VIRBAC (AUSTRALIA) PTY LTD	2152 CASTLEREAGH POEO ROAD, PENRITH, NSW licence 2750	Issued		10 Aug 2000
1066270	VIRBAC (AUSTRALIA) PTY LTD	2152 CASTLEREAGH s.58 Licence ROAD, PENRITH, NSW Variation 2750	Issued		15 Dec 2006
1072508	VIRBAC (AUSTRALIA) PTY LTD	2152 CASTLEREAGH s.58 Licence ROAD, PENRITH, NSW Variation 2750	Issued		23 Jul 2007
1100623	VIRBAC (AUSTRALIA) PTY LTD	2152 CASTLEREAGH s.58 Licence ROAD, PENRITH, NSW Variation 2750	Issued		07 Oct 2009
1526064	VIRBAC (AUSTRALIA) PTY LTD	2152 CASTLEREAGH s.58 Licence ROAD, PENRITH, NSW Variation 2750	Issued		11 Nov 2014

[123](#)⁴

23 August 2017

Appendix F

Land Title Search Results

Form: . 01T .
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Paramonte Legal



TRANSFER

New South Wales
Real Property Act 1900



AJ939330P

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Class No:	1411509	3706
Duty:	\$10	Trans No 8358098-001
Assess details:		

(A) **TORRENS TITLE**

1/103609, 1/724160, 1/795083, 1/905016, 1/1122794, A/159402 and B/159402

(B) **LODGED BY**

Document
Collection
Box

45A

Name, Address or DX, Telephone, and Customer Account Number if any

Level 5, Building C
1 Homebush Bay Drive
Rhodes NSW 2138

Reference:

15 JJ 9001

LLPN: 123011G

CODES

T

TW

(C) **TRANSFEROR**

Government Property NSW

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$4,500,000.00 and as regards

(E) **ESTATE**

the abovementioned land transfers to the transferee an estate in fee simple.

(F) **SHARE**

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) **TRANSFEE**

By The Park Pty Ltd ACN 606 359 344

(I)

TENANCY:

DATE

(J) I certify that I am an eligible witness and that an authorised officer of the transferor signed this dealing in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness: SEE ATTACHED
ANNEXURE A

Name of witness:
Address of witness:

Signature of authorised officer: SEE ATTACHED
ANNEXURE A

Authorised officer's name:
Authority of officer:
Signing on behalf of: Government Property NSW

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Joanne Camilleri
Signatory's capacity: Licensed Conveyancer for the Transferee

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. [] Full name: [] Signature: []

ANNEXURE A

TRANSFEROR

GOVERNMENT PROPERTY NSW

TRANSFeree

BY THE PARK PTY LTD

ACN 606 359 344

Folio Identifier: 1/103609, 1/724160, 1/795083, 1/905016, 1/1122794, A/159402, B/159402

Certified correct for the purposes of the
Real Property Act 1900

Signed by **DENNIS SZABO** as delegate on
behalf of **Government Property NSW** ABN 91 840 597 406
but not so as to incur any personal liability
in the presence of:

.....
Signature of witness

.....
Name of witness (please print)

.....
Address of witness

.....
Signature of authorised delegate

.....
Name of authorised delegate (please print)

.....
Title of delegate

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

31/8/2017 12:50PM

FOLIO: 1/724160

First Title(s): OLD SYSTEM
Prior Title(s): VOL 534 FOL 58

Recorded	Number	Type of Instrument	C.T. Issue
18/6/1987	DP724160	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
3/10/1989	DP724160	DEPOSITED PLAN	FOLIO CREATED EDITION 1
1/6/2010	AF499326	APPLICATION	EDITION 2
12/2/2013	AH543571	CHANGE OF NAME	EDITION 3
30/10/2015	AJ939330	TRANSFER	
30/10/2015	AJ939331	MORTGAGE	EDITION 4

*** END OF SEARCH ***

cano10

PRINTED ON 31/8/2017

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WARNING: THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

SL 907

CERTIFICATE OF TITLE.

(C.)

New South Wales.

CANCELLED

M

ON ISSUE OF NEW FOLIO 1/724/60

[Reference to last Certificate]

[Vol. 260 Folio 2]



Residue after Transfer
2/175
REGISTER BOOK

VOL. 534 FOLIO 58

Mary Jackson of Parish Widow Administratrix of the Intestate Estate of William Jackson Deceased is now the Proprietor of an Estate in fee simple subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and Interests as are notified herein in that piece of land situated in the Town of Smith Parish of Castlereagh and County of Cumberland containing one rood fourteen and a half perches or thereabouts commencing on the Northern side of Harry Street at the South Western corner of lot fifteen and bounded thence on the South by that Street bearing Westerly ninety feet to W. J. Jones Twenty three perches On the West by that Land bearing North by One hundred and sixty feet On the North by a line bearing Easterly ninety feet to lot fifteen aforesaid and on the East by that lot bearing Southerly one hundred and sixty five feet to the point of commencement as shown on the plan heron and therein edged red being lot 14 and part of lot 13 of Section 5 of Mac Haris Subdivision and also part of One hundred acres delineated in the public Map of the said Parish deposited in the Office of the Surveyor General originally granted to Sarah Mac Haris Henry Fulton and Alexander Fraser by Crown Grant dated the sixth day of September one thousand eight hundred and thirty four

In witness whereof, I have hereunto signed my name and affixed my Seal, this thirty first day of May one thousand eight hundred and ~~seventy~~ eighty one

Signed the 31st day of May 1871

in the presence of

Henry & noels

Deputy Registrar General.



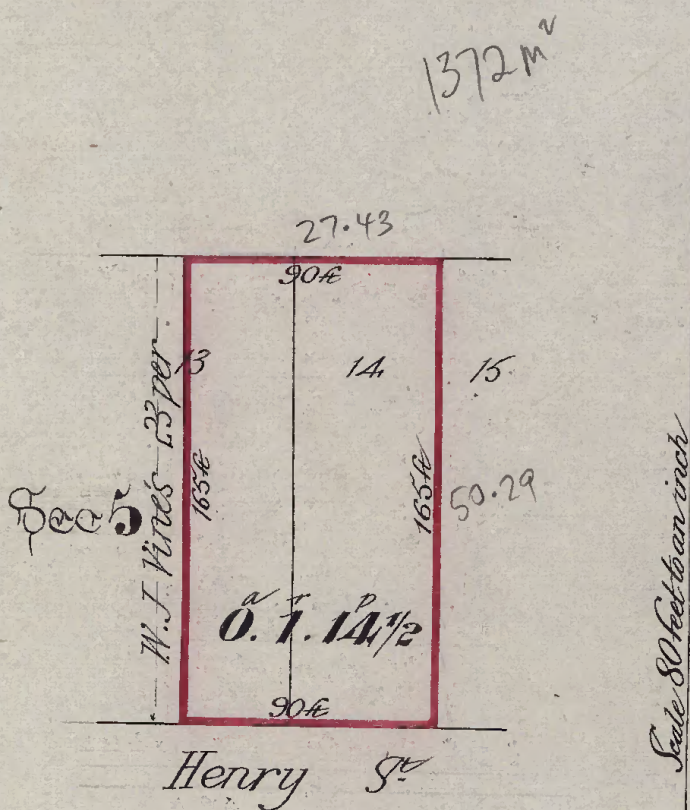
THE LAND WITHIN
DESCRIBED IS
Lot 1 in DP 724/60

NOTIFICATION REFERRED TO.

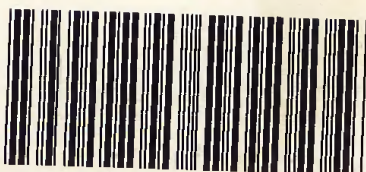
NO 78231. Notice of Resumption the land within described has become vested in the Minister for Public Instruction by the Operation of the Act 44 Victoria No 16 and in pursuance of the Gazette Notice under the Hand of His Excellency the Governor in Connection therewith Produced and Entered 21st March 1884 at 10th past 11 o'clock in the forenoon

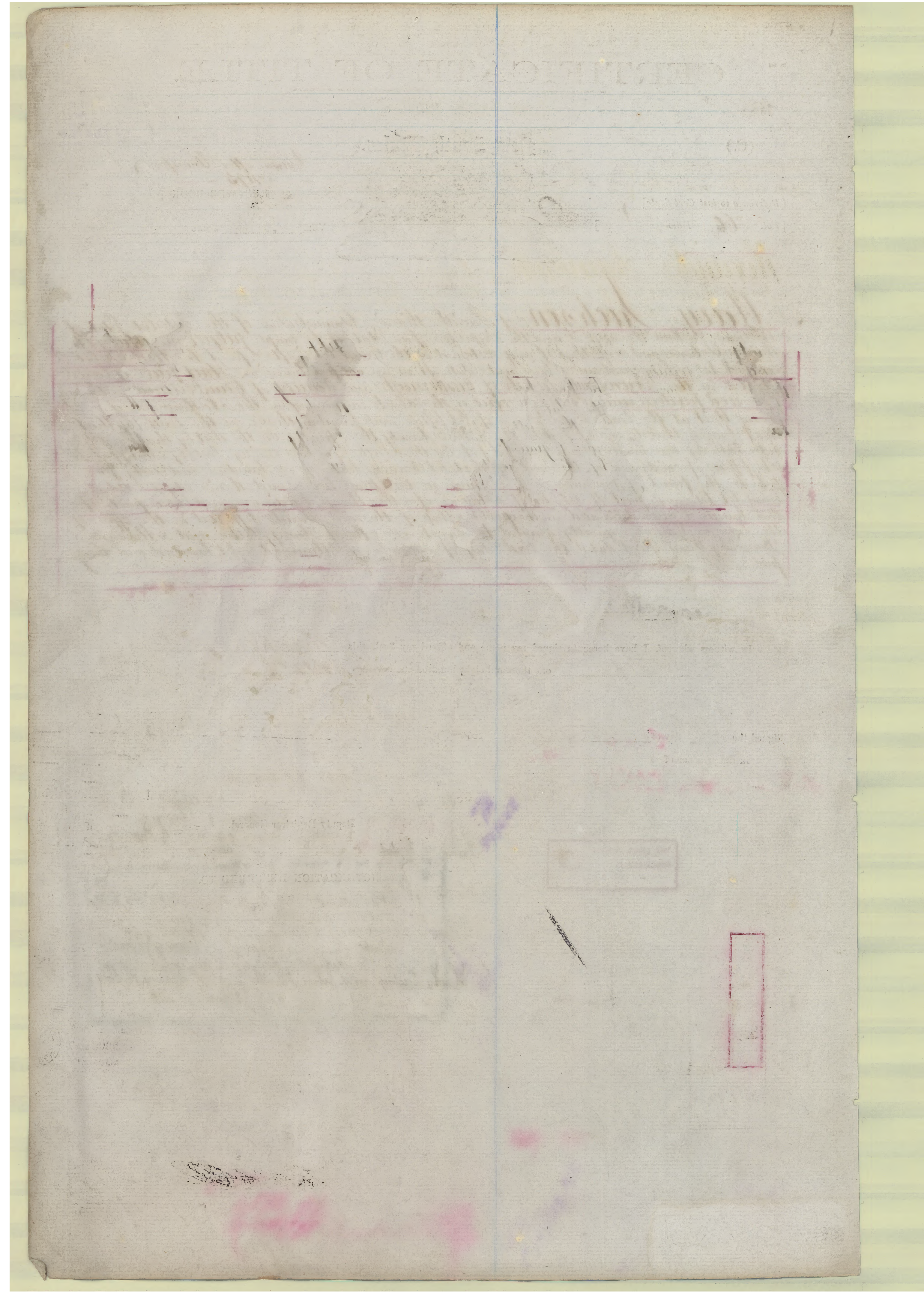
By newcomb
Dep Registrar

FOLIO CANCELLED. NEW FOLIO IS 1/724/60
NO FURTHER DEALINGS TO BE REGISTERED.



85063500





CERTIFICATE OF TITLE.

(C.)

New South Wales.

CANCELLED ☒ M

ON ISSUE OF NEW FOLIO 1/724160

[Reference to last Certificate]

[Vol. 260 Folio 2]



REGISTER BOOK

VOL. 534 FOLIO 58

Mary Jackson of Parrish Widow Administratrix of the Intestate Estate of William Jackson Deceased is now the Proprietor of an Estate in fee simple subject nevertheless to the reservations and conditions if any contained in the Grant hereinafter referred to and also subject to such encumbrances liens and Interests as are notified herein in that piece of land situated in the Parish of South Parrish of Castlereagh and County of Cumberland containing one rood fourteen and a half perches or thereabouts commencing on the Northern side of Harry Street at the South Western corner of lot fifteen and bounded thence on the South by that Street bearing Westerly ninety feet to W. J. Jones twenty three perches on the West by that Land bearing Southly one hundred and sixty five feet on the North by a line bearing Easterly ninety feet to lot fifteen aforesaid and on the East by that lot bearing Southly one hundred and sixty five feet to the point of commencement as shown on the Plan hereto and therein edged red being lot 14 and part of lot 15 of Section 5 of Mac Hays Subdivision and also part of one hundred acres delineated in the public map of the said Parish deposited in the Office of the Surveyor General originally granted to Sarah Mac Hays Henry Fulton and Alexander Hays by Crown Grant dated the sixth day of September one thousand eight hundred and thirty four.

In witness whereof, I have hereunto signed my name and affixed my Seal, this Thirtieth day of May one thousand eight hundred and seventy Eighty one

Signed the 30th day of May 1881

in the presence of

Henry & sons

G. Munn

Deputy Registrar General.



THE LAND WITHIN

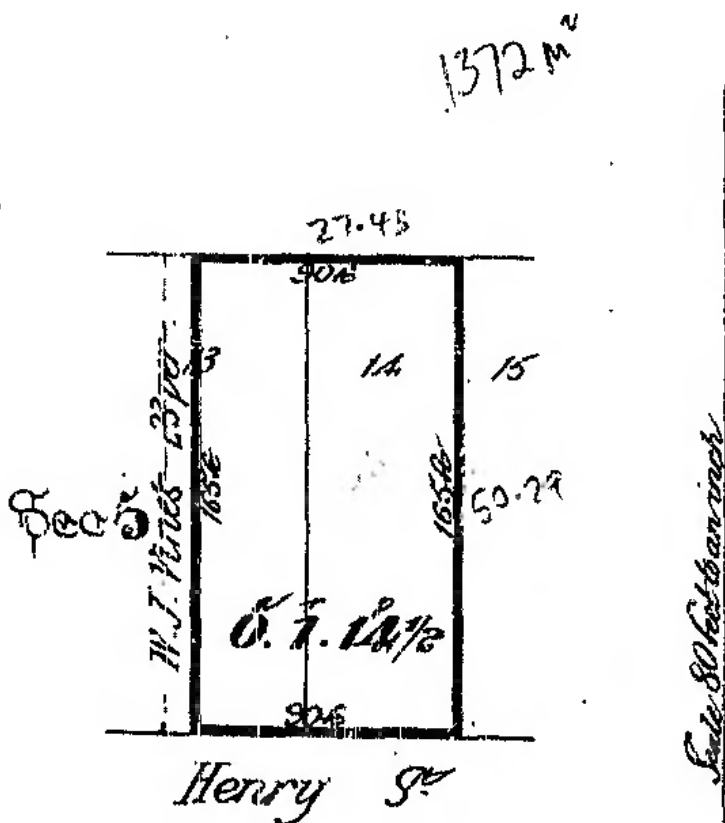
DESCRIBED IS

Lot 1 in DP 724160

NOTIFICATION REFERRED TO.

No 75231. Notice of Resumption The land within described has become vested in the Minister for Public Instruction by the operation of the Act 44 Victoria No 16 and in pursuance of the Gazette Notice under the Hand of His Excellency the Governor in connection therewith Produced and Entered 2nd March 1881 at 10.15 past 11 o'clock in the forenoon

W. H. Mason
Deputy Registrar



FOLIO CANCELLED. NEW FOLIO IS 1/724160
NO FURTHER DEALINGS TO BE REGISTERED.

85043500



B

Form: . 01T .
 Licence: 01-05-025
 Licensee: LEAP Legal Software Pty Limited
 Firm name: Paramonte Legal



TRANSFER

New South Wales
 Real Property Act 1900



AJ939330P

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Class No: 1411509	3706
Duty: \$10	Trans No: 8358092-001
Assess details	

(A) TORRENS TITLE

1/103609, 1/724160, 1/795083, 1/905016, 1/1122794, A/159402 and B/159402

(B) LODGED BY

Document Collection Box 45A	Name, Address or DX, Telephone, and Customer Account Number if any Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 Reference: 15 JJ 9001	LLPN: 123011G	CODES T TW
---------------------------------------	---	---------------	--------------------------------

(C) TRANSFEROR

Government Property NSW

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$4,500,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

By The Park Pty Ltd ACN 606 359 344

(I)

TENANCY:

DATE

(J) I certify that I am an eligible witness and that an authorised officer of the transferor signed this dealing in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness: **SEE ATTACHED**
ANNEXURE A

Name of witness:
 Address of witness:

Signature of authorised officer: **SEE ATTACHED**
ANNEXURE A

Authorised officer's name:
 Authority of officer:
 Signing on behalf of: Government Property NSW

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: **Joanne Camilleri**
 Signatory's capacity: **Licensed Conveyancer for the Transferee**

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: Signature:

ANNEXURE A

TRANSFEROR

GOVERNMENT PROPERTY NSW

TRANSFeree

BY THE PARK PTY LTD

ACN 606 359 344

Folio Identifier: 1/103609, 1/724160, 1/795083, 1/905016, 1/1122794, A/159402, B/159402

Certified correct for the purposes of the
Real Property Act 1900

Signed by **DENNIS SZABO** as delegate on
behalf of **Government Property NSW** ABN 91 840 597 406
but not so as to incur any personal liability
in the presence of:

.....
Signature of witness

.....
Name of witness (please print)

.....
Address of witness

.....
Signature of authorised delegate

.....
Name of authorised delegate (please print)

.....
Title of delegate

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

1/9/2017 11:39AM

FOLIO: 1/795083

First Title(s): OLD SYSTEM
Prior Title(s): CA42132

Recorded	Number	Type of Instrument	C.T. Issue
28/11/1989	CA42132	CONVERSION ACTION	FOLIO CREATED EDITION 1
1/6/2010	AF499326	APPLICATION	EDITION 2
12/2/2013	AH543571	CHANGE OF NAME	EDITION 3
30/10/2015	AJ939330	TRANSFER	
30/10/2015	AJ939331	MORTGAGE	EDITION 4

*** END OF SEARCH ***

cano10

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WARNING: THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Form: 01T
 Release: 3.6
 www.lands.nsw.gov.au

TRANSFER

New South Wales
 Real Property Act 1900



AF189146K

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to collect, use and disclose information for the establishment and maintenance of the Real Property Act Register. The Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Section 30B of the RP Act requires that the Office of State Revenue be notified of the transfer of land.

Client No: 3130892
 Duty: **EXEMPT** Trans No: **5656930**
 Act date: **Dec 308**

(A) TORRENS TITLE

2/1122794 BEING PART OF FOLIO IDENTIFIER 1/782166

(B) LODGED BY

Document Collection Box 556X	Name, Address or DX, Telephone, and Customer Account Number if any LLPN 123406G ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES DX 10516 NORTH SYDNEY Reference: 5/358.12054 T521	CODES T JT TJ TW
--	---	--------------------------------------

(C) TRANSFEROR

MINISTER FOR EDUCATION
 40 300 173 822

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 55,000.00 and as regards

(E) **ESTATE** the above land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEE

ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES
 64 480 155 255

(I) TENANCY:

DATE **13-11-2009**

(J) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signed by me **ROGER MILLOT** as delegate of the Minister for Education and Training pursuant to Section 125 of the Education Act 1990 and I hereby certify that I have no notice of the revocation of such delegation.

Signature of witness:

Signature of authorised officer:

Name of witness:

Authorised officer's name:

Address of witness:

Authority of officer:

Signing on behalf of:

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness:

Signature of authorised officer:

Name of witness:

Authorised officer's name:

Address of witness:

Authority of officer:

Signing on behalf of:

cf Prod. 707D for T
 D130855 6/11/09

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/8/2017 9:56AM

FOLIO: 1/1122794

First Title(s): OLD SYSTEM

Prior Title(s): 1/782166

Recorded	Number	Type of Instrument	C.T. Issue
18/3/2008	DP1122794	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
29/1/2010	AF189146	TRANSFER	FOLIO CREATED EDITION 1
1/6/2010	AF499326	APPLICATION	EDITION 2
12/2/2013	AH543571	CHANGE OF NAME	EDITION 3
30/10/2015	AJ939330	TRANSFER	
30/10/2015	AJ939331	MORTGAGE	EDITION 4

*** END OF SEARCH ***

glscano

PRINTED ON 29/8/2017

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WARNING: THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

Form: . 01T .
 Licence: 01-05-025
 Licensee: LEAP Legal Software Pty Limited
 Firm name: Paramonte Legal



TRANSFER

New South Wales
 Real Property Act 1900



AJ939330P

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Class No: 1411509	3706
Duty: \$10	Trans No: 8358092-001
Assess details	

(A) TORRENS TITLE

1/103609, 1/724160, 1/795083, 1/905016, 1/1122794, A/159402 and B/159402

(B) LODGED BY

Document Collection Box 45A	Name, Address or DX, Telephone, and Customer Account Number if any Level 5, Building C 1 Homebush Bay Drive Rhodes NSW 2138 Reference: 15 JJ 9001	LLPN: 123011G	CODES T TW
---------------------------------------	---	---------------	--------------------------------

(C) TRANSFEROR

Government Property NSW

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$4,500,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

By The Park Pty Ltd ACN 606 359 344

(I)

TENANCY:

DATE

(J) I certify that I am an eligible witness and that an authorised officer of the transferor signed this dealing in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness: **SEE ATTACHED**
ANNEXURE A

Name of witness:
 Address of witness:

Signature of authorised officer: **SEE ATTACHED**
ANNEXURE A

Authorised officer's name:
 Authority of officer:
 Signing on behalf of: Government Property NSW

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: **Joanne Camilleri**
 Signatory's capacity: **Licensed Conveyancer for the Transferee**

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: _____ Signature: _____

ANNEXURE A

TRANSFEROR

GOVERNMENT PROPERTY NSW

TRANSFeree

BY THE PARK PTY LTD

ACN 606 359 344

Folio Identifier: 1/103609, 1/724160, 1/795083, 1/905016, 1/1122794, A/159402, B/159402

Certified correct for the purposes of the
Real Property Act 1900

Signed by **DENNIS SZABO** as delegate on
behalf of **Government Property NSW** ABN 91 840 597 406
but not so as to incur any personal liability
in the presence of:

.....
Signature of witness

.....
Name of witness (please print)

.....
Address of witness

.....
Signature of authorised delegate

.....
Name of authorised delegate (please print)

.....
Title of delegate

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

29/8/2017 10:02AM

FOLIO: 1/782166

First Title(s): OLD SYSTEM

Prior Title(s): CA43343

Recorded	Number	Type of Instrument	C.T. Issue
14/2/1990	CA43343	CONVERSION ACTION	FOLIO CREATED EDITION 1
18/3/2008	DP1122794	DEPOSITED PLAN	
29/1/2010	AF189146	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

glscano

PRINTED ON 29/8/2017

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Appendix G
Historical Research Information
&
Historical Aerials



Penrith Public School 1972 seen from Henry Street



Penrith Public School 1972



Penrith Public School 1986

Sources and References:

Penrith City Local History site

<https://penrithhistory.com/industries/industrial-history-of-the-penrith-region/>

Taylor Nicholas Property Group blog

<https://taylornicholaspropertygroup.wordpress.com/2015/09/09/taylor-nicholas-sells-a-part-of-penriths-150-year-history/>

Penrith Public School blog

<http://penrithpsrappers.edublogs.org/penrith-ps-a-history/>

Penrith City Gazette

<http://www.penrithcitygazette.com.au/story/3212135/former-penrith-public-school-infants-site-up-for-sale/>

NSW Government Health: Nepean Blue Mountains Local Health District

<http://www.nbmlhd.health.nsw.gov.au/nepean-hospital/about-us>

Images from Penrith City Library



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Six Maps 1943



Land and Property Information - 1961



Land and Property Information - 1975



Google Earth Pro November 2002



Google Earth Pro October 2009