



Scentre Group

Preliminary Site Investigation

Proposed Penrith Westfield Living Centre
569 High Street
Penrith, 2750

25 February 2021

60168/135,485 Rev B

JBS&G Australia Pty Ltd

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Abbreviations

Term	Definition
AEC	Area of Environmental Concern
AHD	Australian Height Datum
ASS	Acid Sulfate Soil
Bgl	below ground level
Council	Penrith City Council
CSM	Conceptual site model
BTEX	Benzene, toluene, ethylbenzene and xylenes
COPC	Contaminants of Potential Concern
CLM Act	Contaminated Land Management Act 1997
DP	Deposited Plan
EPA	Environment Protection Authority
JBS&G	JBS&G Australia Pty Ltd
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
OEH	Office of Environment and Heritage
OCPs	Organochlorine pesticides
PAHs	Polycyclic aromatic hydrocarbons
PCB	Polychlorinated biphenyls
POEO Act	Protection of the Environment Operations Act 1997
PSI	Preliminary Site Investigation
SEPP 55	State Environmental Planning Policy No. 55 – Remediation of Land
TRH	Total Recoverable Hydrocarbons

Executive Summary

JBS&G Australia Pty Ltd (JBS&G) was engaged by Scentre Group (Scentre, the client) to conduct a Preliminary Site Investigation (PSI) for two separate portions of Westfield Penrith, located at 569 High Street, Penrith (the site). The site is legally identified as part Lot 1 Deposited Plan (DP) 1137699 and covers an area of approximately 5,500 m².

It is understood that the commercial space within the south-eastern portion is proposed to be redeveloped to accommodate ten levels of commercial retail and office space as identified as 'Borec House'. The commercial building will further make use of an existing single level underground basement carpark that is understood to occupy the majority of the footprint within the development area.

It is further understood that the existing commercial space within the north-western portion is proposed to be redeveloped to accommodate twenty levels of commercial retail and office space as well as a hotel (on levels 12-20). The commercial building (identified as 'The Hub') will be constructed at grade.

This PSI was required to assess the suitability of the site for the proposed use in order to assist development planning and meet the requirements under *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP55) for a planning proposal to be submitted to Planning NSW.

Based on the findings of this investigation, and subject to the limitations in **Section 6**, the following conclusions are made:

- The site was used for residential purposes up until circa 1970s, when it was redeveloped for commercial purposes and used as a carpark. In the early 2000s, the site building within the south-eastern portion was integrated with the surrounding Penrith Westfield Shopping Centre to the north and west (including the north-western portion of the site);
- Based on an assessment of the history, environmental setting and a detailed site inspection, potentially contaminating activities include fill used for site levelling prior to construction, potential previous hazardous building materials (which may have been improperly demolished during redevelopment of the site in the 1970s) and the former dry cleaners located upgradient and in close proximity to the site;
- The assessment did not identify the potential for gross or widespread contamination;
- The overall risk for on-site migration of contamination from the upgradient dry cleaners is low to moderate;
- The overall risk for migration of contamination from the site is low to moderate;
- It is considered unlikely that activities at the site will have contaminated the land to a degree that would prevent the redevelopment of the site for commercial land-use; and
- In the event that contamination is identified at the site, it is anticipated that the site can be made suitable for the proposed land-use.

Based on these conclusions, and subject to the limitations in **Section 6**, JBS&G recommends completion of a targeted intrusive investigation of the site in accordance with a Sampling, Analysis and Quality Plan (SAQP) to provide a quantitative assessment of contaminant levels as associated with the areas of environmental concern identified above.

1. Introduction and Background

1.1 Introduction

JBS&G Australia Pty Ltd (JBS&G) was engaged by Scentre Group (Scentre, the client) to conduct a Preliminary Site Investigation (PSI) for two separate portions of Westfield Penrith, located at 569 High Street, Penrith (the site). The site is legally identified as part Lot 1 Deposited Plan (DP) 1137699 and covers an area of approximately 5,500 m².

It is understood that the commercial space within the south-eastern portion is proposed to be redeveloped to accommodate ten levels of commercial retail and office space as identified as 'Borec House'. The commercial building will further make use of an existing single level underground basement carpark that is understood to occupy the majority of the footprint within the development area.

It is further understood that the existing commercial space within the north-western portion is proposed to be redeveloped to accommodate twenty levels of commercial retail and office space as well as a hotel (on levels 12-20). The commercial building (identified as 'The Hub') will further make use of an existing single level underground basement carpark that is understood to occupy most of the footprint within the development area.

This PSI was required to assess the suitability of the site for the proposed use in order to assist development planning and meet the requirements under *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP55) for a planning proposal to be submitted to Planning NSW.

The investigation undertaken was completed in general accordance with National Environmental Protection Council (NEPC 2013¹), Environmental Protection Agency (EPA 2017²), EPA (2020³) and SEPP 55⁴ guidelines.

1.2 Objectives

The objectives of the investigation are to assess the potential for historical contaminating activities at the site and provide a preliminary assessment of the suitability of the site for the proposed use, or to make recommendations to enable such assessments to be made in the future.

1.3 Scope of Works

The scope of works completed for this investigation comprised:

- A desktop review of site history and background information, to identify potential areas of environmental concern (AECs) and associated contaminants of potential concern (COPCs), including;
 - Section 10.7 Planning Certificate (2 and 5) provided by Council;
 - Historical aerial photographs;
 - Publicly available heritage records held by the Heritage NW and Council;
 - Review of current and historical land title records;

¹ *National Environmental Protection (assessment of Site Contamination) Measure 2013*. National Environment Protection Council, 2013 (NEPC 2013).

² *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3rd Edition)*. NSW Environment Protection Authority 2017 (EPA 2017)

³ *Consultants Reporting on Contaminated Land Contaminated Land Guidelines*, NSW Environment Protection Authority, EPA, April 2020, updated 5 May 2020 (EPA 2020).

⁴ *State Environment Planning Policy No. 55 – Remediation of Land*

- Records of EPA records of environmental incidents or former environmental licences for the site and immediate surrounds;
- Review of the environmental setting of the site and surrounding areas, including topography, geology and hydrogeology; and
- Review of licensed groundwater bores present within a 1.5 km radius of the site.
- Development and documentation of a conceptual site model (CSM) based on the available information; and
- Preparation of this report documenting the methods and results of the investigation.

1.4 Proposed Development

As noted in **Section 1.1**, it is proposed to redevelop the south-eastern portion to accommodate ten levels of commercial retail and office space. The commercial building will further make use of an existing single level underground basement carpark that is understood to occupy the majority of the footprint within the development area. It is further proposed to redevelop the existing commercial space within the north-western portion to accommodate twenty levels of commercial retail and office space as well as a hotel (on levels 12-20) and make use of an existing single level underground basement carpark. The concept plans for both Borec House and The Hub are provided in **Appendix A**.

For the purpose of this PSI and assessment of potential contamination risks, it is considered the proposed development does not involve a change in land use with regards to NEPC (2013) land use scenarios. The site is currently used for commercial/industrial purposes and the proposed redevelopment is consistent with the current land-use.

2. Site Condition and Surrounding Environment

2.1 Site Identification

The location and current layout of the site is shown in **Figures 1** and **2** respectively. The site details are summarised in **Table 2.1**.

Table 2.1: Summary of Site Details

Site Legal Identifier (as shown on Figure 2)	Part Lot 1 in DP 1137669
Site Address	569 High Street, Penrith NSW
Approximate Site Area	5,500 m ²
Local Government Authority	Penrith City Council (Council)
Approximate Coordinates (GDA 94 Map Grid of Australia (MGA) 56)	Easting: 286527 Northing: 6263010
Registered Site Owner	Scentre Management Limited
Current Zoning (Penrith Local Environmental Plan (LEP) 2010)	Zone B3 – Commercial Core
Previous Land Uses	Commercial (retail)
Current Land Uses	Commercial (retail)
Proposed Land Uses	Mixed-use consistent with NEPC (2013) commercial land use scenarios. (commercial retail, office space and hotel)

2.2 Site Description

A site inspection was undertaken on 17 February 2021 undertaken by a JBS&G Senior Environmental Consultant to assess site conditions and identify any potentially contaminating conditions and/or activities, with key observations documented below:

- The south-eastern portion of the site comprised a rectangular shaped parcel of land. Borec House, a multistorey building occupied this portion of the site. The building was used for commercial purposes, and contained a bank, tobacconist, lobby and vacant commercial spaces on the ground floor. A single level basement carpark underlay the ground level of Borec House.
- The north-western portion of the site comprised an irregular shaped parcel of land that forms part of the multilevel Westfield Shopping Centre. The ground floor level was used for commercial purposes that included various retail and restaurant spaces. A single level underground basement occupied the full extent of this portion of the site. The basement carpark extended into other parts of the Westfield Shopping Centre footprint.
- The elevations of the ground floor levels within the respective portions of the site were generally consistent with surrounding roads.
- No obvious signs of contamination (staining, etc) were observed on the ground surface of the site, which was almost completely covered in hardstand. No fill points, gatics, breathers or other indicators of potential underground storage tanks (USTs) were observed.
- No diesel generators were observed within the basement footprints of the site.
- There was no evidence of significant contamination at the site in the form of odours or staining on the hardstand basement surfaces.

2.3 Surrounding Land Use

The current land uses of adjacent properties or properties across adjacent roadways is summarised below.

- North - the site is bound to the north by Jane Street and Penrith Station beyond.

- West - the site is bound to the west by Riley Street and the balance of the Westfield Shopping Centre.
- East – the site is bound to the east by Station Street. Across Station Street are several multi-storey buildings used for commercial purposes.
- South – the site is bound to the south by Henry Street and commercial buildings beyond.

2.4 Topography

A review of topographical information available on SIX Maps⁵ indicates that the site is located within a broader area that falls gently to the north-west towards the Nepean River. The ground surface of the site lies at an elevation of approximately 30 m Australian Height Datum (AHD). Observations made during the site inspection identified that the site lies essentially on flat terrain.

2.5 Geology and Soils

Reference to the 1:100 000 Geological Series Sheet for Penrith, DMR (1991⁶) indicates that the site is underlain by Bringelly Shale of the Wianamatta Group originating from the Middle Triassic epoch. This unit is comprised of shale, carbonaceous claystone, claystone, laminite, fine to medium-grained lithic sandstone, rare coal and tuff. Bringelly Shale is underlain by Ashfield Shale and, at depth, Hawkesbury Sandstone.

Reference to the 1:100 000 Soil Landscape Series Sheet for Penrith, DMR (1990⁷) indicates that the site is within the Richmond Soil Landscape group. This group of landscape is characterised by quaternary terraces of the Nepean and Georges Rivers. Relatively flat (slopes <1 %) and level. Splays, levees provide local relief of <3 m. Formerly a low open woodland. Richmond soils are poorly structured orange to red clay loams, clays and sands. Texture may increase with depth. Ironstone nodules may be present. Plastic clays in drainage lines, red earths and red podzolic soils occur on terrace surfaces with earthy sands on terrace edges. Limitations of the Richmond group include high erosion hazard on terrace edges and minor localised flooding.

2.6 Acid Sulfate Soils

The Guidelines for the Use of Acid Sulfate Soil Risk Maps, Department of Land and Water Conservation (DLWC) (1997⁸), has indicated that acid sulfate soils (ASS) are likely to be located in coastal lowlands up to about 10 m AHD. No risk map for the area encompassing the site was prepared as part of the acid sulfate soil risk map series, DLWC (1998). Review of the geographical and topographical location of the site has indicated that it is a significant distance away from tidal creeks or estuaries, and it is considered unlikely that ASS would exist at the site.

A review of Council's planning certificates (**Section 3.3**) identified that the land is not affected by a policy that restricts development because of the likelihood of ASS.

Based on the identified geological and topographical setting, it is considered that there is a low risk of encountering potential ASS during the disturbance of soils as part of future construction activities.

2.7 Salinity

Reference to the Department of Infrastructure, Planning and Natural Resources Salinity Potential in Western Sydney map, DIPNR (2003⁹), indicated the site exists within an area of 'moderate salinity potential'.

⁵ Six Maps website, <https://maps.six.nsw.gov.au/> accessed 21/10/2020.

⁶ 'Penrith 1:100 000 Geological Series Sheet 9030 (Edition 1)'. Department of Mineral Resources, 1991, DMR (1991);

⁷ 'Penrith 1:100 000 Soil Landscape Series Sheet 9030'. Department of Mineral resources, 1990, DMR (1990);

⁸ 'Guidelines for the use of Acid Sulfate Soil Risk Maps, Edition 2', 1998, Ref: ISBN 0 7347 5134 6, NSW DLWC (1998);

⁹ 'Salinity Potential In Western Sydney 2002'. Department of Infrastructure, Planning and Natural Resources, March 2003, DIPNR (2003);

Areas on Wianamatta Group Shales and tertiary Alluvial Terraces. Scattered areas of scalding and indicator vegetation have been noted but no concentrations have been mapped. Saline areas may occur in this zone which have not been identified or may occur if risk factors change adversely.

2.8 Hydrology

The site is largely covered by concrete, asphaltic pavements and building footprints. As such, surface water generated during periods of rainfall is anticipated to primarily enter the municipal stormwater system; via discharge into onsite stormwater catchment infrastructure or alternatively discharge into stormwater pits within the surrounding roadways.

The nearest water body to the site is Peach Tree Creek, approximately 1.1 km to the west of the site boundary. Peach Tree Creek ultimately discharges to the Nepean River. Municipal stormwater likely discharges to Peach Tree Creek and the Nepean River.

2.9 Hydrogeology

Registered groundwater bore information was obtained from Water NSW online search tool (Water NSW 2020¹⁰) is included in **Appendix B**. A review of the registered bore information indicated that there were thirteen bores within a 1.5 km radius of the Site. The registered bore information obtained from the search is summarised in **Table 2.2**.

Table 2.2: Registered Groundwater Bore Search

Bore ID	Use	Property	Standing Water Level (m bgs)	Well Depth (m)	Encountered Geology Comments
GW026231	Recreation	N/A	-	8.53	Shallow silt and loam clay (4.26 m bgs) to river gravels (4.26-8.53 m bgs)
GW029710	Domestic	N/A	6.00	7.92	Shallow loam (0-2.74 m bgs) to river gravels (2.74-7.92 m bgs)
GW101178	Test Bore	N/A	8.00	11.20	Shallow sandy clay and grey sands (0-6.00 m bgs) to coarse river gravel and cobbles (6.00-10.50 m bgs) overlying residual shale.
GW103048	Recreation	Penrith Showground	6.00	8.00	-
GW108041	Monitoring	Coreen Ave Penrith	6.70	7.50	Shallow clay (0.20-3.30 m bgs) overlying river gravels (3.30-7.50 m bgs)
GW108042	Monitoring	Coreen Ave Penrith	6.40	8.00	Shallow clay (0.20-2.50 m bgs) overlying river gravels (2.50-7.50 m bgs)
GW108043	Monitoring	Coreen Ave Penrith	6.80	9.00	Shallow clayey sands (0.20-5.40 m bgs) overlying river ravels (5.40-9.00 m bgs)
GW108044	Monitoring	Coreen Ave Penrith	6.60	9.50	Shallow fill and silty clayey sands (0.00-6.40 m bgs) overlying river gravels (6.40-9.50 m bgs)
GW108484	Recreation	Station St Penrith	-	11.00	Shallow clay (0-6.00 m bgs) to sand (6.00-8.50 mbgs) overlying river gravels (8.50-11.00 m bgs)
GW111987	Monitoring	High St Penrith	-	9.00	Shallow clay (0-3.00 m bgs) overlying river gravels (3.00-9.00 m bgs)
GW111988	Monitoring	High St Penrith	7.50	9.00	Shallow clay (0-3.00 m bgs) overlying river gravels (3.00-9.00 m bgs)
GW111989	Monitoring	High St Penrith	7.50	9.00	Shallow clay (0-3.00 m bgs) overlying river gravels (3.00-9.00 m bgs)

Based on the reported geology, topography and depth to groundwater, groundwater migration is expected to occur in a north-westerly direction, towards Peach Tree Creek approximately 1.2 km away. Groundwater has been reported in the surrounding properties within the river gravels layer. A relatively shallow depth to water (between 5 m and 10 m bgs) is anticipated given the reported

¹⁰ Water NSW search tool <https://realtime.data.watarnsw.com.au/>. Accessed 8/2/2021.

levels in the surrounding groundwater wells and the lack of significant variation in topographic levels.

Registered groundwater bores located within a 1.5 km radius of the site are used for monitoring, recreational and testing purposes. Given the relatively dense urban use of the site and surrounding properties, there is a moderate probability of additional undocumented monitoring/irrigation bores near the site. None of the registered bores were reported to be used for drinking purposes.

2.10 Meteorology

A review of average climatic data for the nearest Bureau of Meteorology monitoring location (Penrith Lakes¹¹) indicates the site is located within the following meteorological setting:

- Average minimum temperatures vary from 5.5 °C in July to 18.5 °C in January;
- Average maximum temperatures vary from 17.7 °C in July to 30.7 °C in January;
- The average annual rainfall is approximately 728.1 mm with rainfall greater than 1 mm occurring on an average of 71.7 days per year; and
- Monthly rainfall varies from 30.6 mm in September to 121.4 mm in June with the wettest periods occurring on average in January to June.

¹¹ http://www.bom.gov.au/climate/averages/tables/cw_067113.shtml, Commonwealth of Australia, 2013 Bureau of Meteorology, Product IDCJCM0028 accessed by JBS&G on 8 February 2021.

3. Site History

3.1 Historical Land Title Information

Relevant details from a historical review of the land titles for the site are listed in **Table 3.1**. A copy of title search results is provided in **Appendix C**.

Table 3.1: Summary of Historical Land Titles

Date	Registered Proprietor
As regards the part numbered (1) on the attached Cadastral Records Enquiry Report (Appendix C)	
08.09.1922 (1922 to 1925)	Annie Australia Hobby (Married Woman)
19.11.1925 (1925 to 1931)	Elsie Adela Hobby (Married Woman)
26.05.1931 (1931 to 1961)	Ivy May Hand (Spinster)
20.06.1961 (1961 to 1963)	Council of the City of Penrith
19.09.1963 (1963 to 1964)	Lawrence Newbould (Stockbuyer)
13.01.1964 (1964 to 2002)	Borec Homes Pty Limited
05.07.2002 (2002 to 2006)	GPT Management Limited
24.04.2006 (2006 to 2011)	GPT Management Limited Westfield Management Limited
As regards the part numbered (2) on the attached Cadastral Records Enquiry Report (Appendix C)	
20.03.1922 (1922 to 1959)	Joseph Henry Hill (Tailor)
11.03.1959 (1959 to 1959)	Vera Manning (Widow) (Section 94 Application not investigated)
06.05.1959 (1959 to 1964)	Lawrence Newbould (Stockbuyer)
13.01.1964 (1964 to 2002)	Borec Homes Pty Limited
05.07.2002 (2002 to 2006)	GPT Management Limited
24.04.2006 (2006 to 2011)	GPT Management Limited Westfield Management Limited
As regards the part numbered (3) on the attached Cadastral Records Enquiry Report (Appendix C)	
20.03.1922 (1922 to 1959)	Letitia Hill (Married Woman)
11.03.1959 (1959 to 1959)	Vera Manning (Widow) (Section 94 Application not investigated)
06.05.1959 (1959 to 1962)	Lawrence Newbould (Stockbuyer)
06.12.1962 (1962 to 1969)	Harry Jacobs (Café Proprietor)
21.01.1969 (1969 to 2002)	Borec Homes Pty Limited
05.07.2002 (2002 to 2006)	GPT Management Limited
24.04.2006 (2006 to 2011)	GPT Management Limited Westfield Management Limited
As regards the part numbered (4) on the attached Cadastral Records Enquiry Report (Appendix C)	
23.03.1925 (1925 to 1935)	Charles John Kirkby Welch (Auctioneer)
01.10.1935 (1935 to 1935)	Richard Holdsworth (Gentleman)
21.10.1935 (1935 to 1938)	Stock Investments Limited

Date	Registered Proprietor
15.07.1938 (1938 to 1940)	Charles John Kirkby Welch (Auctioneer)
11.09.1940 (1940 to 1965)	Thomas Noble Soper (Builder)
17.06.1965 (1965 to 1967)	T.N. Soper Holdings Pty Limited
21.12.1967 (1967 to 1980)	Lend Lease Development Pty Limited
11.07.1980 (1980 to)	Borec Homes Pty Limited
05.07.2002 (2002 to 2006)	GPT Management Limited
24.04.2006 (2006 to 2011)	GPT Management Limited Westfield Management Limited

3.2 Historical Aerial Imagery

Copies of historical aerial photographs from regular intervals were obtained from the NSW Spatial Services in addition to recent aerial imagery from NearMap. Copies of historical aerial photographs reviewed as part of this assessment are provided in **Appendix D**. Relevant information from the aerial imagery review is summarised in **Table 3.2 below**.

Table 3.2: Summary of Historical Aerial Imagery Review

Year	Observations
1943	The site appeared to comprise a residential dwellings with possibly some animal pens/yards. Station Street is present and appears to be consistent with the current road alignment. Surrounding land-uses appear consistent with commercial (north, east and south) and residential (west) uses. Vacant land was located further to the west.
1956	The site appears unchanged from the 1943 aerial photograph. The surrounding land-uses appear generally consistent with the previous image. Some land to the southeast had been developed for commercial/industrial use.
1965	Structures formerly present within the south-eastern portion had been demolished and this area site was cleared vacant land. The north-western portion of the site appeared largely unchanged. Henry Street had been constructed adjoining the southern boundary of the site. There had been additional land to the east and south that had been developed for commercial/industrial use. A large carpark had been constructed to the southeast.
1970	A multi-level commercial building was in the process of been constructed over the south-eastern site extent. In addition, the majority of structures formerly present within the north-western portion had been demolished and this area site was largely cleared vacant land with the exception of a single structure in the eastern portion. Additional commercial development had occurred in surrounding properties. Residential buildings to the west had been demolished with a large building being constructed in this area.
1978	The construction of the commercial building in the south-eastern portion of the site appears to have been completed and covers the complete extent of this portion of the site. The ground surface in the north-western portion of the site appears to comprise of asphalt used for a carpark. Land adjoining the western boundary of the site appears to be in use as a carpark. A large building, possibly a shopping centre is visible to the west. Additional commercial development had occurred on surrounding land.
1986	The site appears largely consistent with the 1978 aerial photograph. Structures on the property adjoining the northern boundary (of the south-eastern portion) of the site has been demolished and replaced with paved ground. The remainder of the surrounding land appears largely unchanged from the 1978 aerial photograph.
1998	The site appears unchanged from the 1986 aerial photograph. The large building, possible shopping centre to the west has been extended or redeveloped into a larger building/set of buildings. What appears to be a multi-level commercial building has been constructed on land to the east.
2005	The south-eastern site appears unchanged from the 1998 aerial photograph. A commercial building has been constructed (including over the entire north-western site extent) and adjoins the south-eastern portion of the site building on its northern and western sides indicating the

Year	Observations
	site building may have been integrated with the adjoining development (i.e. part of the current Westfield Shopping Centre). The remainder so the surrounding land appears largely unchanged from the 1998 aerial photograph.
2010	With the exception of an additional structure (appears consistent with a shade-cloth) on the rooftop in the south-eastern portion of the site, the site and surrounding properties appear largely consistent with the 2005 aerial photograph.
2021	The site and surrounding properties appear largely consistent with the 2010 aerial photograph.

3.3 Council Planning Certificates

A copy of the Section 10.7 (2 and 5) Planning Certificates for the site was obtained by JBS&G from the Council and is included in **Appendix I**. Relevant details are summarised below:

- The land is subject to the requirements under the Penrith City Council Local Environmental Plan 2010;
- The land is currently zoned B3 Commercial Core;
- The land does not comprise critical habitat;
- The land is not identified to be situated within a Conservation Area;
- The land contains an item of environmental heritage (it is noted Lot 1 in DP 1137669 extends beyond the site boundary and therefore the item of heritage may not be within the site extent);
- The land is not affected by the Coastal Protection code under the Coastal Protection Act 1979;
- The land is not affected by Section 15 of the Mine Subsidence Compensation Act 1961 proclaiming land to be a Mine Subsidence District.
- The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act, Penrith Local Environmental Plan 2010 or an environmental planning instrument;
- The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997;
- The land is not subject to an investigation order or remediation order within the meaning of the Contaminated Land Management Act 1997;
- The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environment Protection Authority's agreement under section 15 or 26 of the Contaminated Land Management Act 1997;
- The land is not the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997; and
- All or part of the land is identified in Penrith LEP Clause 7.2 for Flood Planning. Development consent is required for any development on the land to which Clause 7.2 of the LEP applies.

3.4 NSW EPA Records

A search of the NSW EPA's public register maintained under the *Protection of the Environment Operations Act (POEO) 1997* was undertaken and is included as **Appendix E**.

The search identified that, for the site, there were:

- No prevention, clean up or prohibition notices;

- No transfer, variation, suspension, surrender or revocation of an environmental protection licence

A search was undertaken through the EPA's public contaminated land register and is included as **Appendix E**. The search identified that there have been no notices issued under the CLM Act for the site.

With regards to contamination, the site has not been notified to the EPA under section 60 of the CLM Act. An excerpt of the list of properties notified to the EPA is included in **Appendix E**. Review of the list of properties notified to the EPA, identified a former dry cleaner located hydraulically upgradient of the site at Shop 3/134-138 Henry Street was notified to the EPA for potential contamination on the property, however, regulation under the CLM Act was not considered warranted.

A search of the EPA's public per- and poly- fluoroalkyl substances register indicated that there were no records pertaining to the site or areas immediately surrounding the site.

3.5 State Heritage Registers

A search of the NSW Heritage database was undertaken and records are included in **Appendix G**. The site was not identified to contain an item of heritage significance, however, it is noted that the Red Cow Hotel (located to the north and east of the respective developable portions with address 569-595 High Street) comprises an item of heritage significance.

3.6 Integrity Assessment

The site was used for residential purposes up until circa 1970s, when it was redeveloped for commercial purposes and used as a carpark. In the early 2000s, the site building within the south-eastern portion was integrated with the surrounding Penrith Westfield Shopping Centre to the north and west (including the north-western portion of the site).

There are no notices or other information on state and local government records and data bases pertaining to contamination matters at the site.

4. Conceptual Site Model

4.1 Potential Areas of Environmental Concern

Based on the history review and observations made during the JBS&G inspection of the site, areas of environmental concern (AECs) have been identified and are presented in **Table 4.1**. These are considered to be generic in nature relating to historical development of the site rather than a result of historical activities at the site which are not considered to typically result in significant AECs.

Table 4.1: Areas of Environmental Concern and Contaminants of Potential Concern

Areas of Environmental Concern (AEC)	Primary Contaminants of Potential Concern (COPC)
Fill of unknown origin used to level the site	Heavy metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides (OCPs), polychlorinated biphenyls (PCBs) and asbestos
Former dry cleaners located upgradient and in proximity to the site.	Volatile organic compounds (VOCs)

4.2 Potentially Contaminated Media

Potentially contaminated media present as related to site derived sources of contamination is anticipated to be limited to fill materials (if present), which may have been placed at the site as sub-grade materials during the construction of the Westfield Shopping Centre.

With consideration to the review of historical aerial imagery (**Section 3.2**) and geology/soil mapping, and the near level nature of the surrounding topography, significant amounts of fill are not expected to be present within the site. Notwithstanding, should fill materials be present, they have the potential to be contaminated by virtue of the unknown origin of the materials.

Given that only minor volumes of fill materials are anticipated, and that the site surface is covered in building footprints (or hardstand) preventing infiltration of surface water, it is considered unlikely that contaminants if present within site soils, have leached through the soil profile to impact natural soils and/or groundwater.

However, impacted groundwater may be present at the site as a result of contamination migrating from a former dry-cleaners at Shop 3/134-138 Henry Street. Dry cleaners often used chlorinated solvents (including trichloroethene and tetrachloroethene) which migrate via groundwater and can accumulate within enclosed building spaces (via vapour intrusion) as a result of the highly volatile nature of these compounds. As such, site groundwater and soil vapour may be impacted as a result of the historical contamination originating from a former dry-cleaner upgradient of the site.

4.3 Potential for Migration from Site

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The COPCs identified with the generic AECs shown above are generally in solid form (e.g. asbestos, PAHs and metals), liquid form (e.g. TRH, BTEX, VOCs, OCPs) or gaseous form (e.g. BTEX, volatile TRH, VOCs and semi-volatile PAHs).

As noted in **Section 4.2**, it is considered unlikely that contaminants if present within site soils, have leached through the soil profile to natural soils and/or groundwater. However, impacted

groundwater may be present at the site as a result of contamination migrating from former dry-cleaners at Shop 3/134-138 Henry Street. Should impacted groundwater be identified to be migrating onto the site from the former dry-cleaner, then it will be also be possible to be migrating off-site.

The potential for off-site migration of vapours will only be relevant where volatile constituents are identified at significant levels. These constituents can migrate laterally from the site through diffusive/advective processes as well as through preferential pathways (refer to **Section 4.5**).

4.4 Potential Human and Ecological Receptors and Exposure Pathways

A summary of potential human receptors and associated exposure pathways for the site, based on the range of exposure scenarios that may occur under the different potential land-uses of the site is presented in **Table 4.2**.

Table 4.2: Summary of Potential Human Exposures

Receptor	Location	Media	Potential Exposure Pathways
Commercial Worker (adult)	Commercial building	Soils	Inhalation (vapours)
		Groundwater	Inhalation (vapours) Oral (infiltrating seepage water within basement) Dermal (infiltrating seepage water within basement if present)
Construction worker or intrusive maintenance worker (short duration)	Construction areas/ Excavations	Soils	Inhalation (vapours and particulates) Oral Dermal
		Groundwater	Inhalation (vapours) Oral (infiltrating seepage water) Dermal (infiltrating seepage water)

The site is currently primarily covered by hardstand pavements and building footprints. On this basis, there is currently limited on-site ecological receptors that could be exposed to environmental impacts underlying the site. The proposed development will maintain this exposure scenario with respect to potential ecological receptors.

Possible off-site ecological receptors are limited to potential impacts associated with groundwater (if present) migrating from the site into the Nepean River.

4.5 Preferential Pathways

For the purpose of this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of COPC as either liquids or gasses.

Man-made preferential pathways may present beneath the site, generally associated with areas of previously disturbed soils material and service easements.

Where environmental impact (particularly in liquid or gaseous form) is observed within proximity to these identified preferential pathways, further consideration to the potential migration of these impacts would be required.

5. Conclusions and Recommendations

Based on the findings of this investigation, and subject to the limitations in **Section 6**, the following conclusions are made:

- The site was used for residential purposes up until circa 1970s, when it was redeveloped for commercial purposes and used as a carpark. In the early 2000s, the site building within the south-eastern portion was integrated with the surrounding Penrith Westfield Shopping Centre to the north and west (including the north-western portion of the site);
- Based on an assessment of the history, environmental setting and a detailed site inspection, potentially contaminating activities include fill used for site levelling prior to and during construction of the current commercial buildings at the site and the former dry cleaners located upgradient and in close proximity to the site;
- The assessment did not identify the potential for gross or widespread contamination;
- The overall risk for on-site migration of contamination from the upgradient dry cleaners is low;
- The overall risk for migration of contamination from the site is low;
- It is considered unlikely that activities at the site will have contaminated the land to a degree that would prevent the redevelopment of the site for commercial land-use; and
- In the event that contamination is identified at the site, it is anticipated that the site can be made suitable for the proposed land-use.

Based on these conclusions, and subject to the limitations in **Section 6**, JBS&G recommends completion of a limited and targeted intrusive investigation of the site in accordance with a Sampling, Analysis and Quality Plan (SAQP) to provide a quantitative assessment of contaminant levels as associated with the areas of environmental concern identified above.

6. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

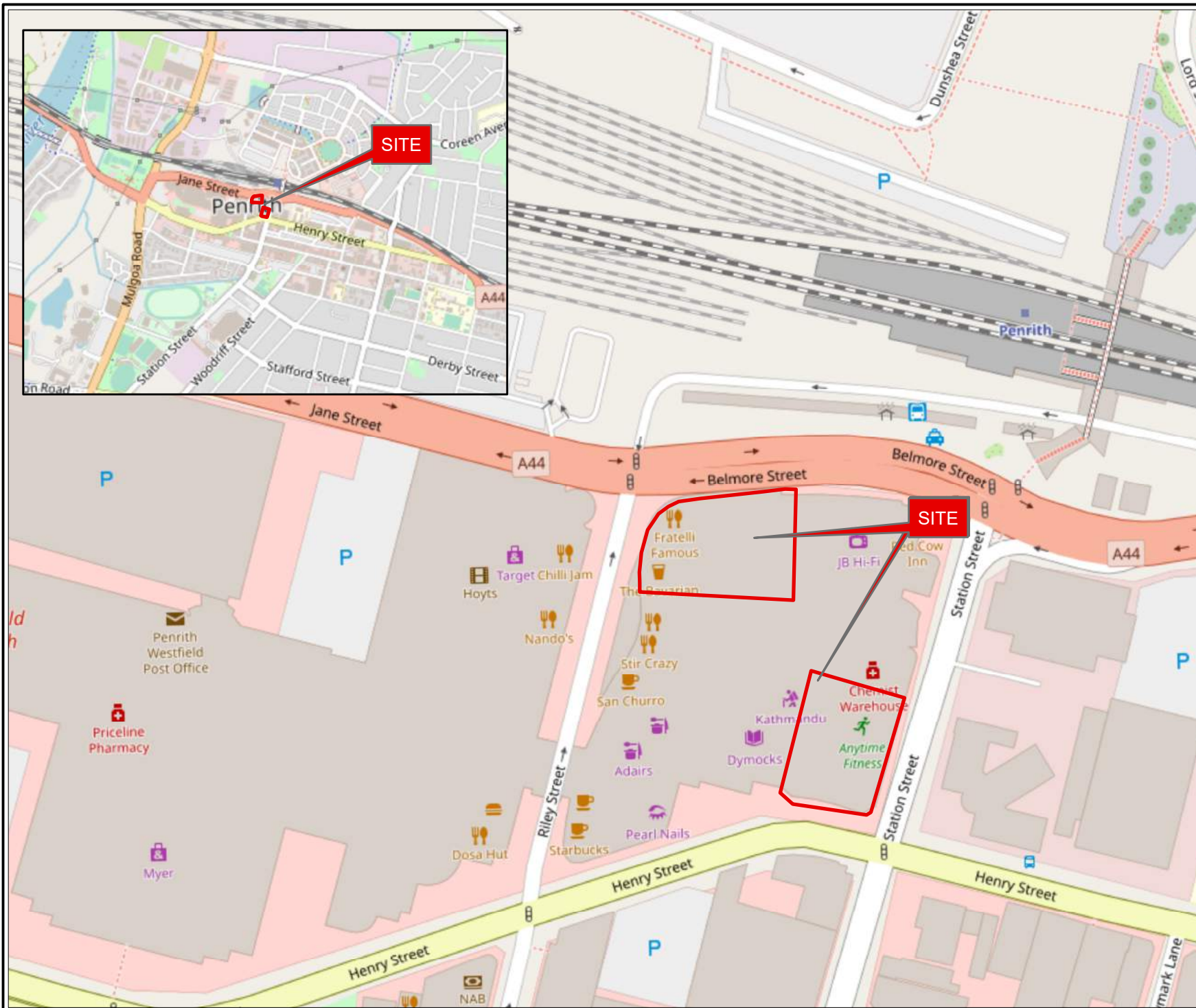
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Figures



Legend:
 Approximate Site Boundary



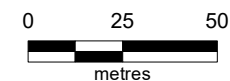
Job No: 60168

Client: Scentre Group Design

Version: R01 Rev A Date 9/02/2021

Drawn By: RH Checked By: CB

Scale 1:2,000



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

SITE LOCATION

FIGURE 1



Legend:

- Approximate Site Boundary
- NSW Cadastre (DFSI, 2021)



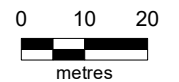
Job No: 60168

Client: Scentre Group Design

Version: R01 Rev A Date 9/02/2021

Drawn By: RH Checked By: CB

Scale 1:1,200



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

SITE LAYOUT

FIGURE 2

Appendix A Design Plans

PLANNING PROPOSAL

14 OCTOBER 2020

PENRITH WESTFIELD LIVING CENTRE

PREPARED FOR

SCENTRE GROUP
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Sydney, NSW, 2000



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DOCUMENT HISTORY

Revision	Date	Remarks	Authorised
A	22.09.2020	FOR INFORMATION	E.S.
B	07.10.2020	FOR INFORMATION	E.S.
C	13.10.2020	FOR INFORMATION	E.S.
D	14.10.2020	FOR INFORMATION COUNCIL PRE-LODGE	E.S.

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PENRITH “THE GROWTH CITY”

“MAKING INNER CITY LIVING A REALITY”

1.0

ANALYSIS

CITY AMBITIONS & URBAN CONTEXT

STRATEGIC CONTEXT

GREATER SYDNEY COMMISSIONS VISION (2017)



Source: Western City District Plan

PENRITH IS IDENTIFIED AS A METROPOLITAN CLUSTER

- + Penrith is located in the Western Parkland City and is positioned as one of the key Metropolitan Clusters
- + New connection to the future airport is proposed which will support higher density development.

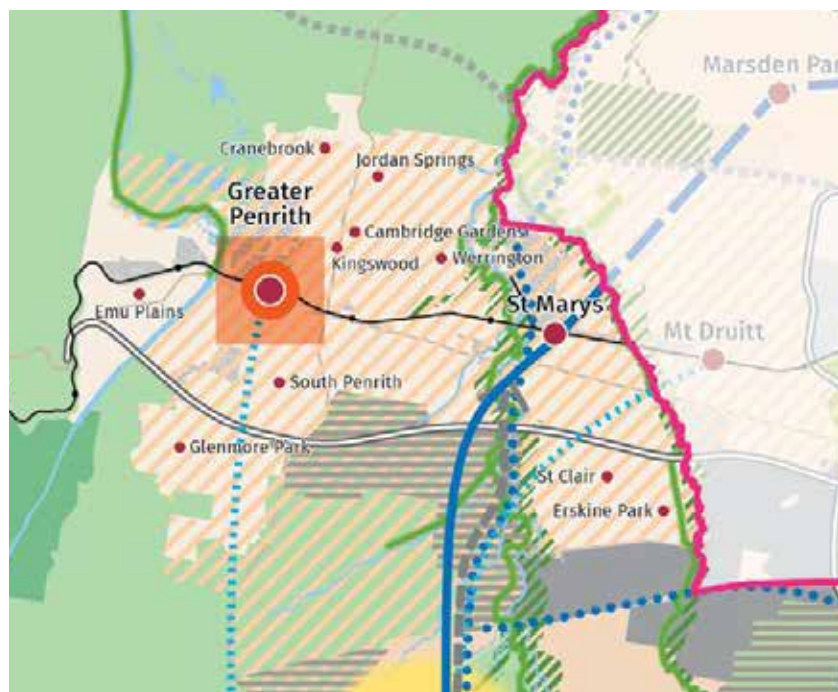
COUNCIL'S VISION (2006)



PENRITH CITY CENTRE - ACTIVITY PRECINCTS & PUBLIC DOMAIN

City Centre strategy to achieve quality built environment through visual and functional continuity:

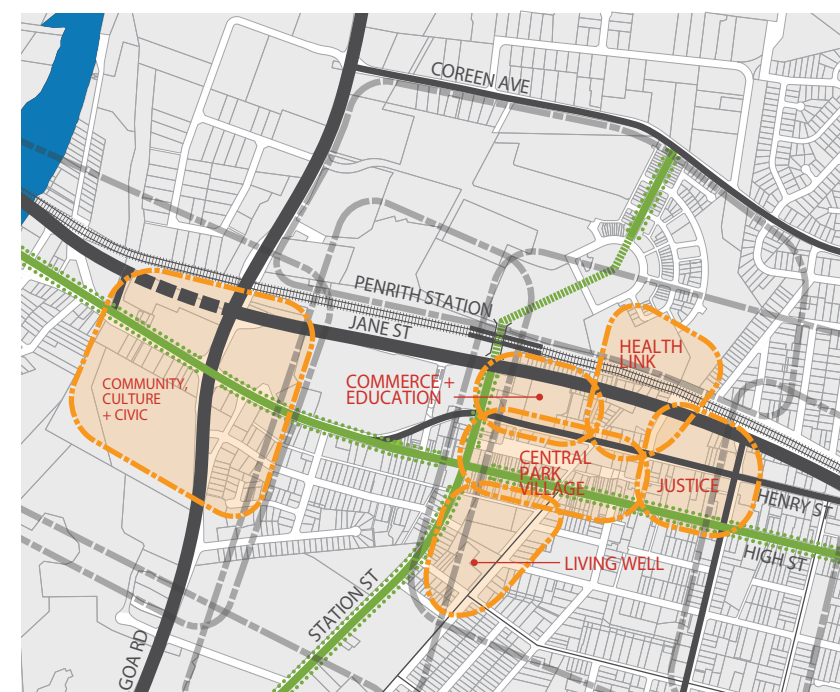
- + Defining activity precincts and the public domain.
- + Connecting precincts and establishing key nodes in the city.
- + Street edge, defined ground and upper storey.



Source: Western City District Plan

GREATER PENRITH COLLABORATIVE AREA

- + Collaborative Area to grow up to 50,000 jobs over the next 25 years
- + Revitalize and grow the Penrith CBD
- + Support and enhance a viable commercial core.



PENRITH PROGRESSIVE PLAN (MAY 2015)

- + Call to Action document to transform the city centre and deliver jobs for the future
- + Talks of delivery opportunity & city shaping elements.

Source: Penrith City Centre Strategy 2006 (top), Penrith City Centre Public Domain Masterplan 2013

PENRITH DEMOGRAPHICS

PENRITH COMMUNITY PROFILE 2018

OUTCOME 1 - WE CAN WORK CLOSE TO HOME

Helping our community find a local job that suits them



OUTCOME 2 - WE PLAN FOR OUR FUTURE GROWTH

Making sure that services and infrastructure keep up as Penrith grows



OUTCOME 3 - WE CAN GET AROUND THE CITY

Making sure we can get from place to place safely and easily, whether we drive, walk, cycle or ride the train or bus.



OUTCOME 4 - WE HAVE SAFE, VIBRANT PLACES

Making sure our public spaces are safe, pleasant places to be



OUTCOME 5 - WE CARE FOR OUR ENVIRONMENT

Protecting our air and water quality, and our natural areas



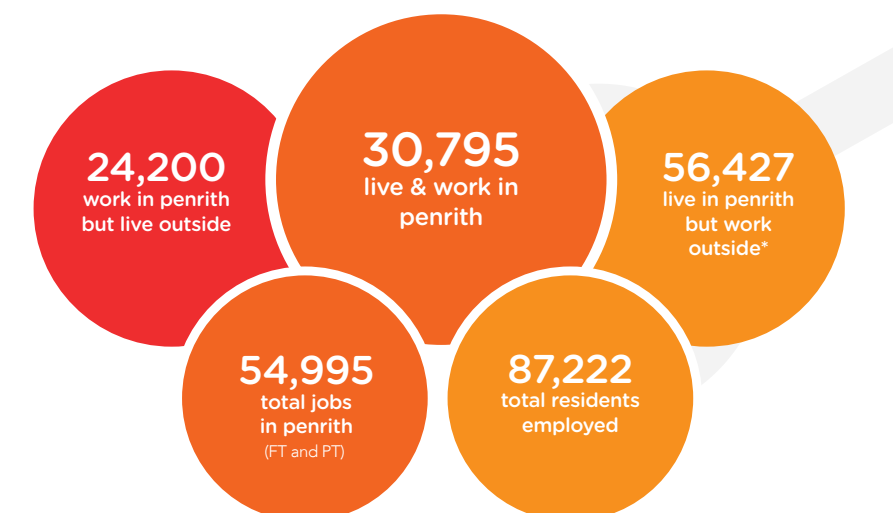
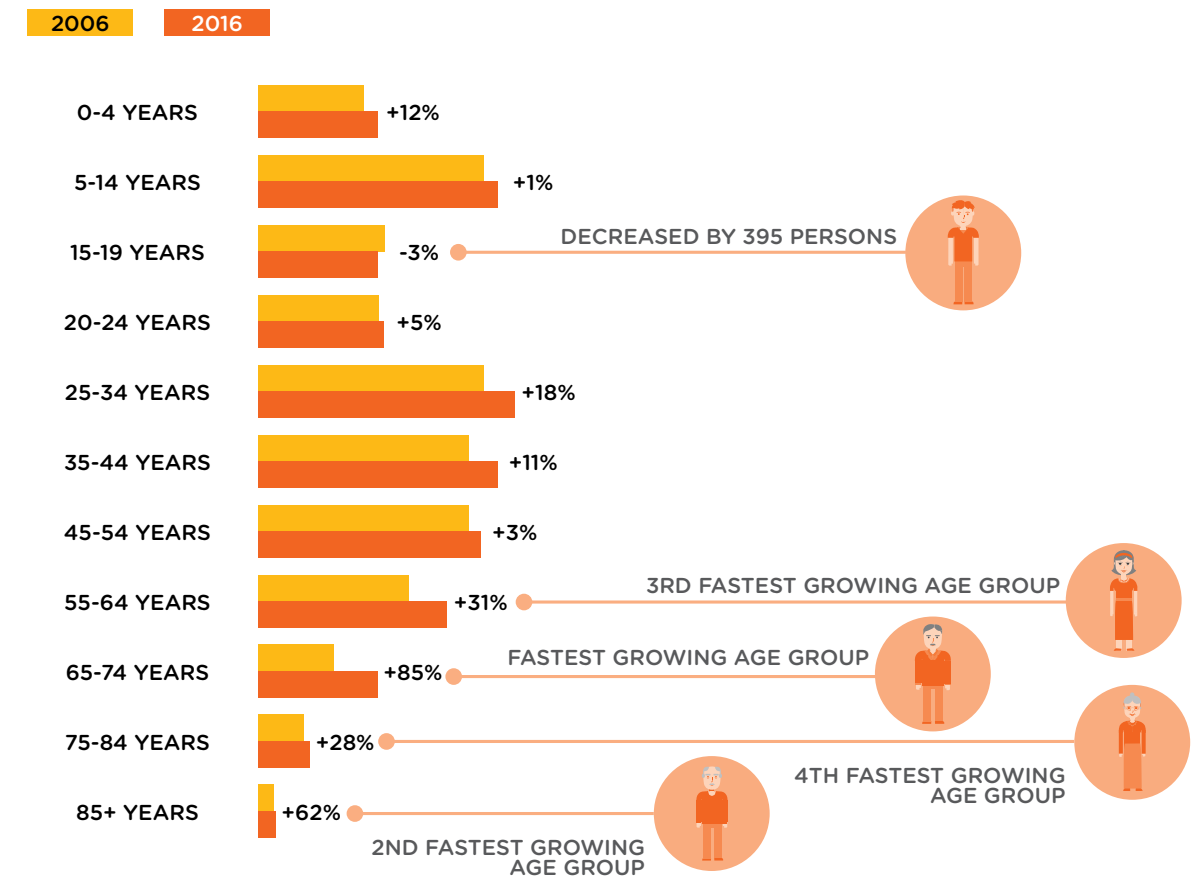
OUTCOME 6 - WE ARE HEALTHY AND SHARE STRONG COMMUNITY SPIRIT

Supporting the physical and mental health of our community



OUTCOME 7 - WE HAVE CONFIDENCE IN OUR COUNCIL

Putting our values into action.
We are accountable. We show respect. We encourage innovation.



PENRITH COLLECTIVE AMBITION

PENRITH PROGRESSION - A PLAN FOR ACTION - 2015



PUT PENRITH ON THE MAP

- Events & festivals
- Share our story, how far we've come
- Collaboration not competition
- Build on 'Adventure Capital'



CREATE A GREEN CITY

- Innovative buildings
- Roof top gardens
- Renewable energy
- Shade & greenery



FOSTER INVESTMENT AND INNOVATION

- Jobs of the future
- Help start-up businesses
- Leverage our strength in health and medicine
- Digital economy & NBN advantage
- Business & learning hubs
- Capitalise on airport



MAKE PEDESTRIAN AND CYCLE FRIENDLY STREETS

- Pedestrian priority zones
- Bike hire
- Improved public transport
- Less cars in the city centre
- Connect to hospital, river, station, university, Thornton
- Connected north & south with green linkages



CREATE A CITY HEART

- A central park - to meet, relax, hold events, share experiences
- Community & cultural events
- Activate arcades



A 24 HOUR CITY

- Vibrant, lively & safe 24/7
- Extended hours for dining, entertainment, roof-top bars
- Night-time economy
- Laneway culture



MORE DENSITY AND DIVERSITY

- Compact residential, commercial/retail
- Smart mixed use design
- Cafés, restaurants, bars
- More housing types
- Business and development opportunities
- Boutique shops, virtual shopping wall



CONNECT TO OUR RIVER

- Cultural & entertainment opportunities
- Accessible & family friendly
- Restaurants, cafés, markets, outdoor cinema & jazz evenings
- Create a green corridor of parks for mixed use
- Tourism opportunities of river link

PENRITH COLLECTIVE AMBITION

ECONOMIC DEVELOPMENT STRATEGY - BUILDING THE NEW WEST - 2017

2.2 PENRITH GROWTH SNAPSHOT

State Government plans such as *A Plan for Growing Sydney* recognise the role Western Sydney plays now and into the future, in terms of driving future productivity of Sydney and NSW. The Plan estimates that in 20 years, 900,000 more people will live in Western Sydney. The emergence of the new airport as a hub of economic activity and improved transport infrastructure and connections will enable centres such as Penrith, Liverpool and Campbelltown-Macarthur to continue to grow as regional centres.

Penrith's growth over the next 15 years is shown below. As shown in Figure 4, Penrith's economic catchment is expected to reach more than one million by 2031.



Figure 4 Penrith's growth snapshot.



NIGHT TIME ECONOMY STRATEGY

PENRITH NIGHT TIME ECONOMY STRATEGY - 2016

This strategy aims to:

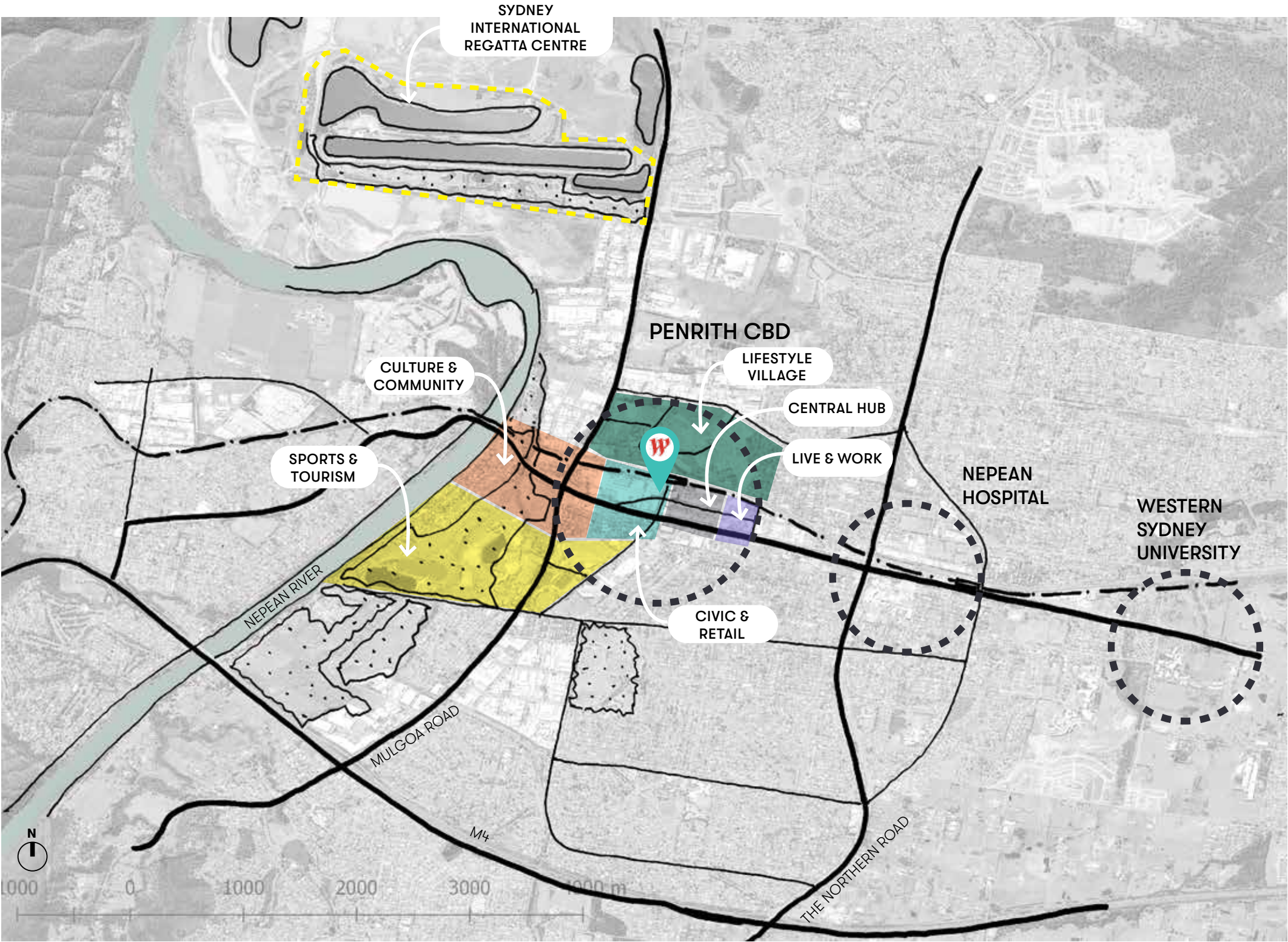
- Build on Penrith's current strengths:
 - The diverse business base – including the range of retail, commercial, food and beverage outlets, including banks, clothes shops, estate agents, gymnasiums
 - The civic and cultural assets – such as the Joan Sutherland Performing Arts Centre, Penrith City Council chambers, Penrith City Library and the Nepean College campus
 - Existing night time economy – The popular restaurant and dining areas, take away food shops, and well established licensed premises
 - Significant leisure and recreation assets – Including the Penrith Panthers, Penrith RSL, and Joan Sutherland Centre, which attract a large number of patrons from a regional catchment to Penrith regularly
 - The diverse urban landscape – appreciating the potential opportunities related to the different precincts within the city and the unique built environment. Including opportunities associated with public plazas, strip shopping, and arcades
 - Existing access arrangements – including abundant car parking and public transport access
 - Potential for growth – both in terms of increasing populations within the city, and also opportunities generated through major developments
- Change perceptions: Penrith is active!
- Create an environment to support diverse range of activities and attractions
- Become a living City with an integral NTE
- Create more opportunities for growth



GREATER PENRITH

PENRITH PROGRESSION - A PLAN FOR ACTION - 2015

CITY PLACES



FORECAST

	 PEOPLE LOCAL GOVERNMENT AREA	 PEOPLE ECONOMIC CATCHMENT	 HOUSES	 JOBS
Now	200,000	500,000	70,000	70,000
2031	260,000	1 Million+	100,000	120,000

Figure 4 Penrith's growth snapshot.

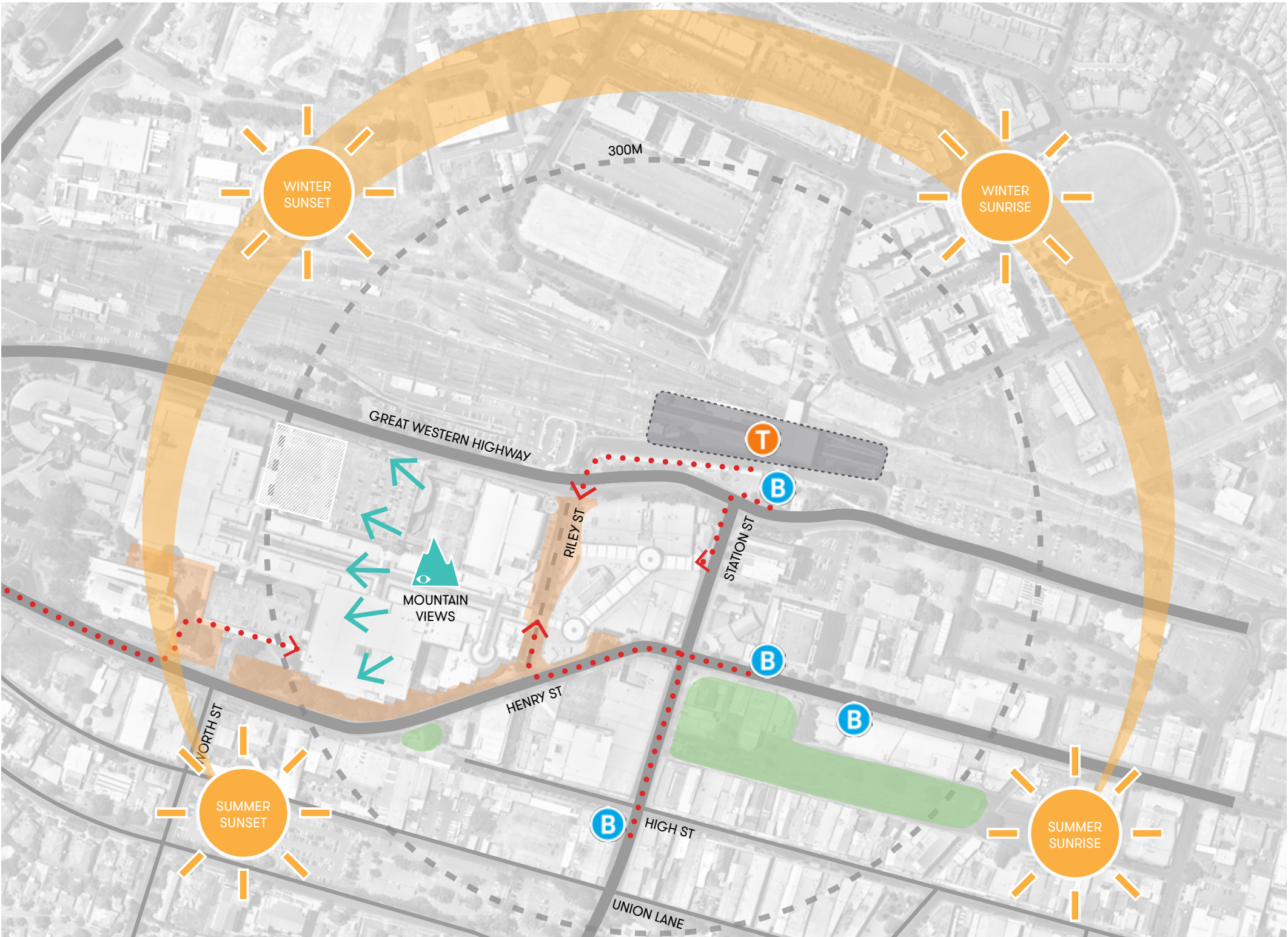
GOALS

- + REVITALISE & GROW PENRITH CBD
- + OPPORTUNITY TO DELIVER SHAPING ELEMENTS
- + ENHANCE A VIABLE COMMERCIAL CORE
- + STRENGTHEN TOURISM AND NIGHT-TIME ECONOMIES
- + PROMOTE URBAN LIVING & ACTIVATE PUBLIC SPACES
- + SUPPORT INNOVATION

-  SPORTS + TOURISM
-  COMMUNITY + CULTURE
-  CIVIC + RETAIL
-  LIFESTYLE VILLAGE
-  CENTRAL HUB
-  LIVE + WORK

CONTEXT ANALYSIS

CONDITIONS AND CONNECTIVITY



- T TRAIN STATION
- B BUS STOP
- PARKLANDS
- KEY PEDESTRIAN LINKS
- VEHICULAR ACCESS
- PUBLIC TRANSPORT ACCESS

RECENT RANGE OF DEVELOPMENT PROPOSALS IN THE AREA

It is evident that Penrith is going through rapid change. There are multiple developments under construction in the area and various DA's and Planning Proposal underway. Below is a snapshot of some of these projects. Also identified area the opportunity areas from the Penrith Progression Plan 2015.

- + Several opportunity sites have been identified within the Penrith City Centre as outlined in the Penrith Progression Plan 2015. There are allowances for variation of building height and FSR provisions within the LEP.
- + Some of the recent developments attuned to the market direction have pushed the current development controls.

No.	Name	Details
1	SOPER PLACE	600 CAR SPACES, COMMERCIAL AND PUBLIC SPACE
2	ESQ1818AT PANTHERS SITE	850 APARTMENTS, 14 STOREYS
3	TOGA'S PENWAY PLACE	STAGE 1 - 81 APARTMENTS, 10 STOREYS
4	57 HENRY STREET	2 TOWERS, 431 APARTMENTS, 25 & 41 STOREYS
5	39-49 HENRY ST PRECINCT - TRIFALGA	6300 SQM, 445 APARTMENTS, 100 KEY HOTEL, 34 STOREYS
6	HIGH STREET UPGRADE	PUBLIC DOMAIN FACE LIFT



Westfield Penrith

Opportunity areas identified in Penrith Progression Plan 2015

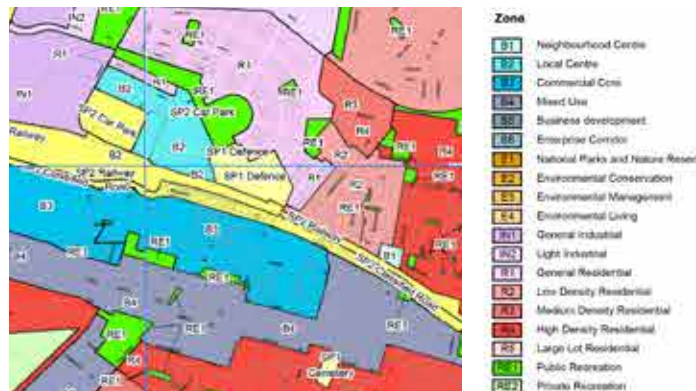
- a. City Park village
- b. Commerce and Education Precinct
- c. Health Link Precinct
- d. Community, Culture and Civic Precinct
- e. Justice Precinct



CURRENT PLANNING POLICES

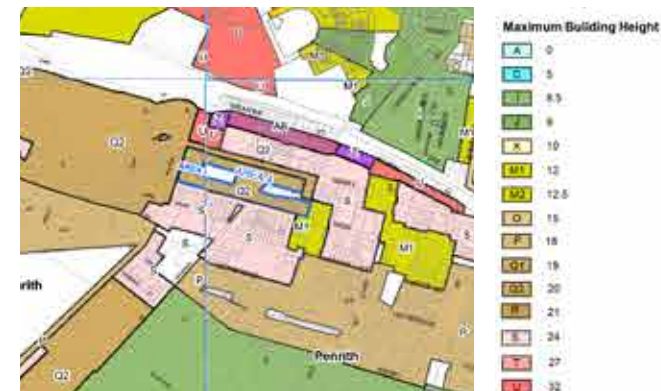
**CURRENT REGULATIONS LIMITS PENRITH'S POTENTIAL TO BECOME A METROPOLITAN CLUSTER.
AS A RESULT, A STRUCTURE THAT WILL ENABLE MEANINGFUL DEVELOPMENT OPTIONS FOR THE SITES IS REQUIRED.**

PENRITH LEP 2010



ZONING PLAN

- + Site is Zoned B3 - Commercial Core.



BUILDING HEIGHTS PLAN

- + Building Height applicable to site is 20m
- + Height of developments across Station Street ranges from 32m, 56m and 80m.



FSR PLAN

- + Current FSR on site is 1.6:1
- + FSR of surrounding areas ranges from 3:1 to 4:1.



HERITAGE

PENRITH DCP 2014 - SETBACKS, FRONTAGE AND HEIGHT

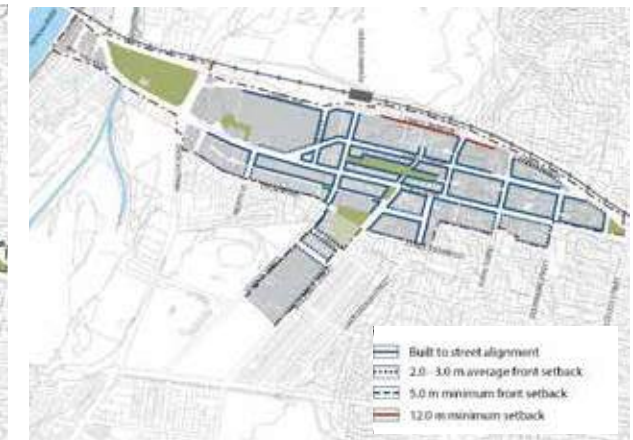
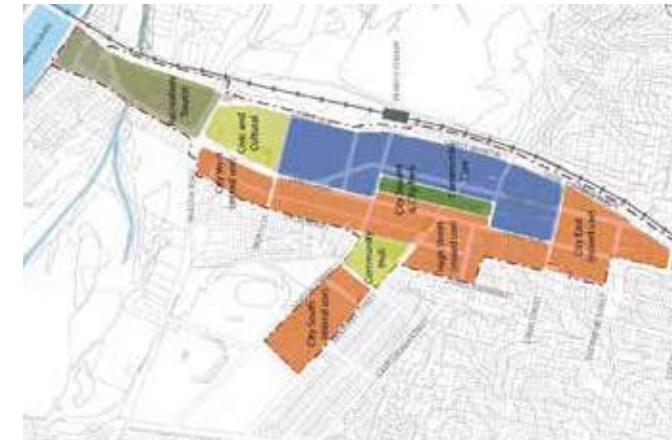


Table E11.1: Controls for building depth and height

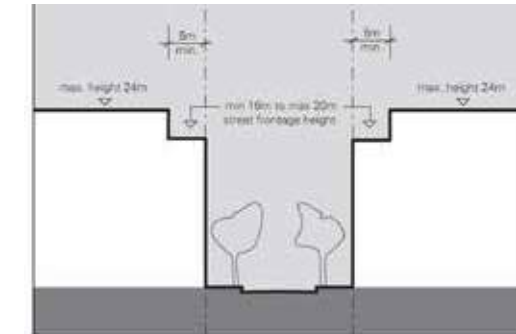
Land Use	Building Use	Condition	Maximum Floorplate	Maximum Building Depth (excludes balconies)
Commercial Core	All	Above 24m height	1,200m ²	25m

Table E11.3: Maximum site cover & minimum deep soil for development

Zone/Area	Maximum Site Cover	Minimum Deep Soil Area
Commercial Core	100%	0%

Table E11.2: Minimum side and rear setback distance from property boundary

Zone	Building Height and Use	Minimum Setback
Commercial Core	Up to a height of 20m	0m
	Above 20m	5m
	Above 24m	12m



STREET FRONTAGE HEIGHT TYPE A

HEIGHT, FSR AND SETBACK

- + With the rapidly evolving CBD, an evaluation is required of height, FSR and setback of the Commercial Core in relation to its regional position
- + Height: for the feasibility purpose we have taken base, medium and high case scenarios
- + Setback: we have respected the street frontage at ground level; the tower setback is adjusted to ensure a more compact urban form and a landmark development with a minimum of 5m setback from the street edge.

A photograph of a modern shopping center at night. The building has a curved glass facade. The 'Westfield' logo is illuminated in red and orange, with 'Pennith Plaza' in black below it. Large windows display food items like pizza and burgers. A traffic light in the foreground is green. The sky is dark blue.

Westfield
Pennith Plaza

2.0

VISION

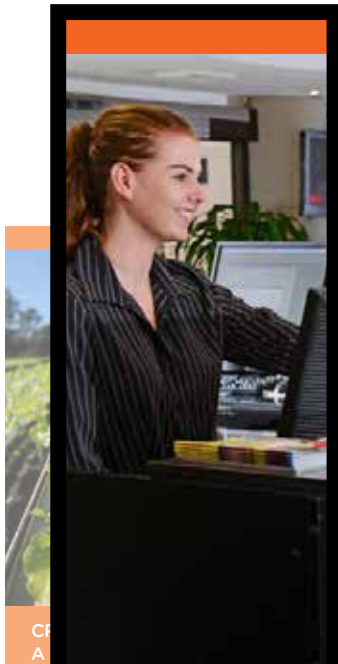
A NEW LIVING CENTRE

ALIGNED ASPIRATIONS



PUT PENRITH ON THE MAP

- Events & festivals
- Share our story, how far we've come
- Collaboration not competition
- Build on 'Adventure Capital'



FOSTER INVESTMENT AND INNOVATION

- Jobs of the future
- Help start-up businesses
- Leverage our strength in health and medicine
- Digital economy & NBN advantage
- Business & learning hubs
- Capitalise on airport



MAKE PEDESTRIAN AND CYCLE FRIENDLY STREETS

- Pedestrian priority zones
- Bike hire
- Improved public transport
- Less cars in the city centre
- Connect to hospital, river, station, university, Thornton
- Connected north & south with green linkages



CREATE A CITY HEART

- A central park - to meet, relax, hold events, share experiences
- Community & cultural events
- Activate arcades



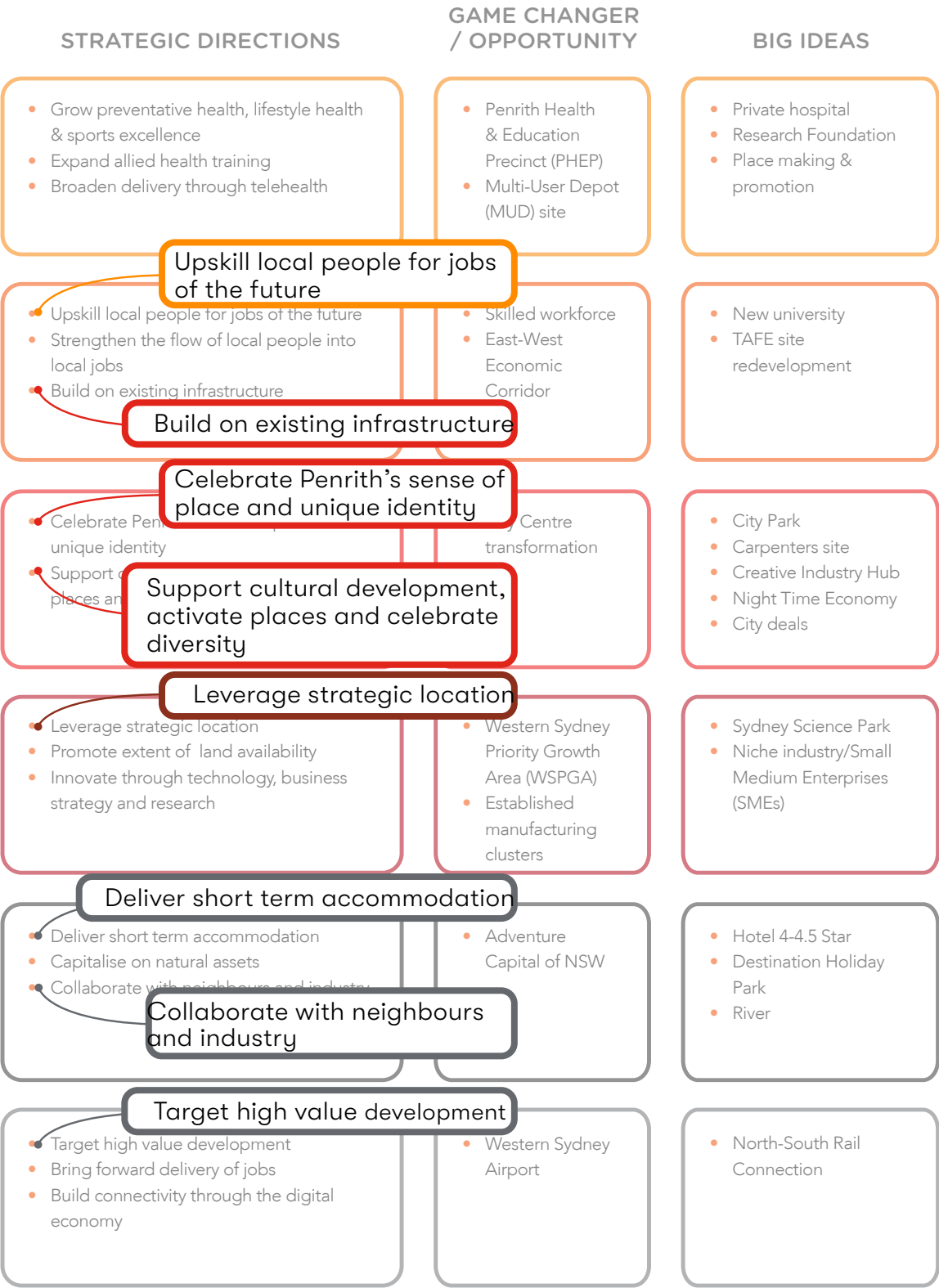
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CONNECT TO OUR RIVER

- Cultural & entertainment opportunities
- Accessible & family friendly
- Restaurants, cafes, markets, outdoor cinema & jazz evenings
- Create a green corridor of parks for mixed use
- Tourism opportunities of river link



ALIGNED ASPIRATIONS



OUTCOME 1 - WE CAN WORK CLOSE TO HOME

Helping our community find a local job that suits them



OUTCOME 2 - WE PLAN FOR OUR FUTURE GROWTH

Making sure that services and infrastructure keep up as Penrith grows



OUTCOME 3 - WE CAN GET AROUND THE CITY

Making sure we can get from place to place safely and easily, whether we drive, walk, cycle or ride the train or bus



OUTCOME 4 - WE HAVE SAFE, VIBRANT PLACES

Making sure our public spaces are safe, pleasant places to be



OUTCOME 5 - WE CARE FOR OUR ENVIRONMENT

Protecting our air and water quality, and our natural areas



OUTCOME 6 - WE ARE HEALTHY AND SHARE STRONG COMMUNITY SPIRIT

Supporting the physical and mental health of our community

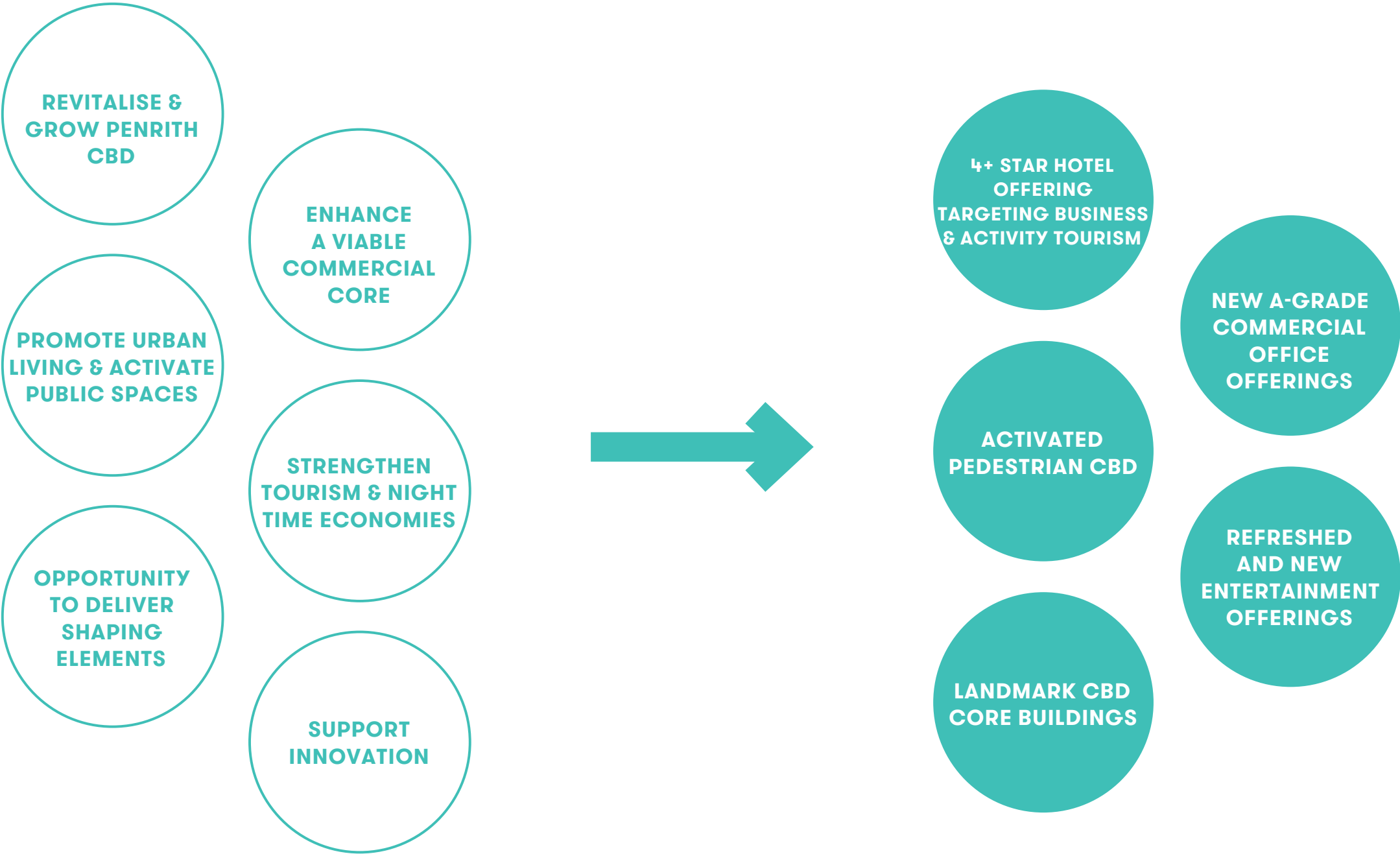


OUTCOME 7 - WE HAVE CONFIDENCE IN OUR COUNCIL

Putting our values into action.
We are accountable. We show respect. We encourage innovation.



TRANSLATING INTO A BUILT VISION



A NEW ACTIVATED PENRITH



OUR VISION IS FOR A **CONNECTED** PRECINCT.

A PRECINCT THAT BRINGS PEOPLE TOGETHER AND CREATES A **COMMUNITY**, A DYNAMIC MIX OF RETAIL PATRONS, CREATIVE WORKERS, MILLENNIALS AND HOTEL GUESTS LOOKING TO EXPERIENCE THE LOCAL LIFESTYLE.

IMAGINE A TRULY MIXED USE PRECINCT THAT LEVERAGES OFF THE SUCCESS OF EXISTING FACILITIES AND ENGAGES WITH THE MOUNTAIN & THE RIVER.

A NEW LIVING CENTRE SUPPORTING THE VISION OF A 24 HOUR CITY.

PUTTING PENRITH CBD ON THE MAP

ENTERTAINMENT

EXISTING ENTERTAINMENT FACILITIES/PRECINCTS

- 1

THE CLIMBING CENTRE
- 2

NEPEAN AQUATIC CENTRE
- 3

JOAN SUTHERLAND PERFORMING ARTS CENTRE
- 4

PENRITH RSL
- 5

CABLES AQUA PARK
- 6

PENRITH PANTHERS CENTRE
- 7

THE MUSEUM OF FIRE
- 8

GREAT RIVER WALK



ACCOMMODATION

EXISTING HOTELS & SERVICED APARTMENTS

- 1

PENRITH VALLEY INN
4-star hotel
- 2

MERCURE HOTEL
4-star hotel
- 3

QUEST PENRITH
Serviced Apts
- 4

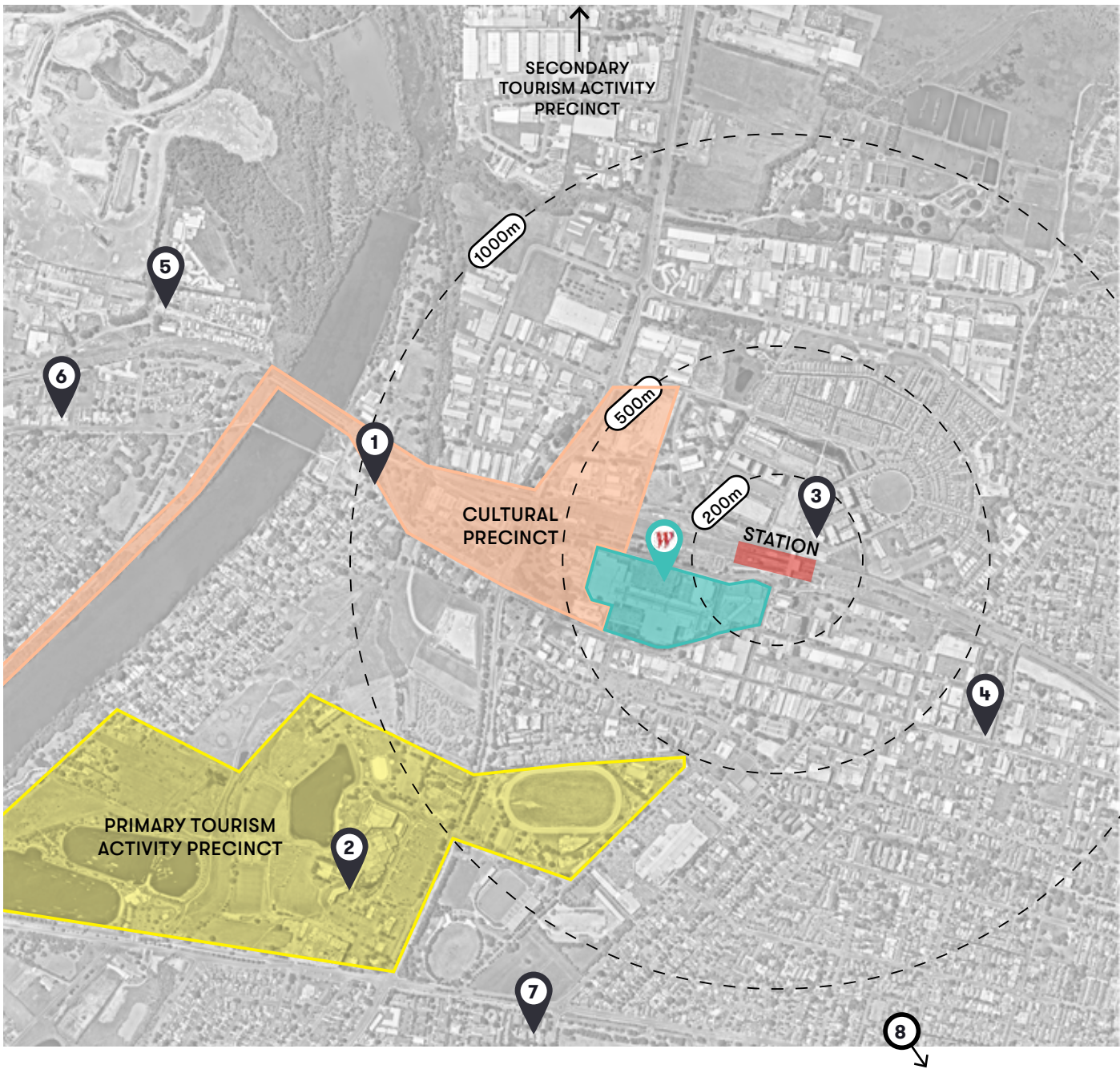
PENRITH HOTEL MOTEL
- 5

INGENIA HOLIDAYS NEPEAN RIVER
4-star hotel
- 6

VALUE SUITES PENRITH
3-star hotel
- 7

ASTINA PARKSIDE
Serviced Apts
- 8

NIGHTCAP (JAMISON HOTEL)
3-star hotel



EMPLOYMENT

EXISTING COMMERCIAL BUILDING OFFERING

- 1

121 Henry St - Australian taxation office
- 2

2-6 station St - NSW government offices
- 3

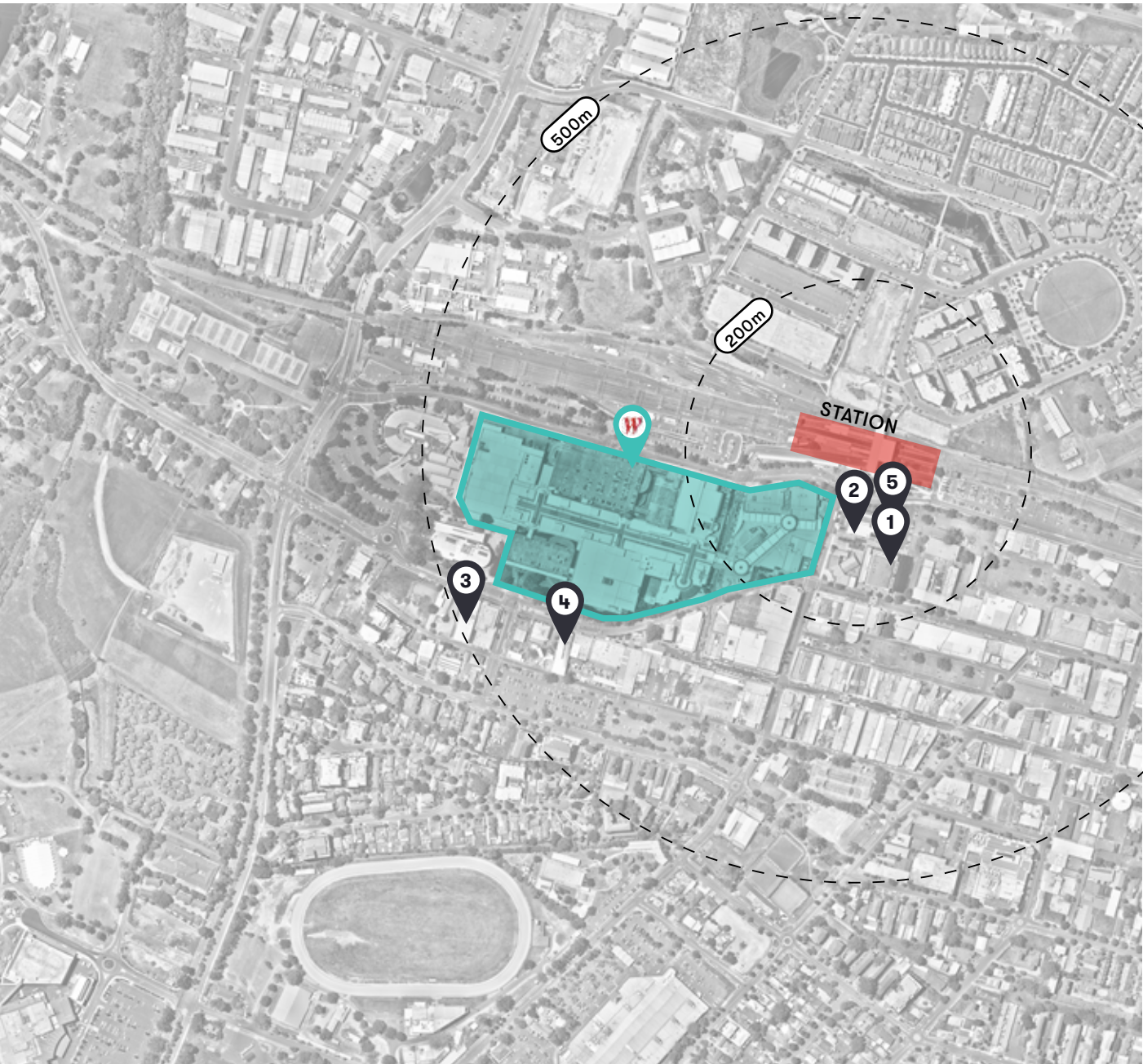
606 High St - Australian electrol Commision
- 4

580 High St
- 5

50 Belmore St - DA approved
- Target

Up to 55,000 local jobs in Penrith by 2031.

PENRITH CITY COUNCIL Economic Development Strategy



EXISTING COMMERCIAL BUILDING OFFERING



A-GRADE COMMERCIAL

	PARAMETER	UNIT	GRADE A
Environment	Environmental Rating	Green Star- Design & as Built	5 Star
Configuration	Building size Floor plate Tenant service zone High loading	SQM NLA SQM NLA mm % of NLA	>10 000 SQM NLA >1000 SQM NLA ≥125mm 5% >7.5kPa
Mechanical	Air conditioning Chilled beam density Tenant equipment Tenant supplementary After hours operation Cool/heating plant redundancy	SQM Watts per m ² Watts per m ² Watts per m ² Minimum zones per floor % peak cooling / heating load	<85/120 <20/35 ≥12 ≥20 2 >50%
Tenant Risers	General Exhaust Commercial kitchen exhaust and commercial kitchen make up air supplementary toilet exhaust supplementary outside air	L/s/m ² L/s Nu,ber L/s/m ² L/s/m ²	0.15 ≥3000 minimum of 1 0.10 0.30
Lifts	Car Capacity Lateral vibration Waiting time handling capacity Goods lift Goods lift	Number of persons mg seconds during any five minute period % number capacity	≥16 ≤20 up peak ≤30 Lunch peak ≤40 Up peak ≥13 Lunch peak ≥11
Electrical	Power Lighting Lighting control Building management control systems	VA/m (risers) NCC compliance Programmable lighting control zones sqm type	≥40 Yes ≤150 Full BMCS
Standby Power - Base Building	Lifts Safety services house lights and power Central plant Tenant supplementary capacity Tenant lights and power Onsite fuel storage	number of lifts Capacity Capacity Capacity Capacity Capacity Hours of operation	1 lift per rise 100% 50% - 100% Space provisions for tenant generators 12
Building Management	Management personnel Courier coordination Life cycle maintenance Energy and water submetering IEQ	Level of service Yes/no Years yes/no yes/no	Full management and onsite team for buildings greater than 30000 sqm Yes ≥10 yes Yes
Communications	Tenant data risers MDF room Master antenna television Carriers In building mobile coverage	Number Number yes/no number % of building area	1/30000 sqm ≥1 Yes 2 100% GFA
Hydraulics	Water storage Grease line Non portable water system	hours of operation yes/no yes/no	2 yes for buildings ≥30000 yes
Security	Access system Control room/security CCTV CCTV archive footage storage Internal floor fire stair access	Type Location / availability Extent of coverage Days Yes/no	Proximity Onsite 24/7 for buildings >30000sqm Main public areas/ lobbies, loading docks, goods lifts and all points of entry 30 yes
Amenities	Concierge End of trip facilities Onsite retail Access to public transport and amenities	Yes/no yes/no yes/no yes/no	Yes for buildings > 20000 sqm yes yes yes
Parking	Car park Loading docks / delivery bay Courries parking	yes/no yes/no yes/no	Yes yes Yes

DEVELOPING THE PENRITH CBD STRUCTURE



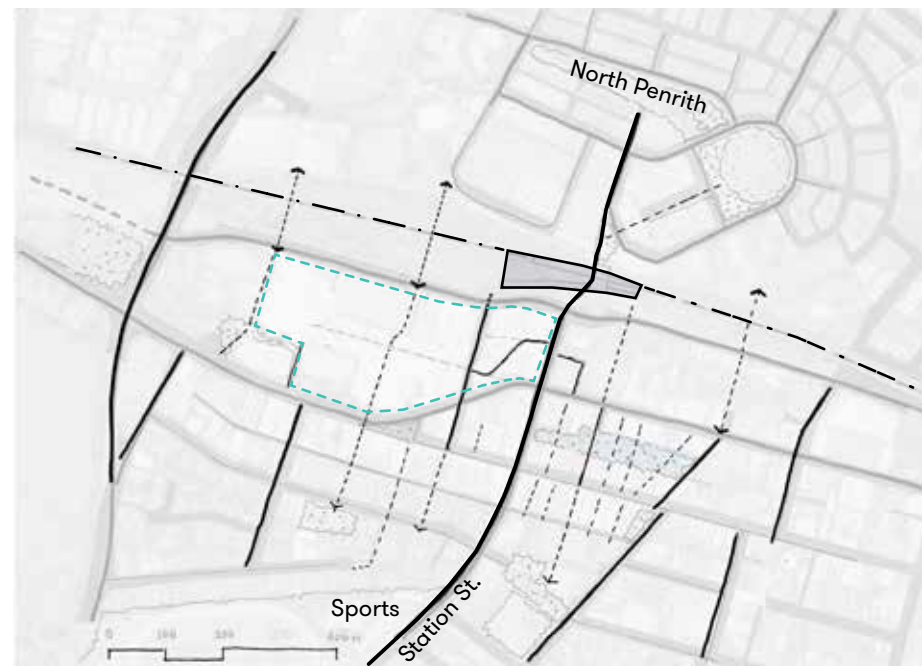
EAST-WEST LINEAR CITY

The Penrith urban structure is predominantly east west orientated, due to:

- + Historic street arrangement towards the Blue Mountains & Nepean River
- + Parallel developments to the rail line (opened in 1863)

Furthermore:

- + Henry Street is a major east-west connection, which has been identified as a 'Complete Street' by the Penrith Progressive Plan 2015. 'Complete street' will provide safe and calm access for pedestrians, cyclists and car users alike.
- + Westfield development is strategically located along Henry Street.



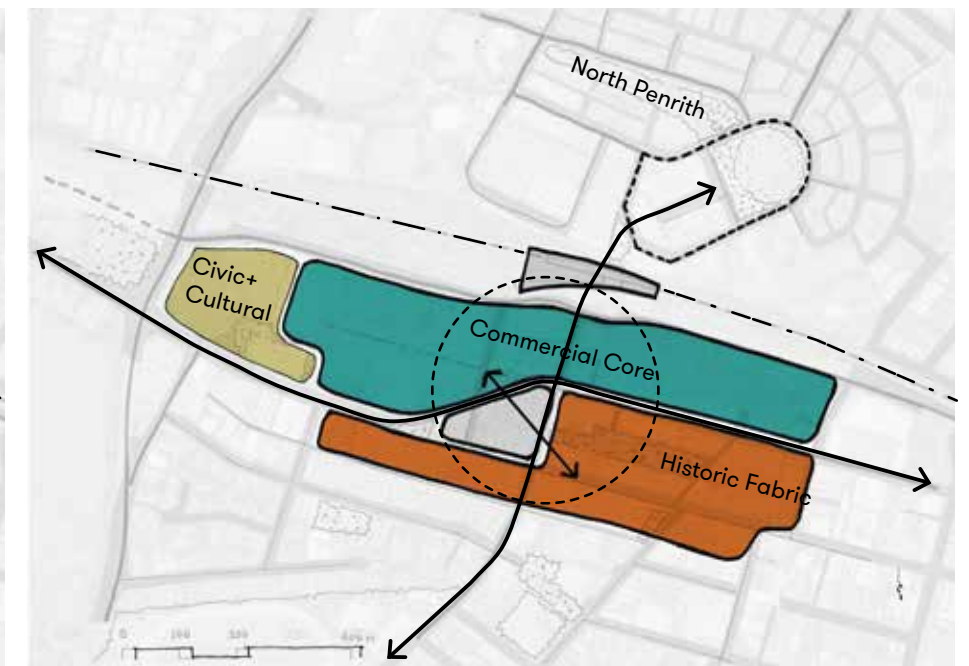
NORTH-SOUTH PEDESTRIAN PERMEABILITY

North south pedestrian links will:

- + Increase permeability of the CBD's ground plane, ensuring greater pedestrian connectivity
- + Strengthen the CBD structure, which is currently east west orientated
- + Enable better pedestrian connections between North Penrith to the Centre and further to the Sports Precinct

Furthermore:

- + Station Street is nominated as a 'Complete Street'
- + Westfield development is strategically positioned along Station Street.



WEAK CENTRALITY

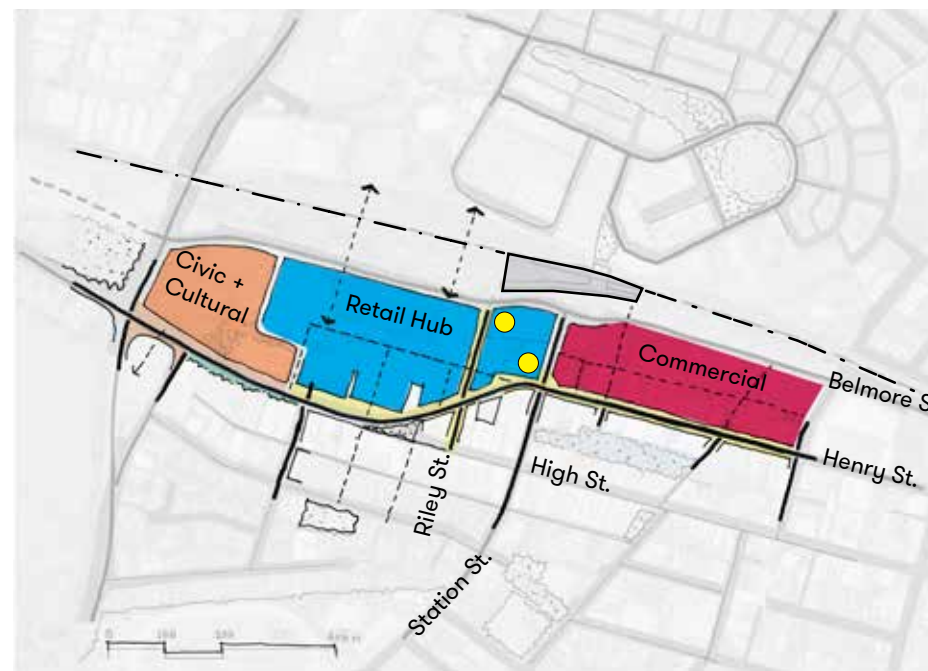
- + Penrith CBD currently lacks a clear Centre of Gravity (COG), which weakens the legibility of the CBD
- + A CBD focal point will bind the expanding City Centre
- + The opportunity for the site is to be part of the 'Focal Area' and capitalise on the associated built form intent.

STRENGTHEN PENRITH CBD STRUCTURE



STRENGTHEN STATION STREET

- + Station Street is the only north south link between North Penrith, the City Centre and the Sports Precinct to the south
- + Station Street has the potential to be an engaging and attractive development spine (Complete Street) as it interfaces with various character areas in the City Centre
- + The Borec Site can enhance and further strengthen the character of Station Street.



ENHANCE HENRY STREET

- + Henry Street links the Cultural and Civic Precinct, the Retail Hub and the Commercial Precinct
- + The feasibility study areas provide the opportunity to support the 'Complete Street' scheme through enhancement and activation of Henry Street
- + The redevelopment of the two feasibility areas can play a catalytic role in the enhancement of the east west link between the Civic and Cultural Precinct and the Commercial Area of the City Centre.

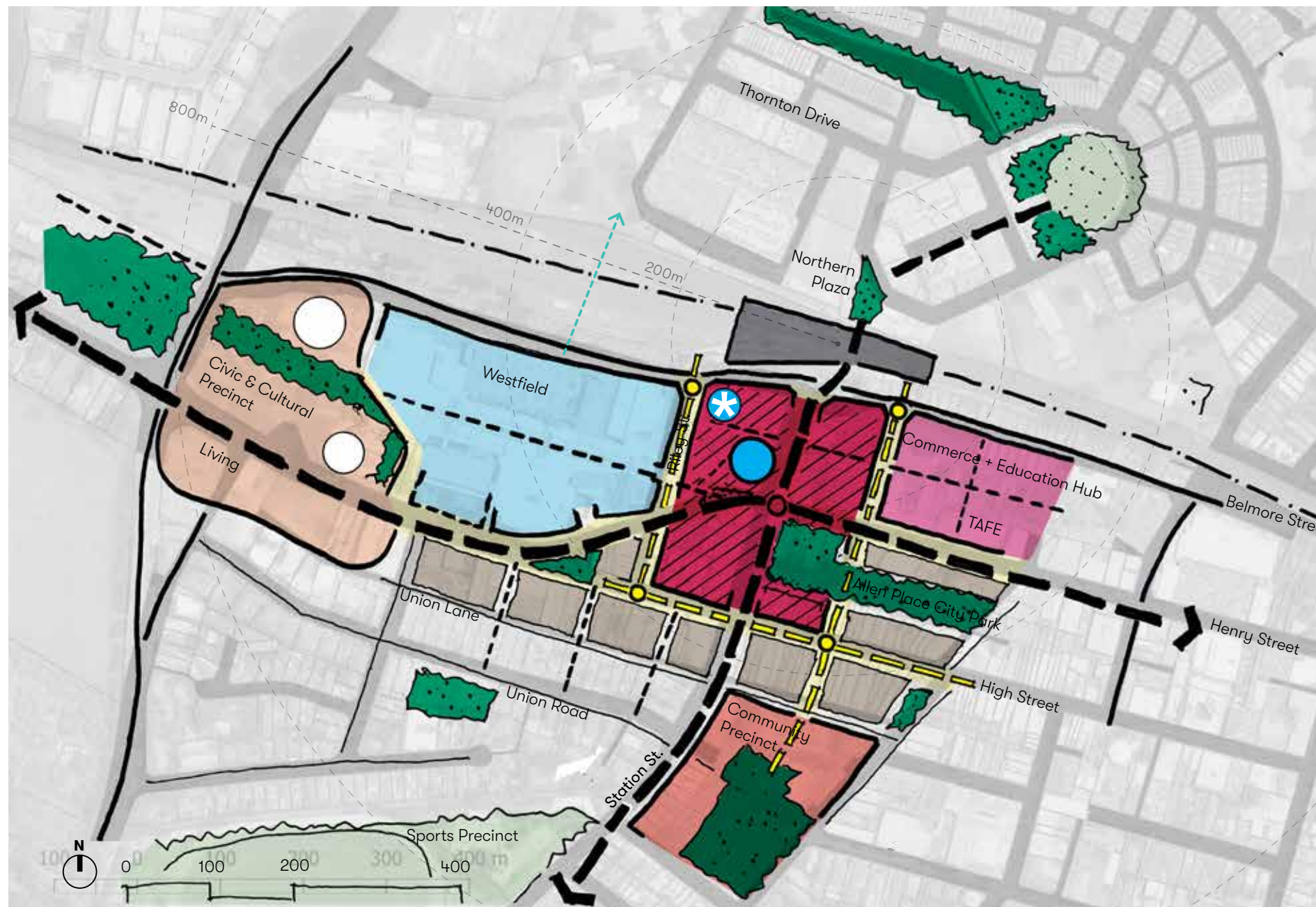


IDENTIFY A FOCAL CORE AREA

There is an opportunity for the Penrith CBD to create a 'Focal Core Area' that will:

- + Create a highly connected and walkable precinct bound by the pedestrian priority streets along High Street, Riley Street, and a future pedestrian link from High Street to Belmore Street via the proposed park
 - + Enhance the rich mix of character areas both new and historic
 - + Strengthen the Penrith CBD as a Transit Oriented Development
- The Site, in the heart of the 'Focal Core Area', is ideally positioned to become a landmark development.

AN INTEGRATED PENRITH CBD WITH A CENTRE OF GRAVITY



-  Define a focal core area in the CBD
-  Identify opportunity for landmark development and height
-  Nodal developments to activate & rejuvenation Henry Street
-  Active pedestrian link to frame the proposed focal core area
-  Allen Place City Park to be an integral part of the focal core area
-  Respect & Enhance heritage and main street character
-  Reinforce connections to civic and cultural precinct
-  Pedestrian link to connect commercial and Education hub
-  Rejuvenate and connect community precinct
-  Penrith integrated transport hub - station and bus terminal
-  Potential extension of car park with opportunity for landscaped edge
-  Potential future pedestrian link to north Penrith across the rail line

A CONNECTED CENTRAL PRECINCT



KEY / TIMELINE

0-3 Years

- 1 The Mondo dining & lifestyle Precinct [DA submission]
- 2 Western Sydney premier entertainment destination

3-5 Years

- 3 Riley Street 'Eat Street' - Public domain / pedestrianized green street
- 4 Borec House - proposed mixed use development site

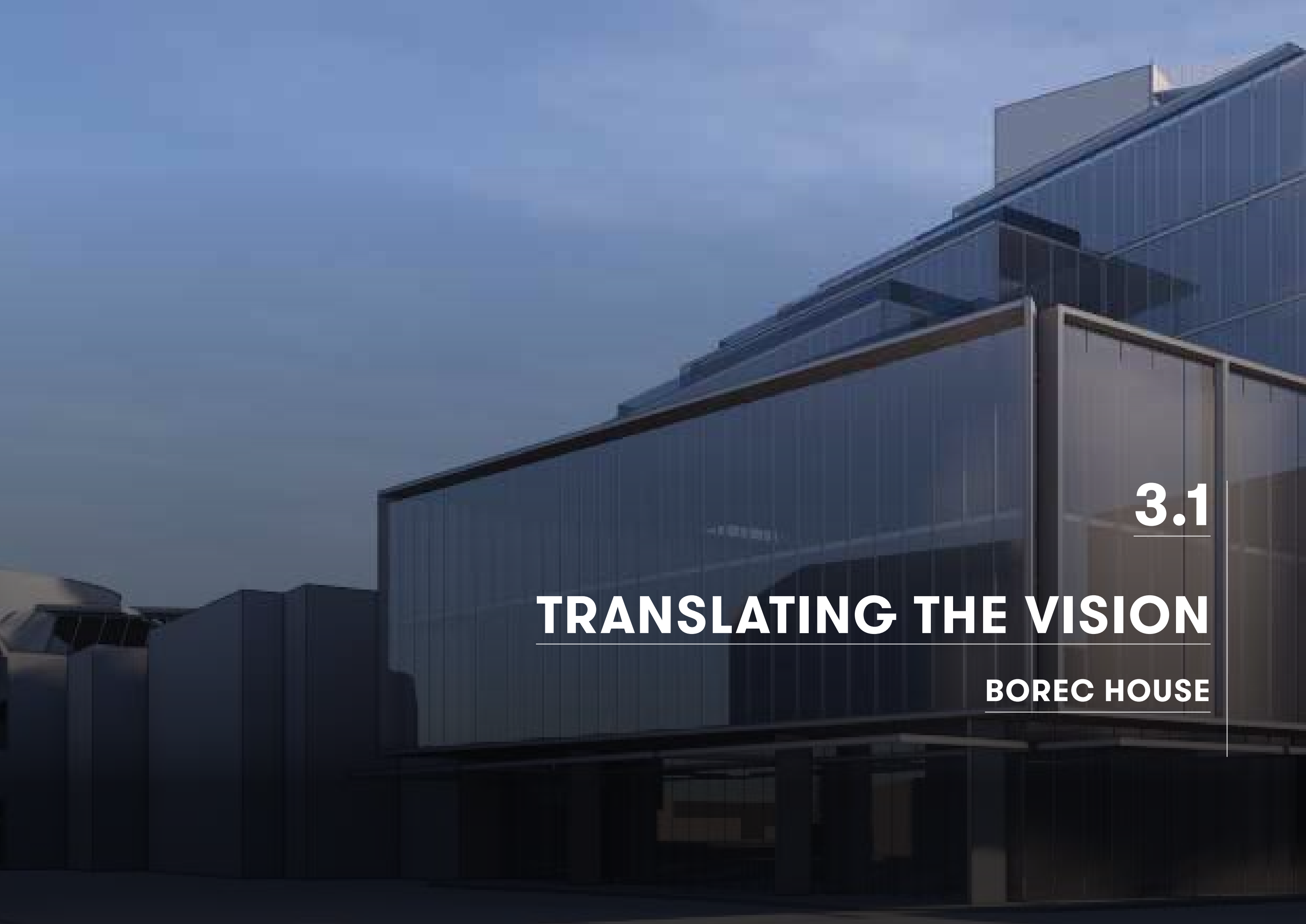
5-10 Years

- 5 Identified site for potential further development (including expanded commercial offer)
- 6 Henry / High Street streetscape renewal

Timing subject to need

- 7 Proposed future carpark expansion

- Active pedestrian link to frame proposed focal core area
- Define focal core area in the CBD
- Allen Place City Park to be an integral part of the focal core area
- Potential future pedestrian link to north Penrith across rail line
- Respect & enhance heritage & main street character

A photograph of a modern building with a glass facade at dusk. The building is multi-storied and features large glass panels that reflect the sky. The sky is a deep blue with some light clouds. The building's design is contemporary, with clean lines and a mix of glass and dark structural elements. The overall mood is serene and architectural.

3.1

TRANSLATING THE VISION

BOREC HOUSE

ON THE PARK

ANCHORING THE PARK CORNER



EXPANSIVE PODIUM DESIGN TOWARDS THE CITY PARK & PUBLIC PLAZA



ACTIVE FRONTAGE TO ENCOURAGE CONNECTIVITY AND INTERACTION



AN IDENTITY CORNER BUILDING ENHANCING THE CHARACTER OF STATION ST & CREATING VISUAL INTEREST



GREEN TERRACING TO ADDRESS PARK

GROUND CORNER ACTIVATION

RETAIL + F&B

CORNER ADDRESS

- F&B OFFERING TO PROMINENT CORNER OPPOSITE FUTURE CITY PARK

BOUTIQUE STAND-ALONE RETAIL

- STREET FRONTING RETAIL SPACES

A-GRADE COMMERCIAL

10,000m² COMMERCIAL OFFICE

- TARGET A-GRADE
- AMENITIES ACCESS FOR EACH FLOOR

3 LIFT CORE

- 2 EMPLOYEE LIFTS, 1 GOODS LIFT

STREET ADDRESS

- SECURE GROUND FLOOR LOBBY & RECEPTION

COMMON AMENITIES

- BASEMENT END OF TRIP FACILITIES
- BASEMENT PARKING

WESTFIELD RETAIL EXPANSION

BIG BOX PROVISION

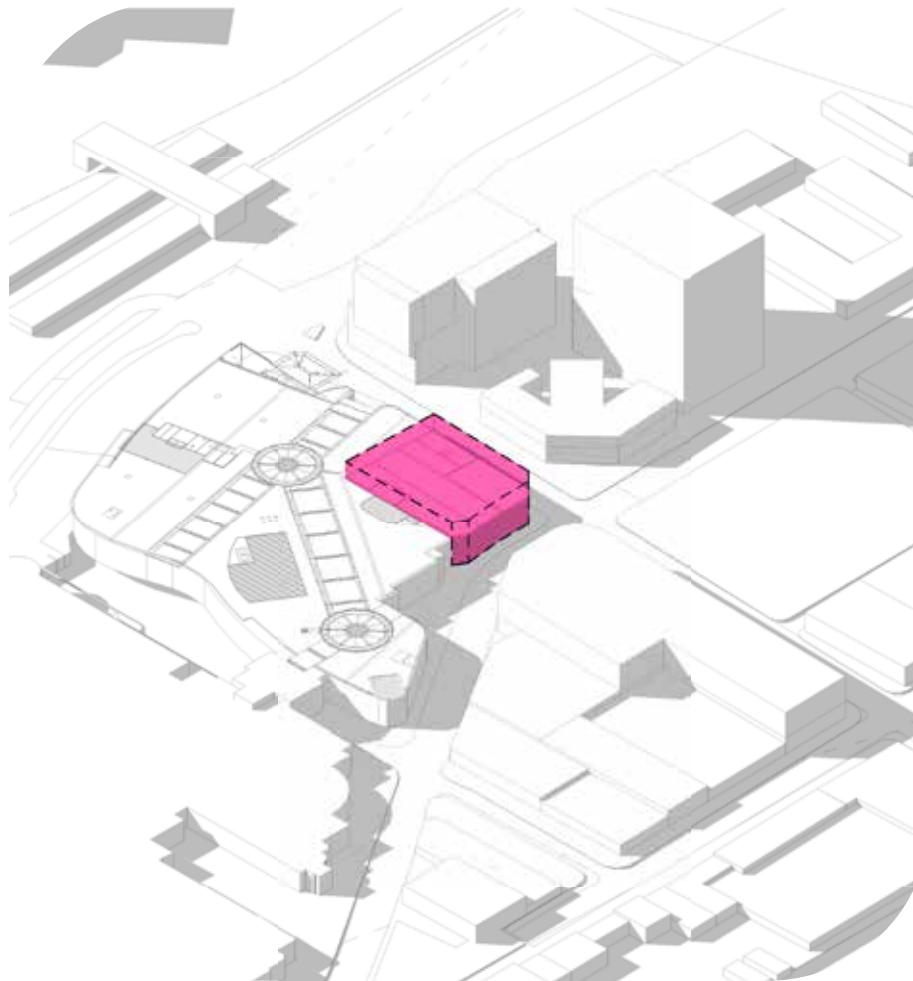
- INTEGRATION INTO EXISTING LEVEL 2 RETAIL TO PROVIDE OPPORTUNITY FOR BIG BOX RETAILER

BOREC HOUSE

MASSING ENVELOPE STRATEGY

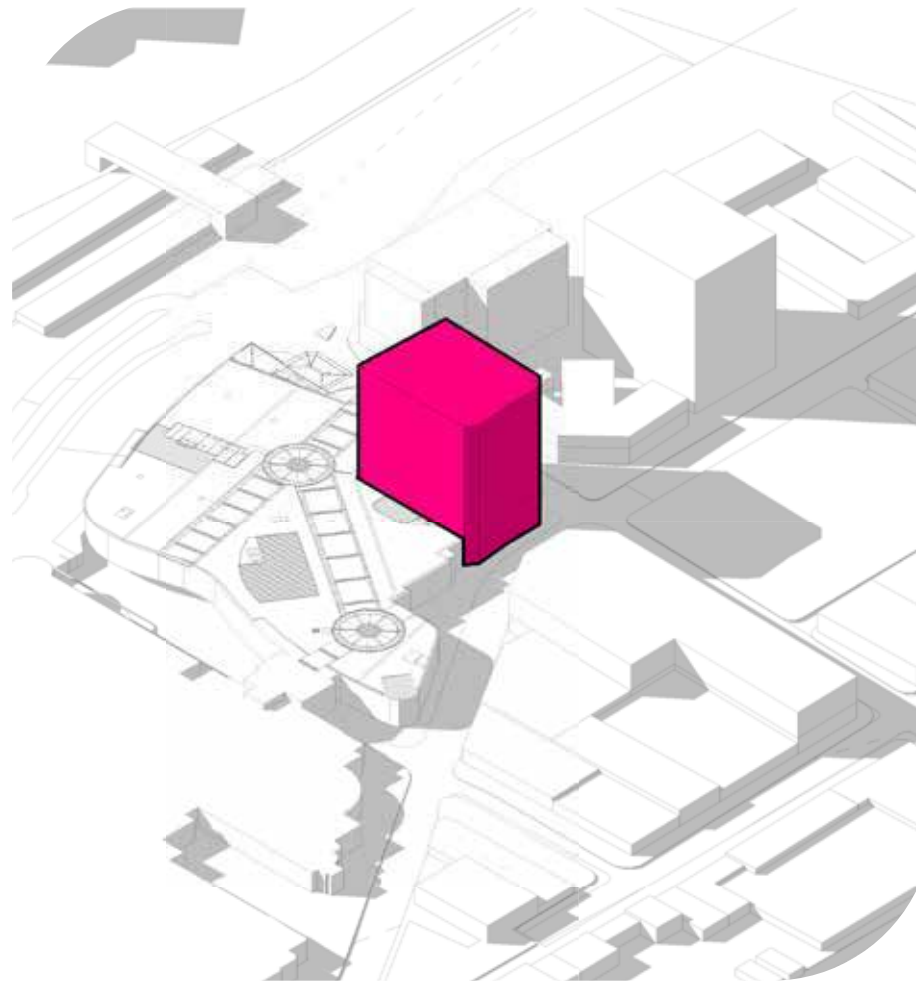
1

MATCH EXISTING BOREC
HOUSE FOOTPRINT



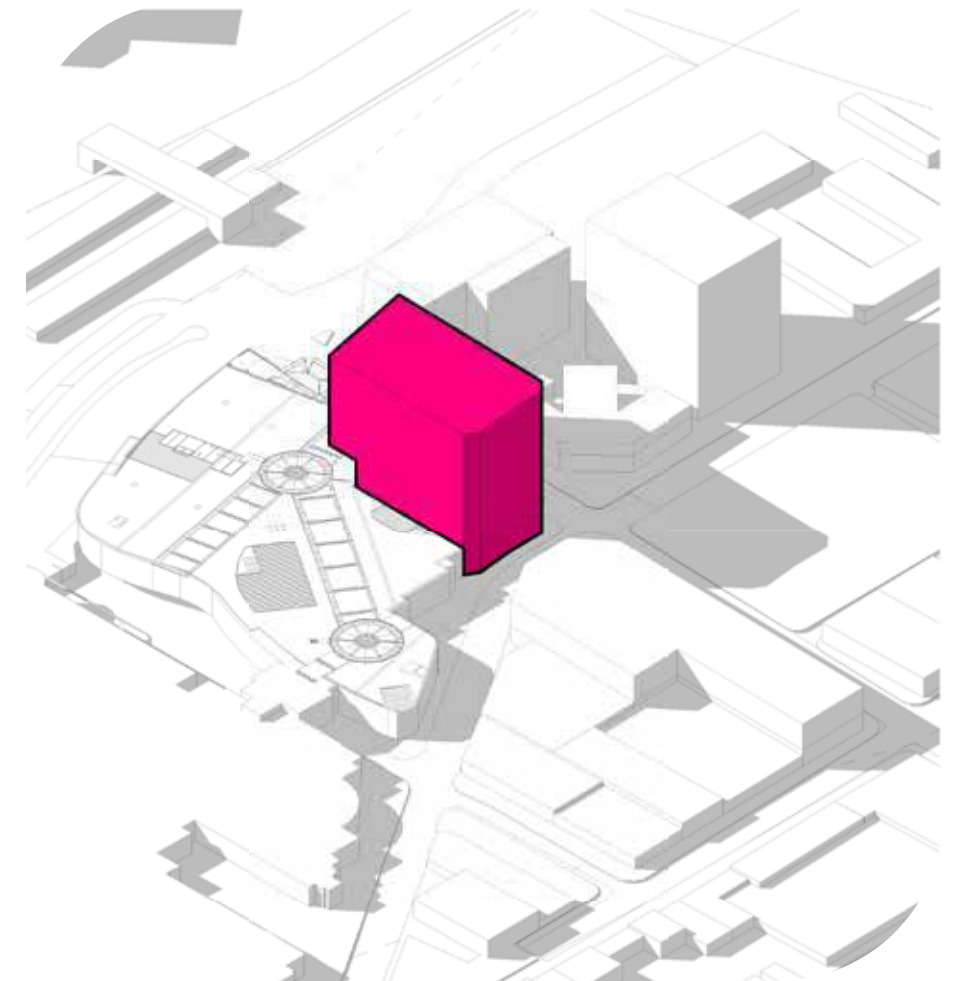
2

ELEVATE TO MATCH
ADJACENT LEP HEIGHTS &
BUILD CORNER LANDMARK



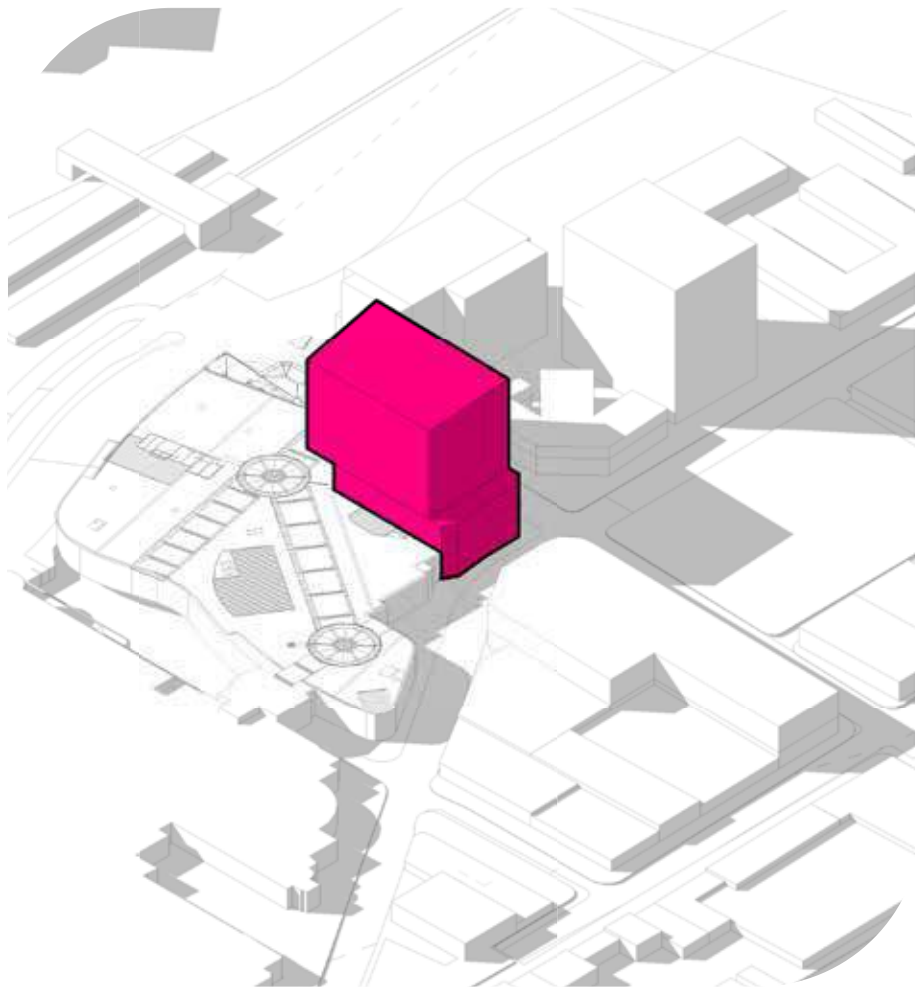
3

EXTEND FORM TO
BUILD STATION STREET
PROMINENCE



4

SET BACK OF 8m ABOVE 20m
HEIGHT TO MAINTAIN HENRY
STREET WALL



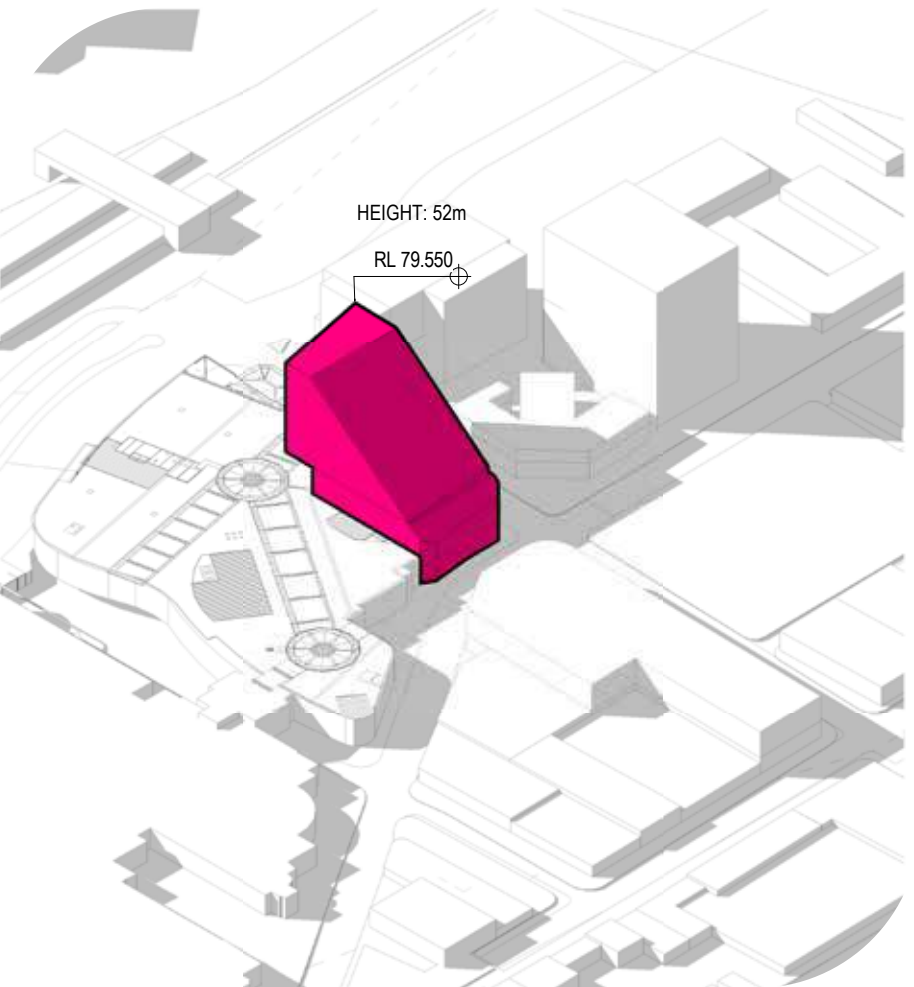
5

ENVELOPE CUT TO AVOID
OVERSHADOWING ON
FUTURE CITY PARK



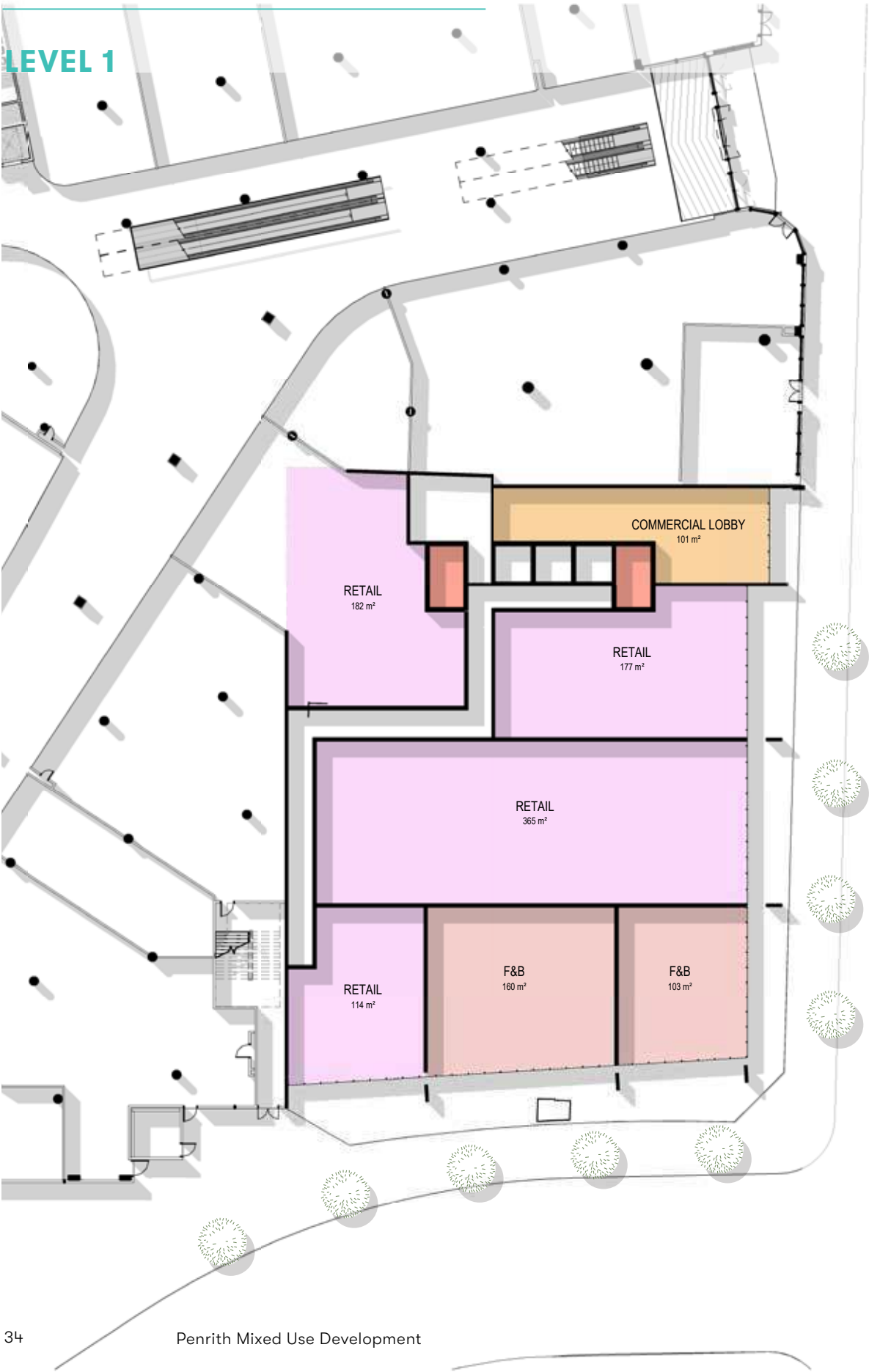
6

FINAL BUILDING ENVELOPE

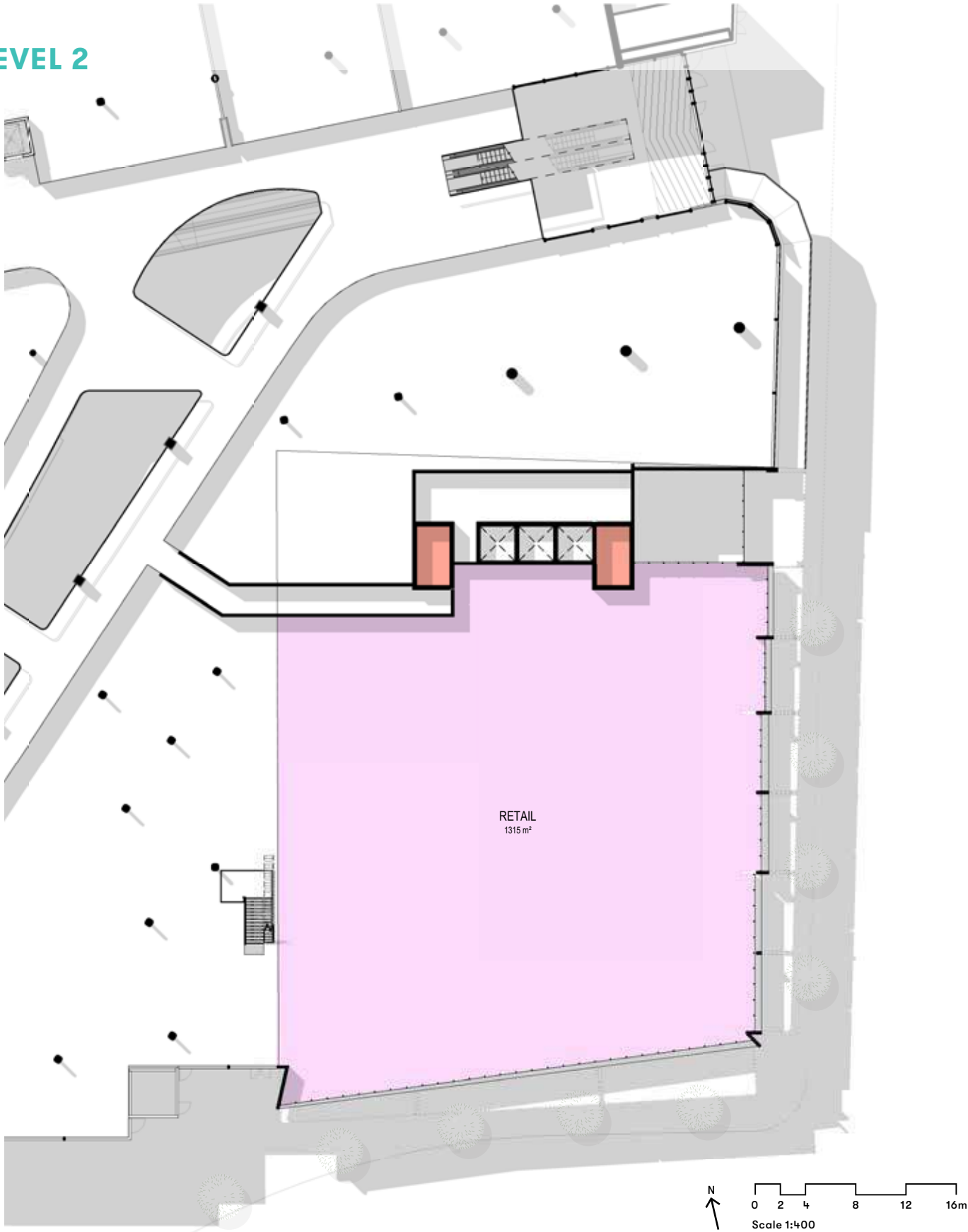


PODIUM RETAIL

LEVEL 1

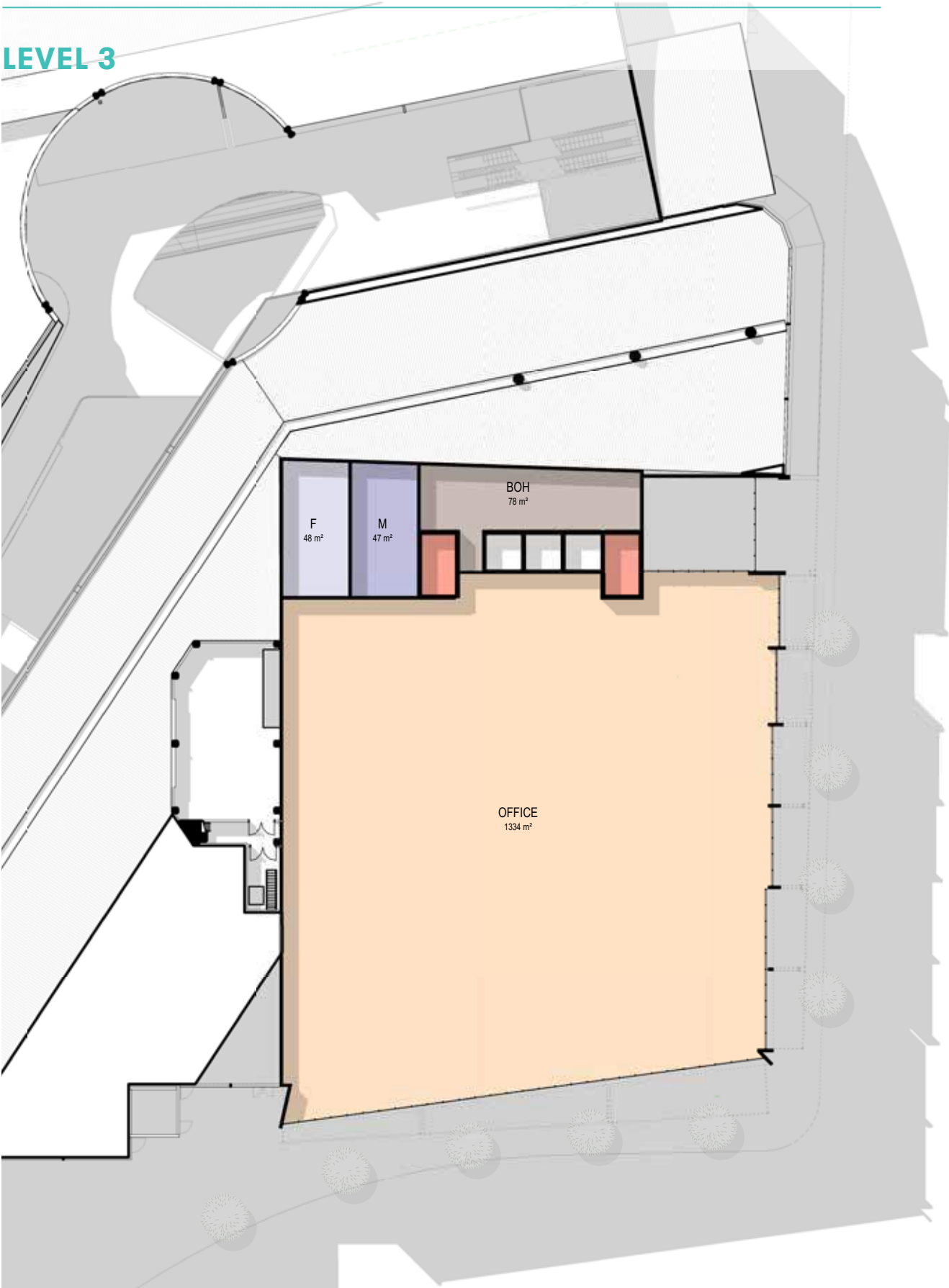


LEVEL 2

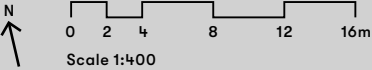
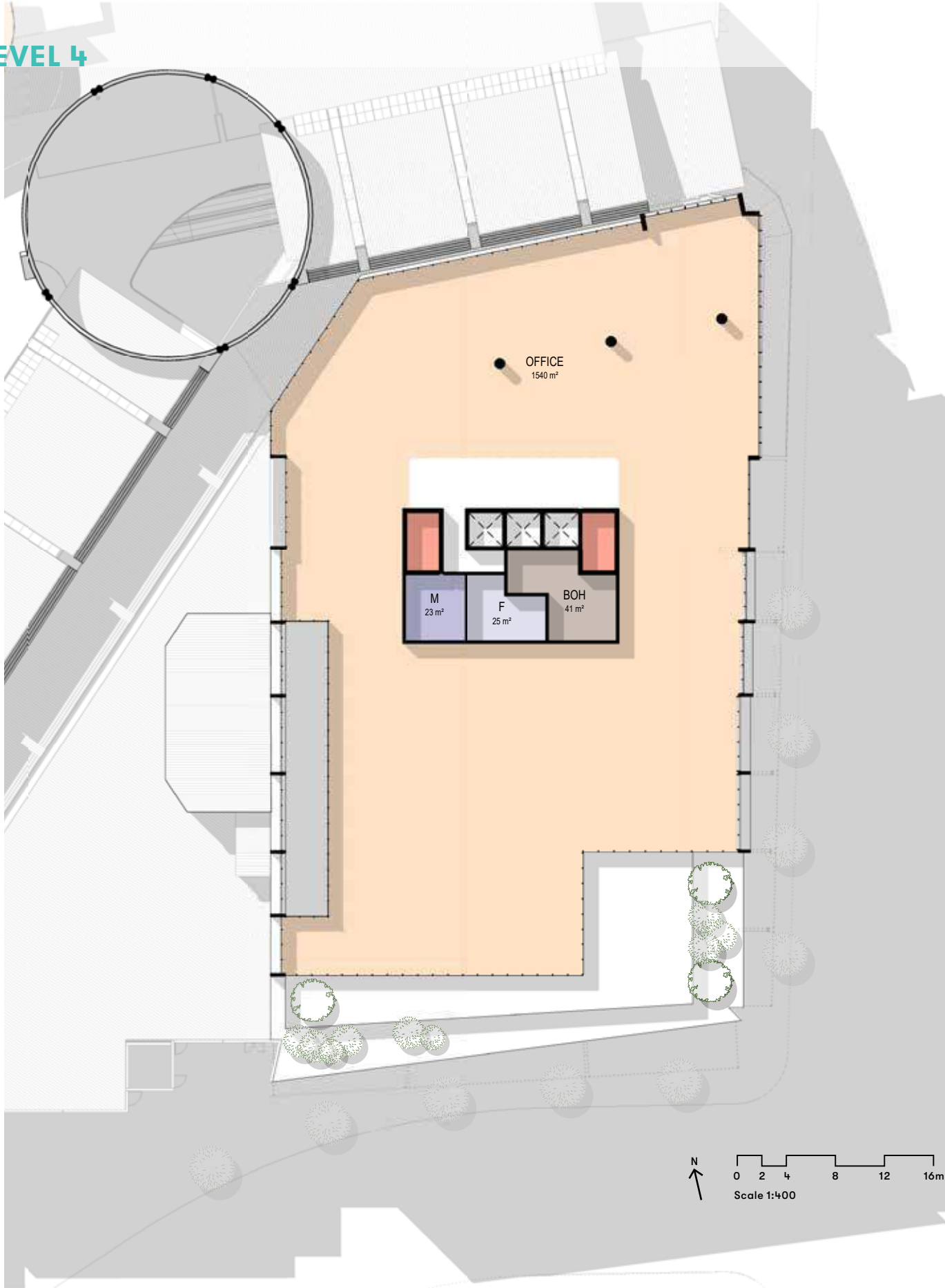


COMMERCIAL FLOORPLATES

LEVEL 3

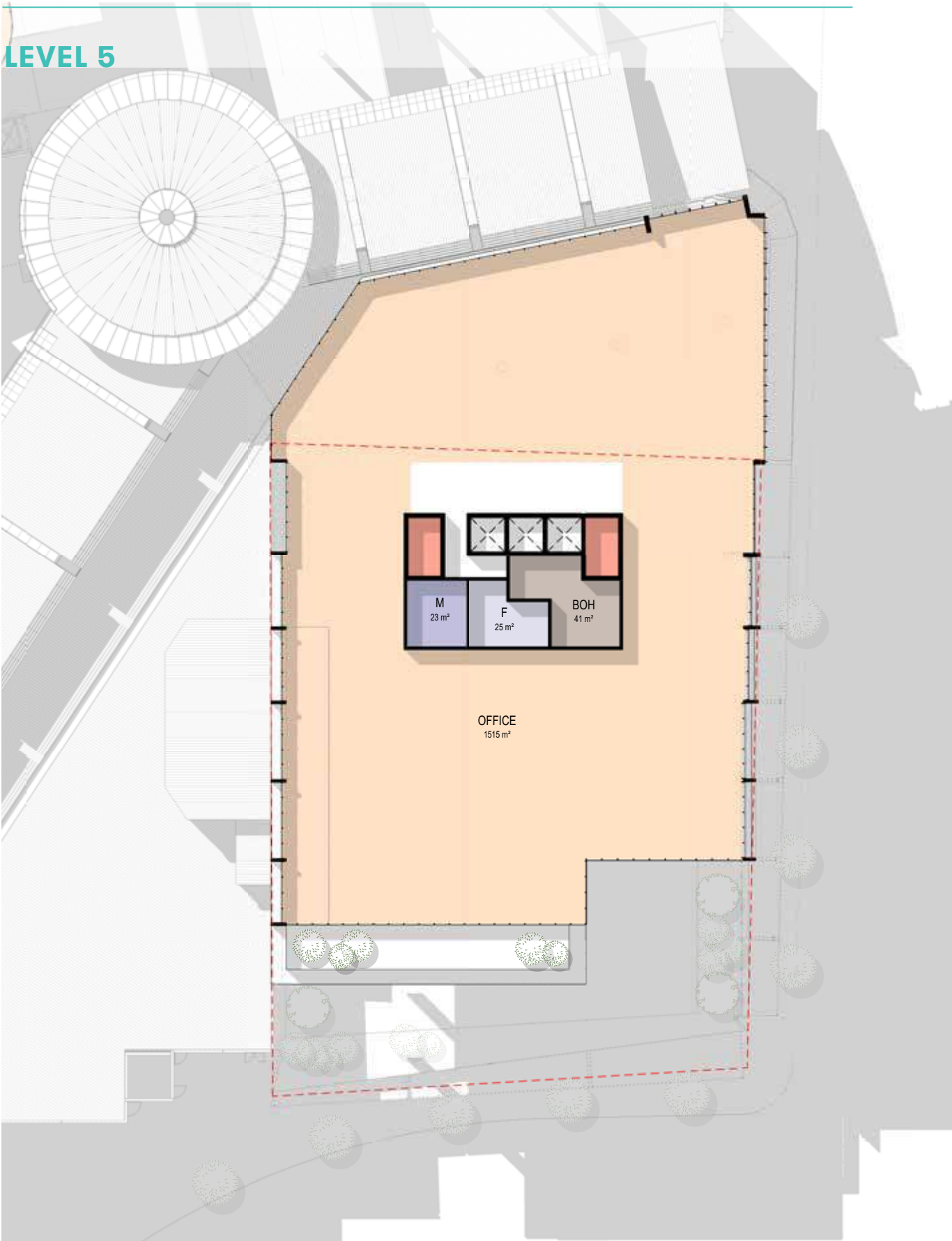


LEVEL 4

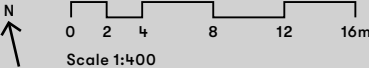
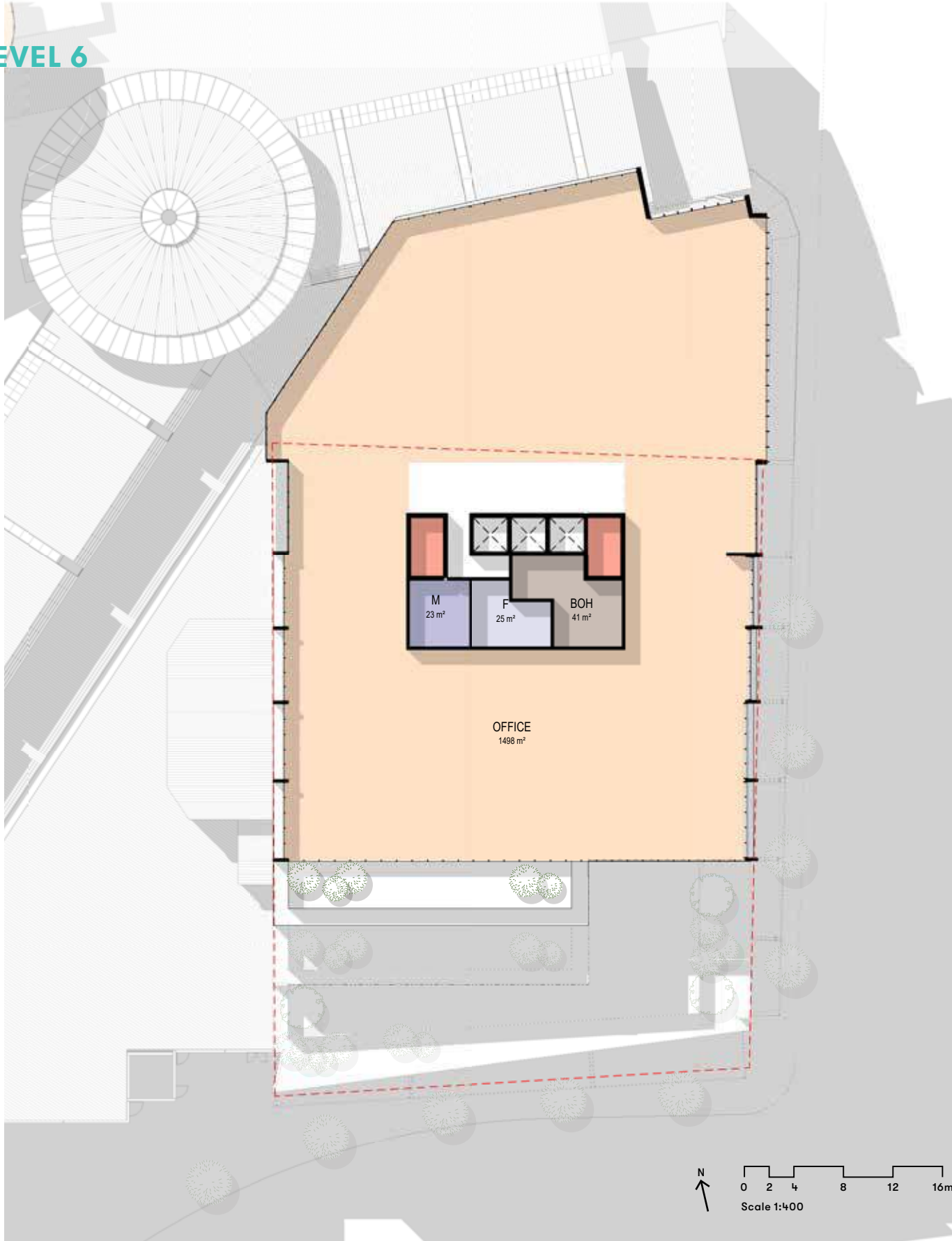


COMMERCIAL FLOORPLATES

LEVEL 5

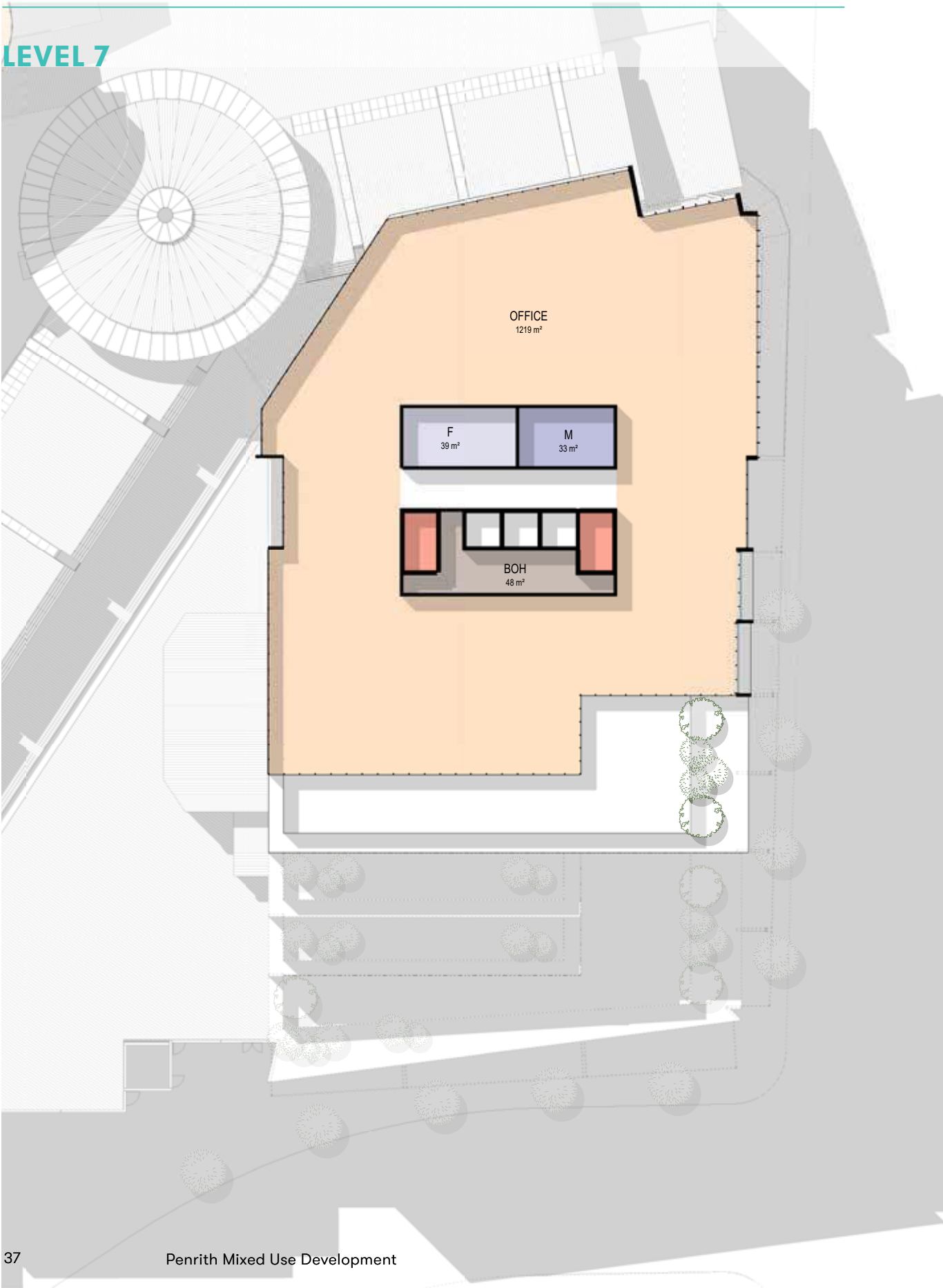


LEVEL 6

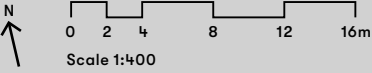
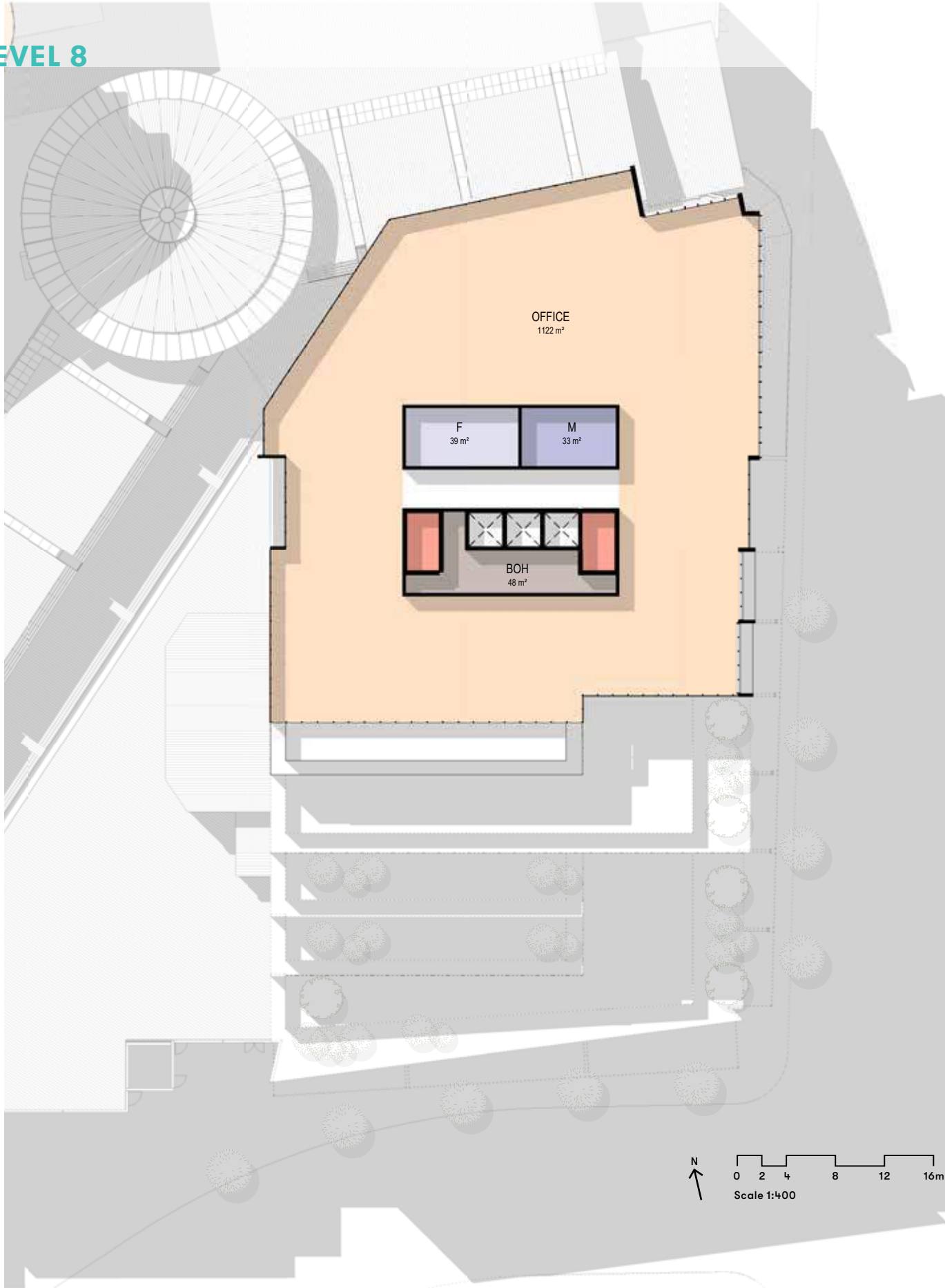


COMMERCIAL FLOORPLATES

LEVEL 7

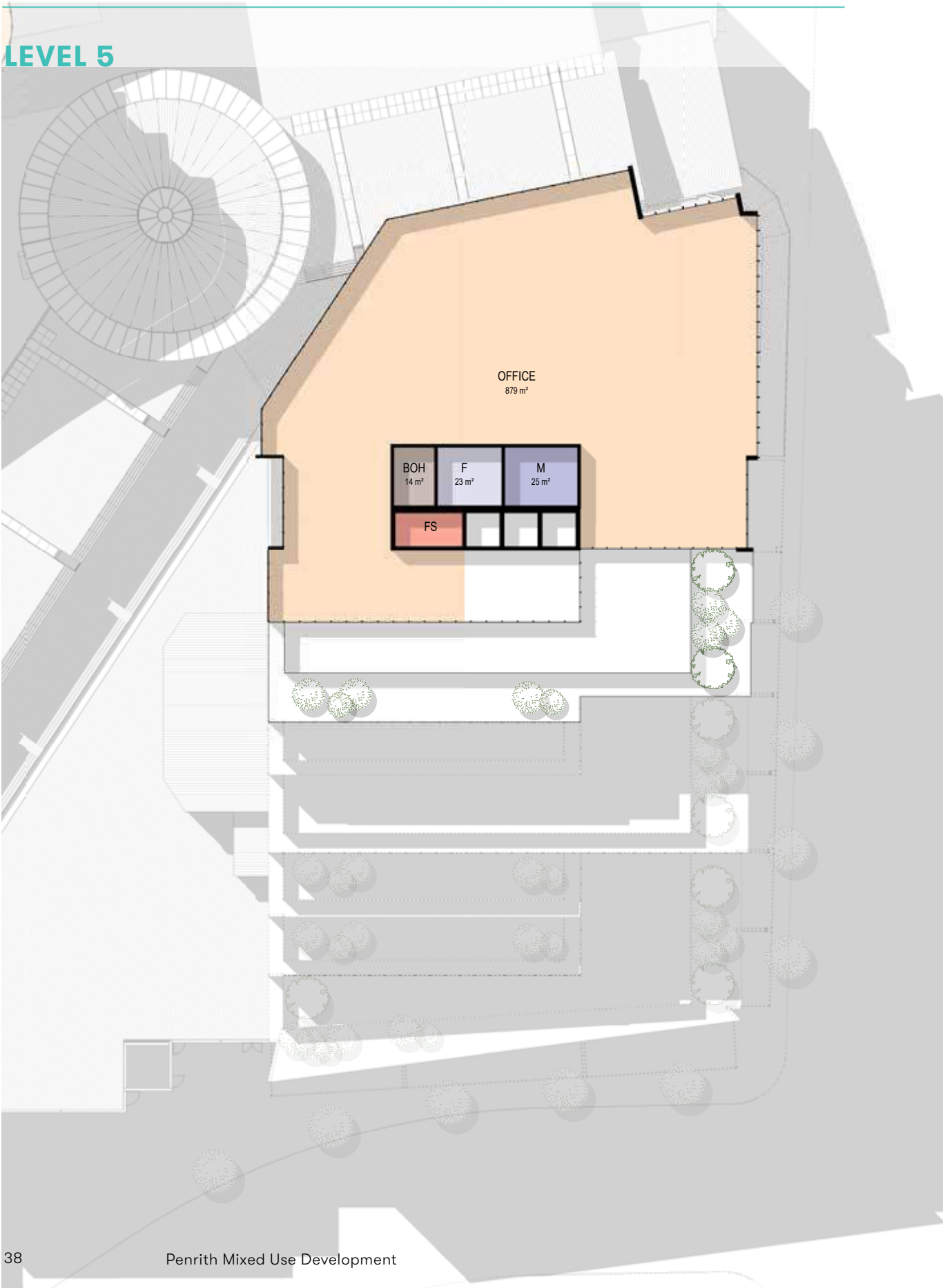


LEVEL 8

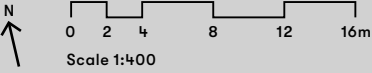
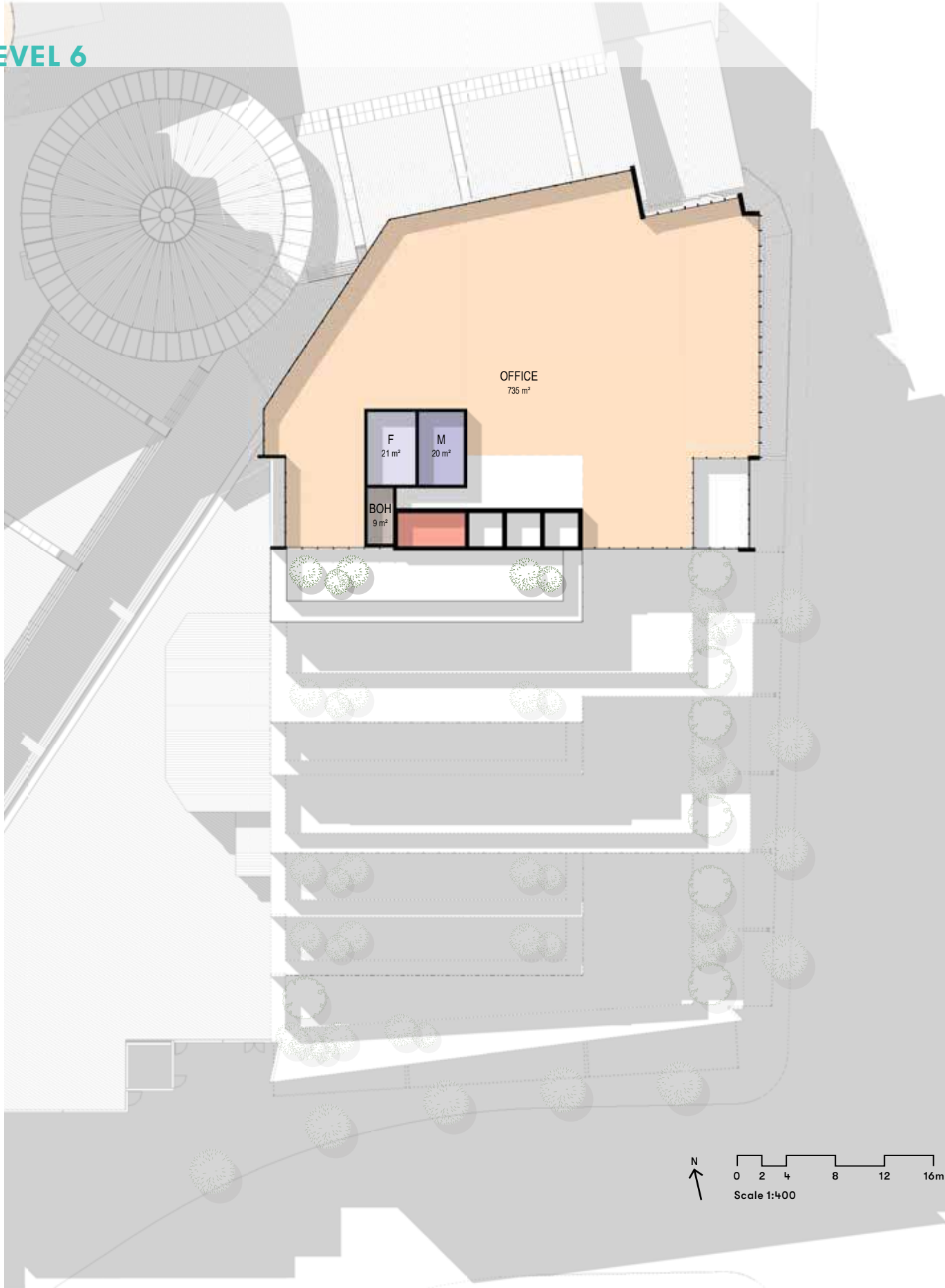


COMMERCIAL FLOORPLATES

LEVEL 5



LEVEL 6



HIGH LEVEL YIELD SUMMARY

BOREC HOUSE | HIGH LEVEL YIELD SCHEDULE SCOTT CARVER

13.10.2020

					RETAIL			COMMERCIAL			
					GBA	GFA	NLA	GBA	GFA	NLA	Eff.
					(m²)	(m²)	(m²)	(m²)	(m²)	(m²)	%
Level	Floor to Floor (h)	Relative Level (RL)	Building Height	Total	3,091	2,897	2,416	11,719	11,113	9,858	89%
Level ROOF	2.9	62.10	34.55								
Level 10	3.8	65.90	38.35								
Level 9	3.8	62.10	34.55								
Level 8	3.8	58.30	30.75								
Level 7	3.8	54.50	26.95								
Level 6	3.8	50.70	23.15								
Level 5	3.8	46.90	19.35								
Level 4	3.8	43.10	15.55								
Level 3	5.2	37.90	10.35								
Level 2	5.15	32.75	5.20								
Level 1 (GF)	5.2	27.55	0.00								
Level B1	3.45	24.10									

PLANT

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

RETAIL

RETAIL + Commercial Lobby

41 m

20m LEP max H

ex retail

Existing Basement Level

Commercial	8							932	886	735	83%
Commercial	7							1050	1004	879	88%
Commercial	6							1369	1309	1122	86%
Commercial	5							1466	1406	1219	87%
Commercial	4							1639	1579	1498	95%
Commercial	3							1752	1692	1515	90%
Commercial	2							1857	1717	1540	90%
Commercial	1							1654	1520	1350	89%
Retail	2	1654	1520	1315				Incl. in retail count			
Retail	1	1437	1377	1101							
		1715	1530								

PRELIMINARY MASSING VIEW

STATION STREET LOOKING SOUTH



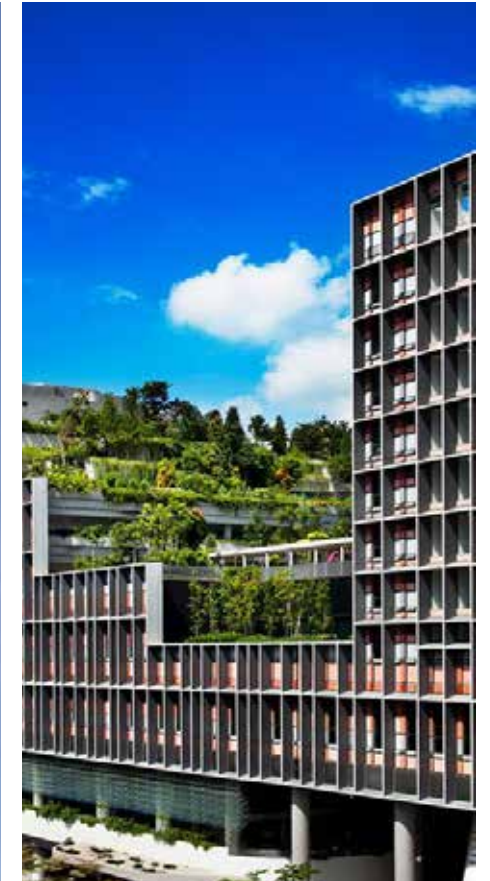
PRELIMINARY MASSING VIEW

VIEW FROM CITY PARK



PRELIMINARY MASSING VIEW

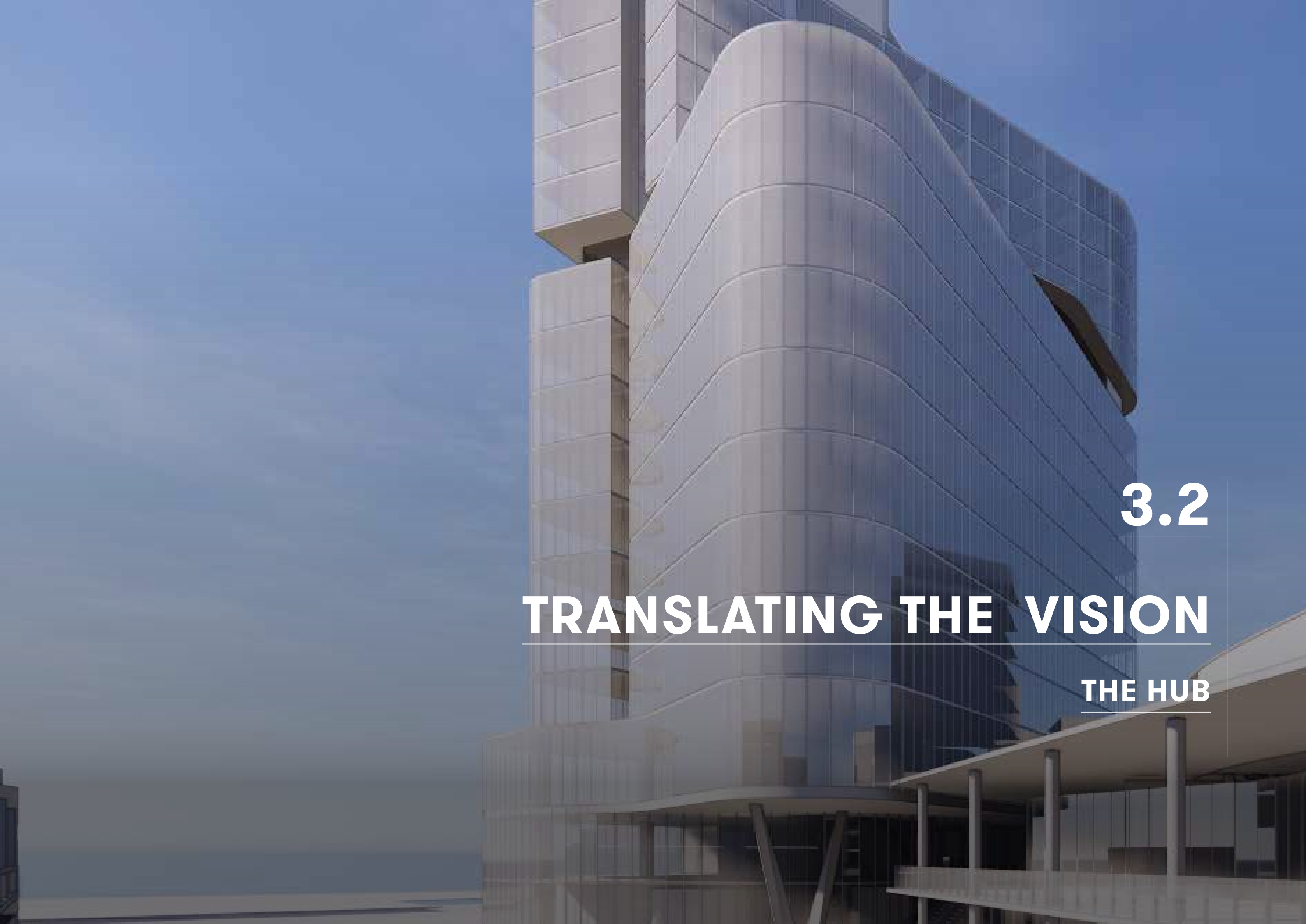
STATION STREET LOOKING NORTH



PRELIMINARY MASSING VIEW

HENRY STREET LOOKING EAST





3.2

TRANSLATING THE VISION

THE HUB

“THE HUB”

WORK, ENJOY, STAY



4+ STAR ACCOMMODATION FOR BUSINESS TRAVELERS & FAMILIES VISITING THE REGION, FEATURING 25m² ROOM MODULES



PREMIUM DINE-IN RESTAURANTS



A MIX OF COLLABORATIVE CO-WORKING SPACES FOR THE LOCAL AND NOMAD BUSINESS TRAVELLER & LARGE FORMAT OFFICES FOR THE SERIOUS BUSINESS



AN ARRIVAL EXPERIENCE LOOKING THROUGH TO THE MOUNTAINS AND RIVER
PENRITH’S BEST SKY BAR AND RESTAURANT

BRIEF

A-GRADE COMMERCIAL

10,000m² COMMERCIAL OFFICE

- TARGET A-GRADE
- AMENITIES ACCESS FOR EACH FLOOR

3 LIFT CORE

- 2 EMPLOYEE LIFTS, 1 GOODS LIFT

STREET ADDRESS

- SECURE GROUND FLOOR LOBBY & RECEPTION

COMMON AMENITIES

- END OF TRIP FACILITIES
- PARKING

PREMIUM HOTEL EXPERIENCE

150 KEY HOTEL

- 25m² ROOMS
- 4+ STAR LUXURY

3 LIFT CORE

- 2 PATRON LIFTS, 1 GOODS LIFT

STREET ADDRESS

- GROUND FLOOR LOBBY & DROP OFF
- ACCESS TO PARKING & VALET SERVICES

SKY ADDRESS

- SKY LOBBY

COMMON AMENITIES

- SKY LOUNGE & TERRACE
- EXCLUSIVE F&B OFFERING
- GYM & POOL

HIGH END RETAIL

RENEWED RETAIL + F&B

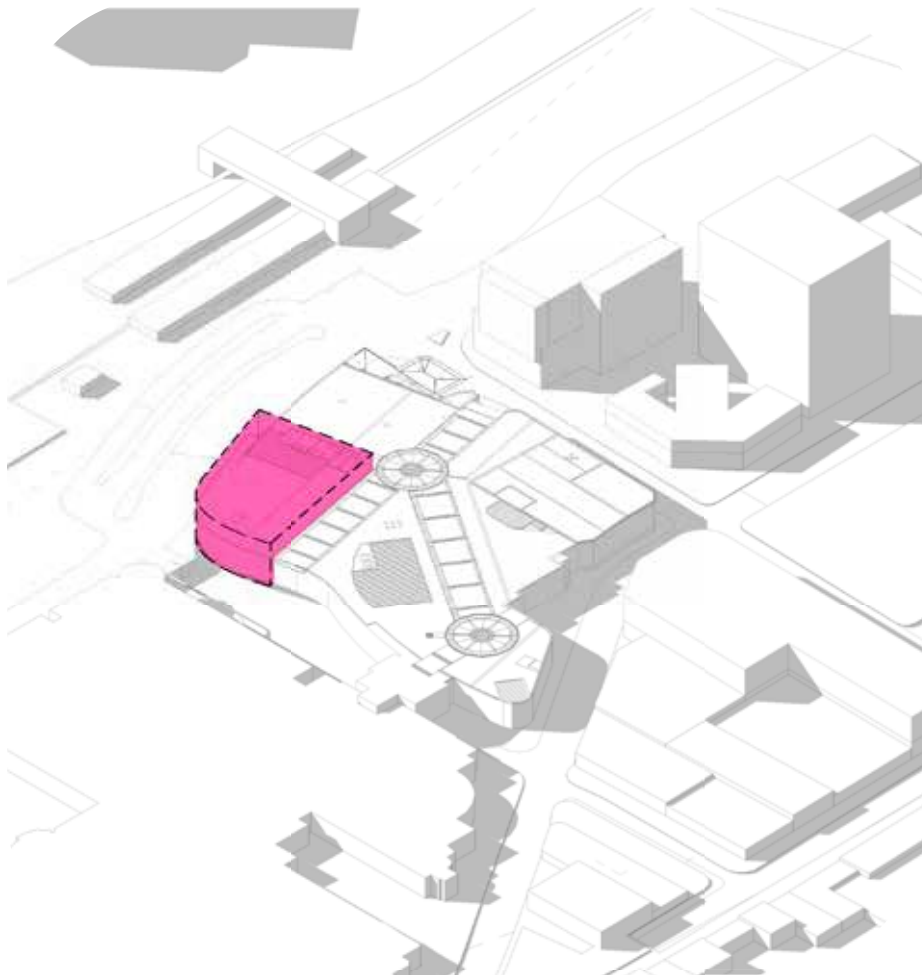
- PREMIUM RESTAURANT OFFERINGS
- “DINE-IN” OFFERINGS
- RENEWED FOOD COURT

THE HUB

MASSING ENVELOPE STRATEGY

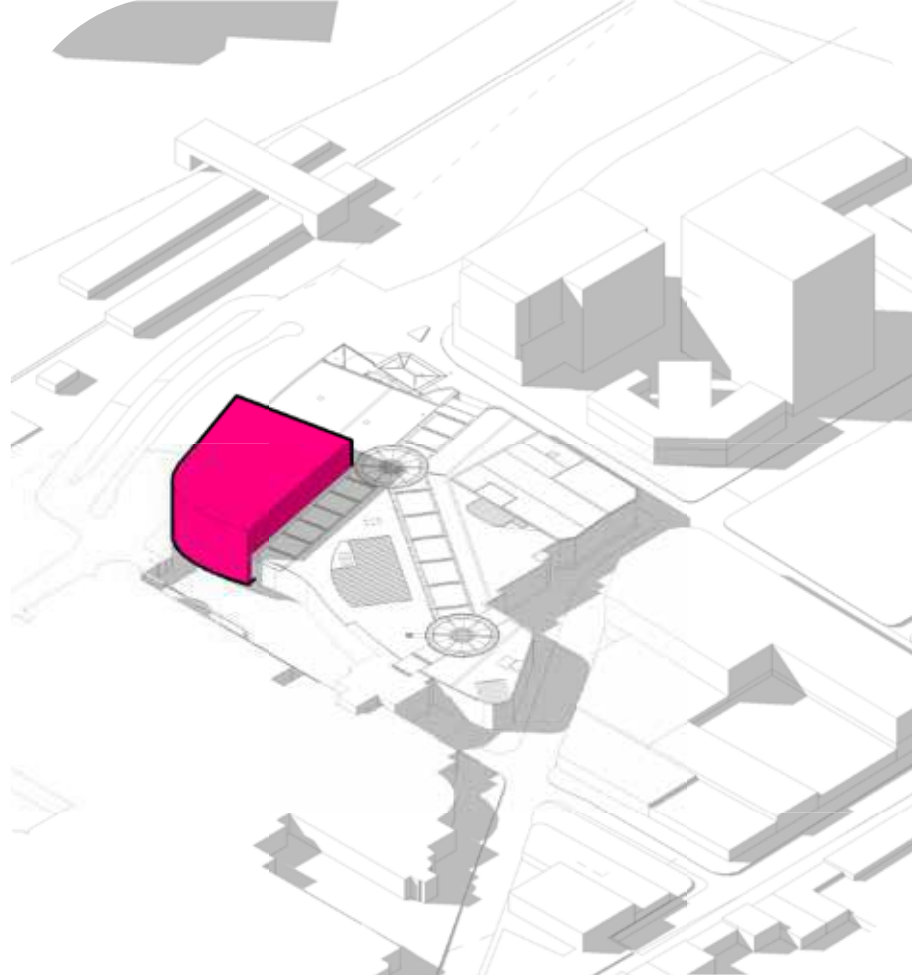
1

FOOTPRINT TO AVOID
SKYLIGHTS AND UTILISE
EXISTING CENTRE PLANNING



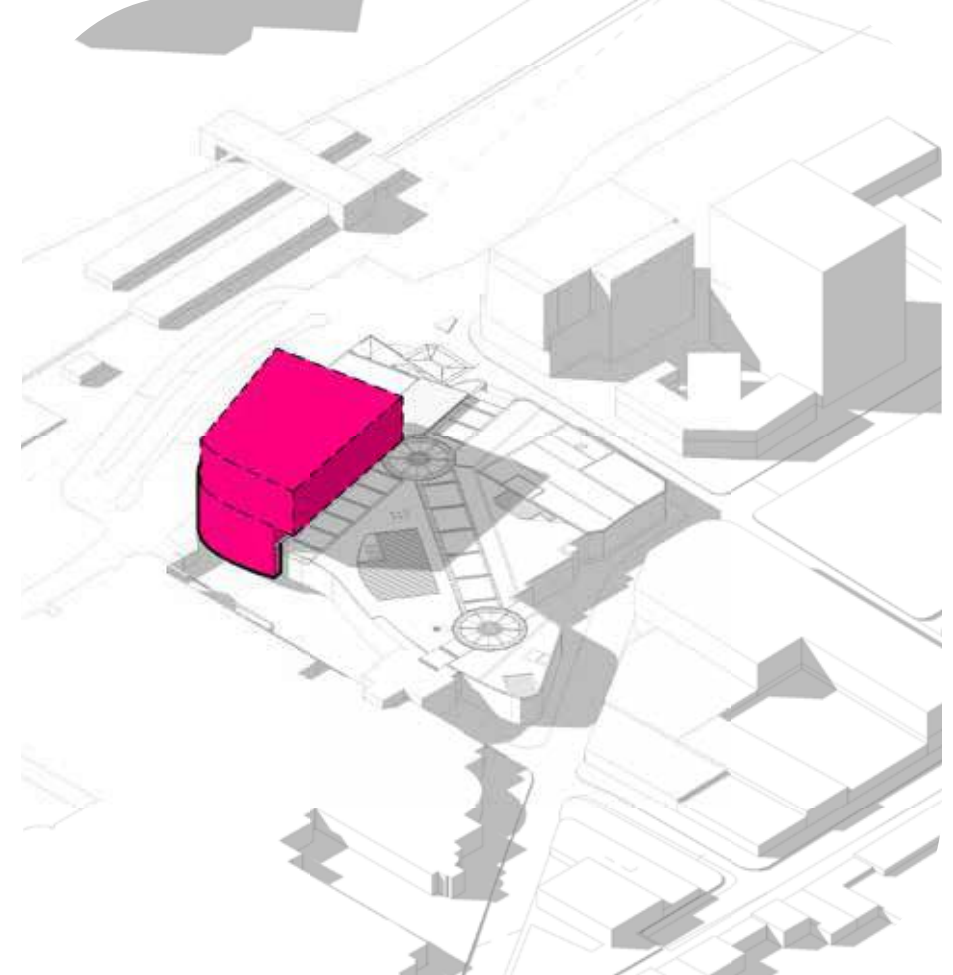
2

PODIUM TO 20M STREET
WALL



3

TOWER FOOTPRINT SET BACK 5M FROM
JANE STREET TO ACCENTUATE STREET
WALL, CANTILEVER OVER EXISTING



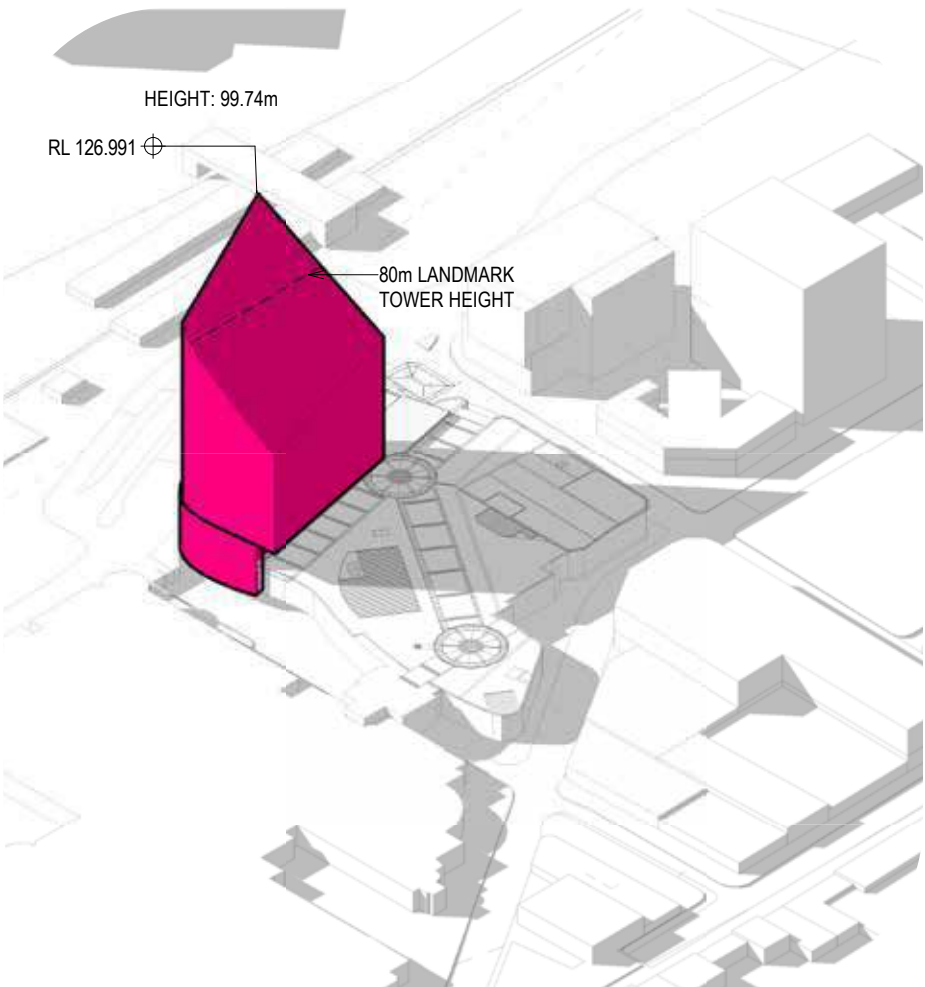
4

TOWER EXTRUDED TO MEET
SUNLIGHT ACCESS PLANE
FOR CITY PARK



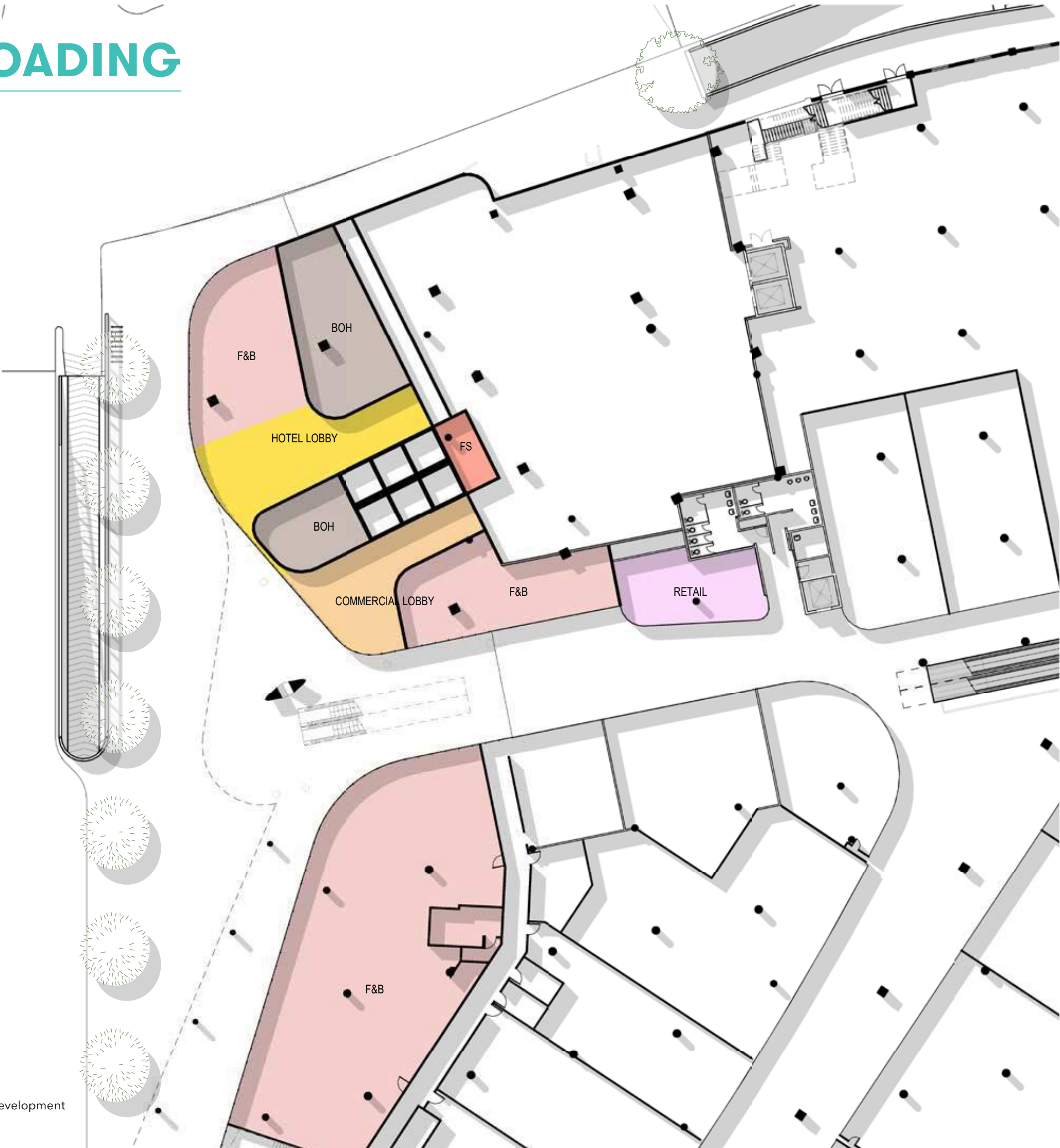
5

FINAL BUILDING ENVELOPE



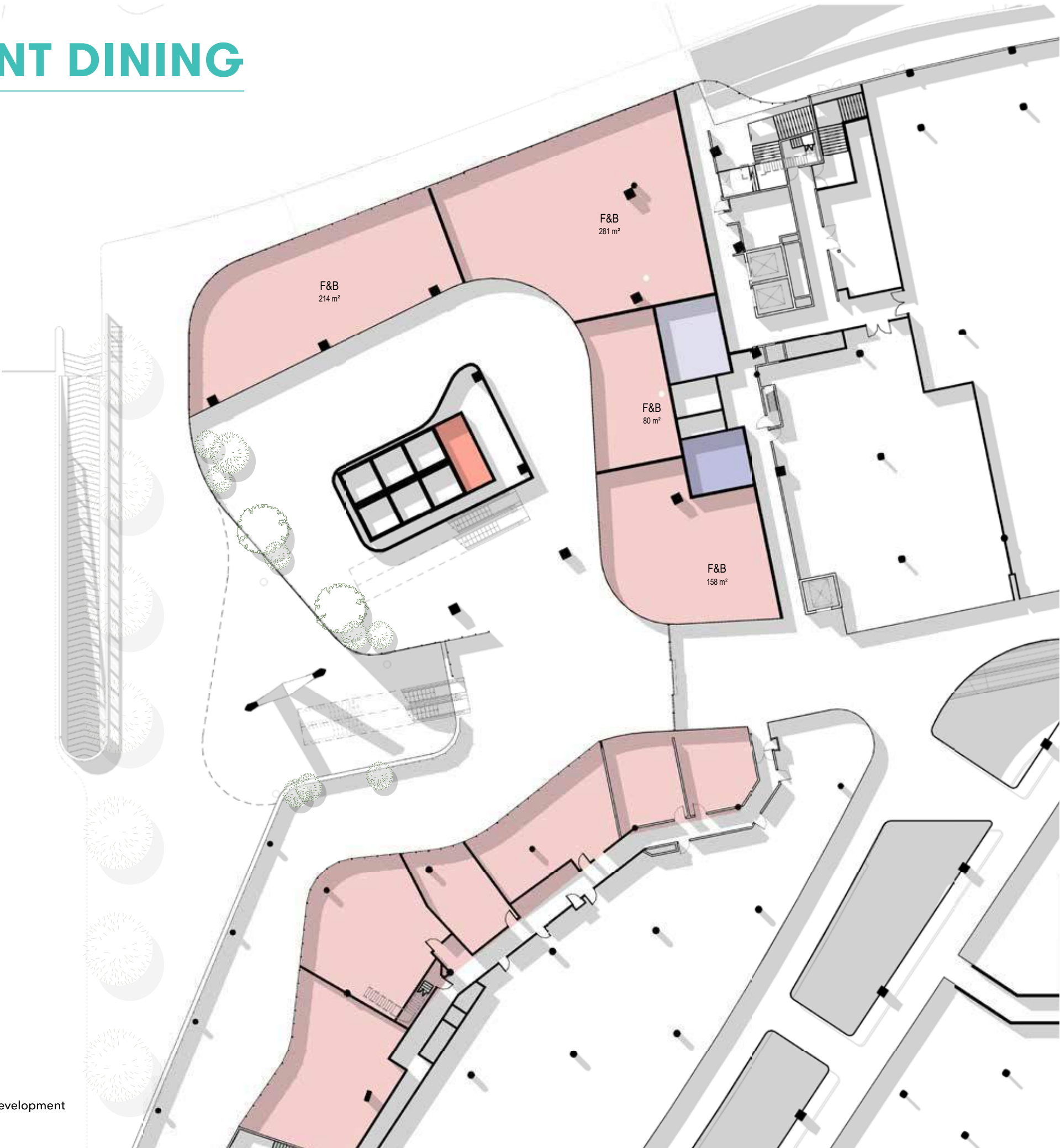
LOBBY & LOADING

LEVEL 1



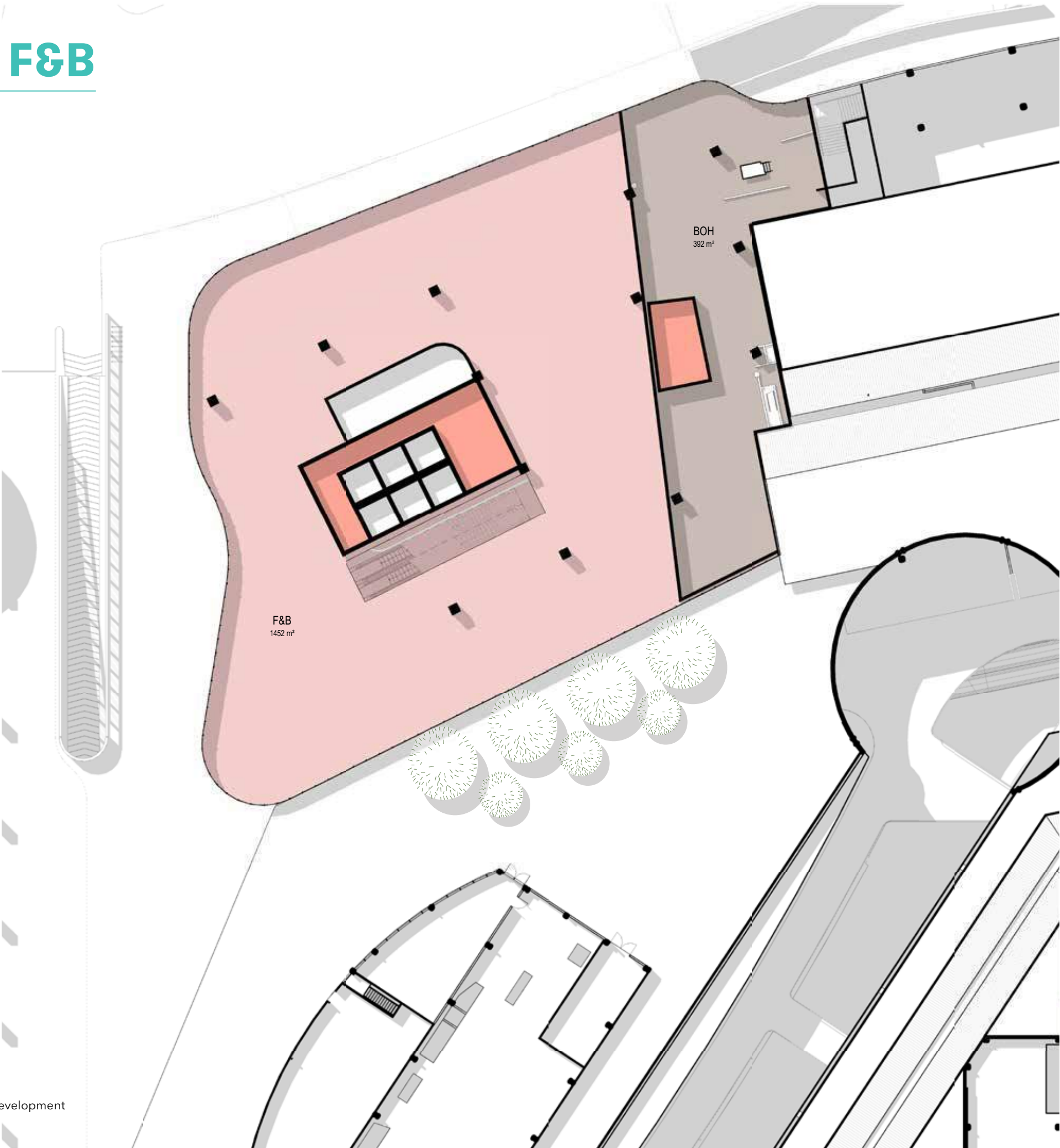
RESTAURANT DINING

LEVEL 2



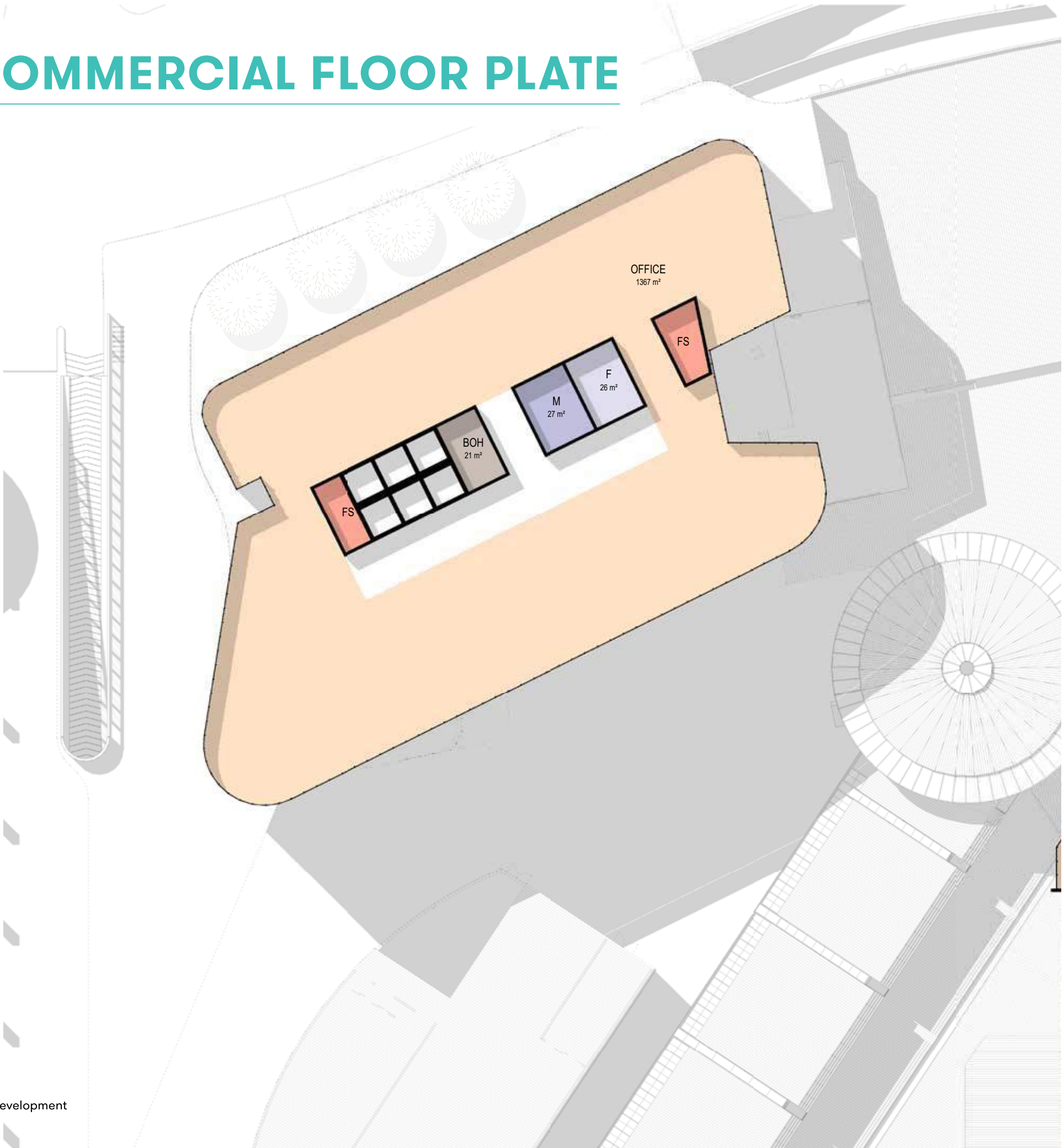
BOUTIQUE F&B

LEVEL 3



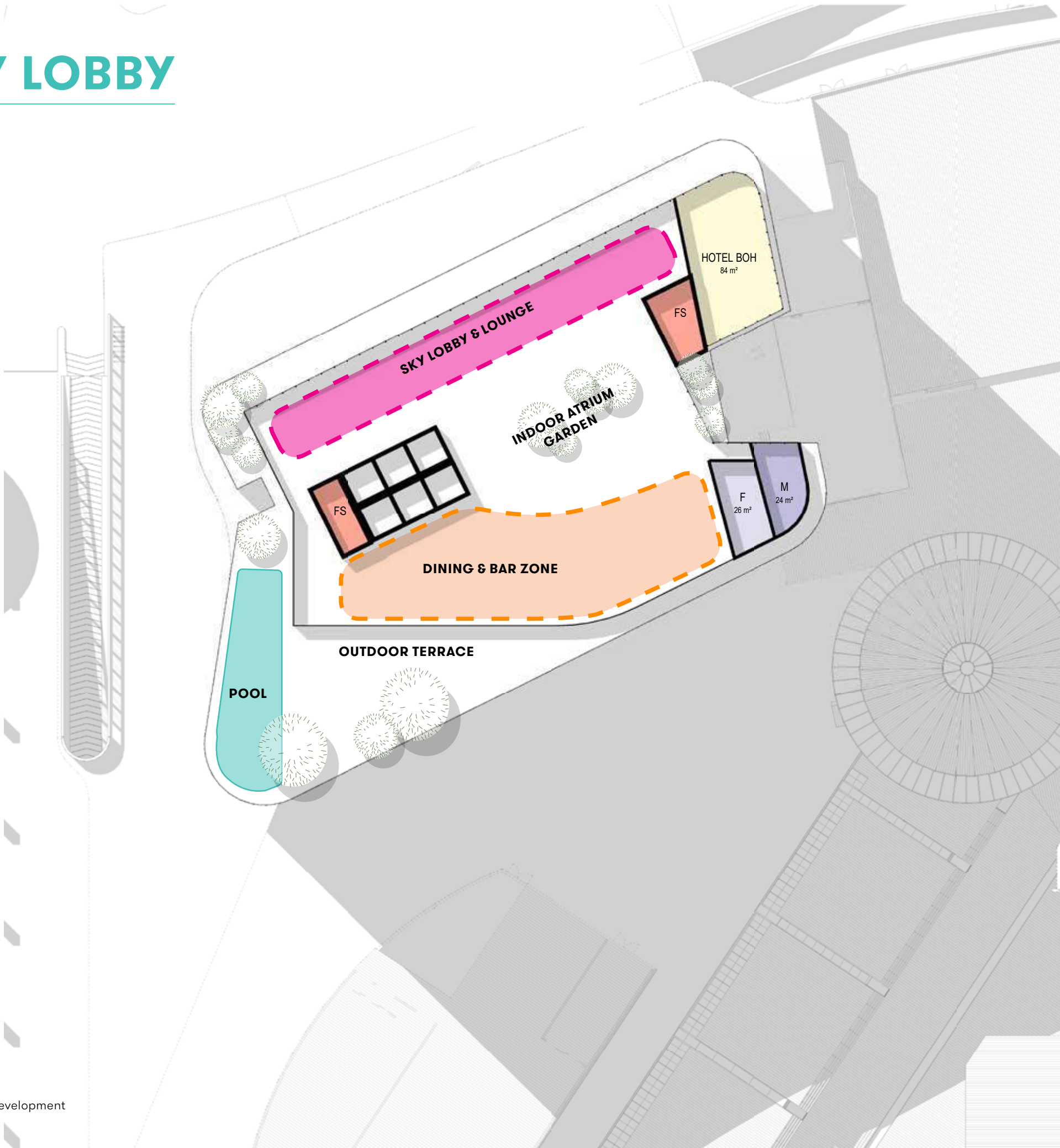
TYPICAL COMMERCIAL FLOOR PLATE

LEVELS 4 - 11



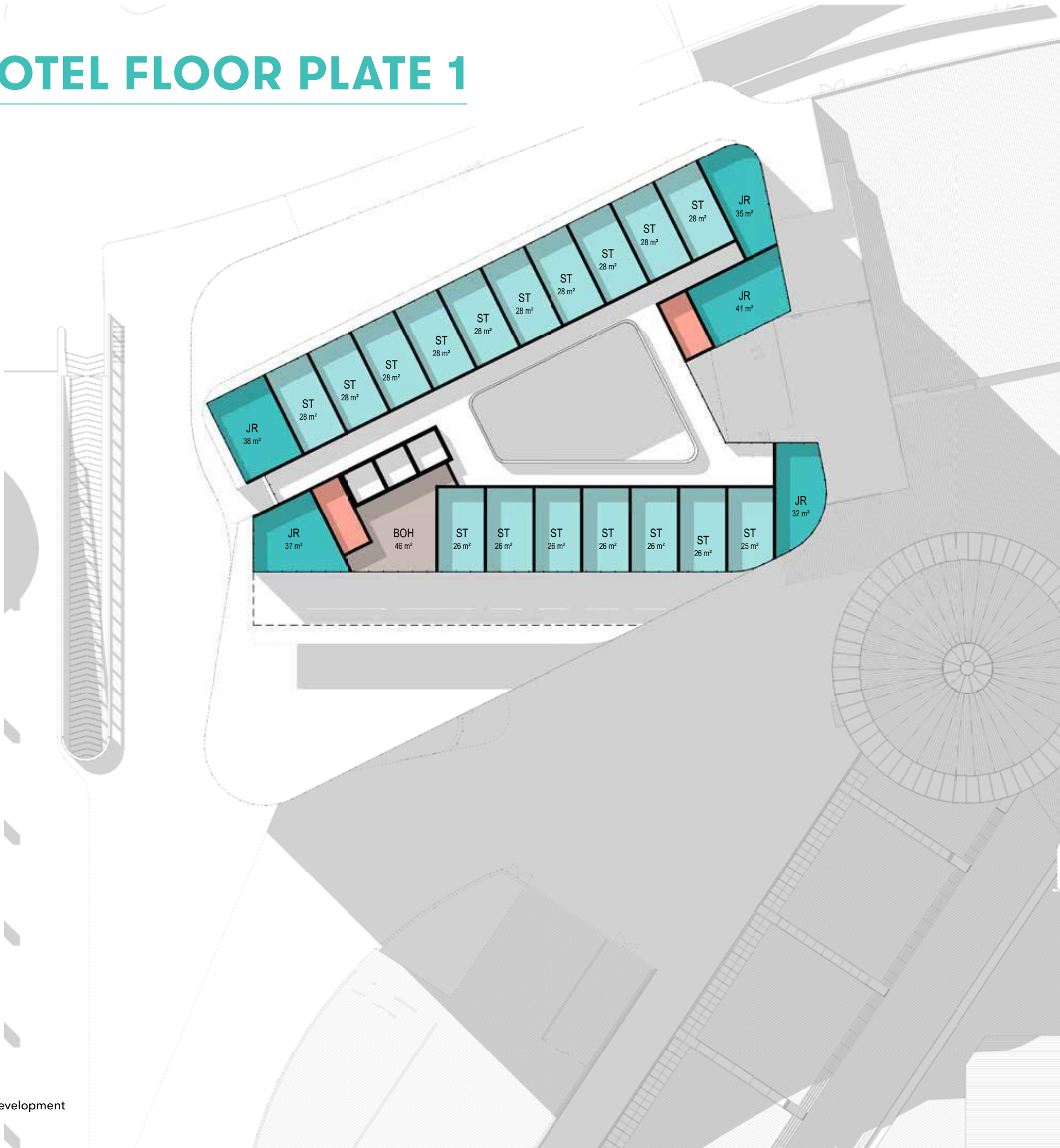
HOTEL SKY LOBBY

LEVEL 12



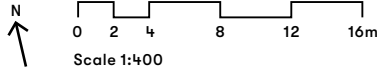
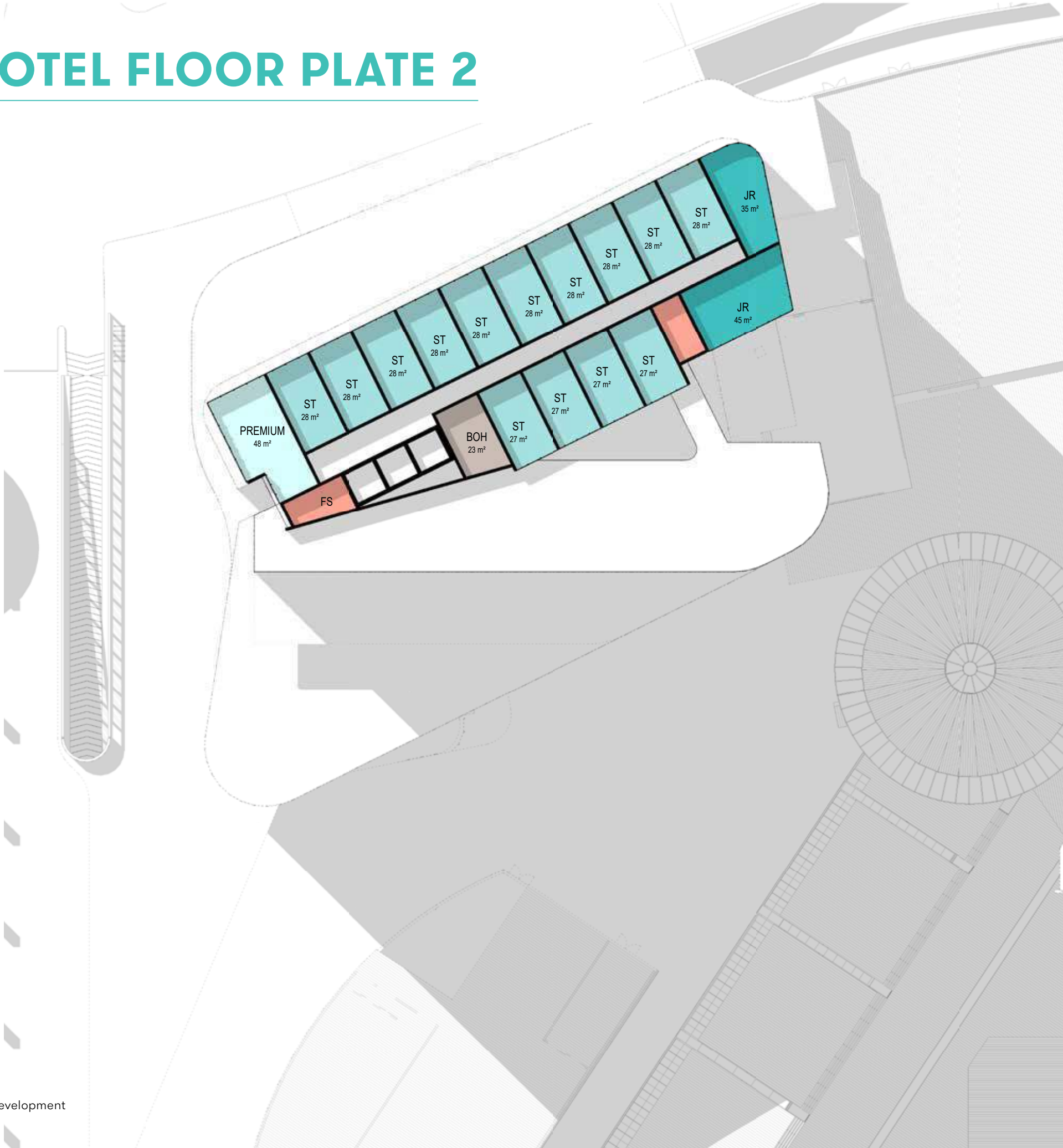
TYPICAL HOTEL FLOOR PLATE 1

LEVELS 13-17



TYPICAL HOTEL FLOOR PLATE 2

LEVELS 18-20



HIGH LEVEL YIELD SUMMARY

THE HUB | HIGH LEVEL YIELD SCHEDULE SCOTT CARVER

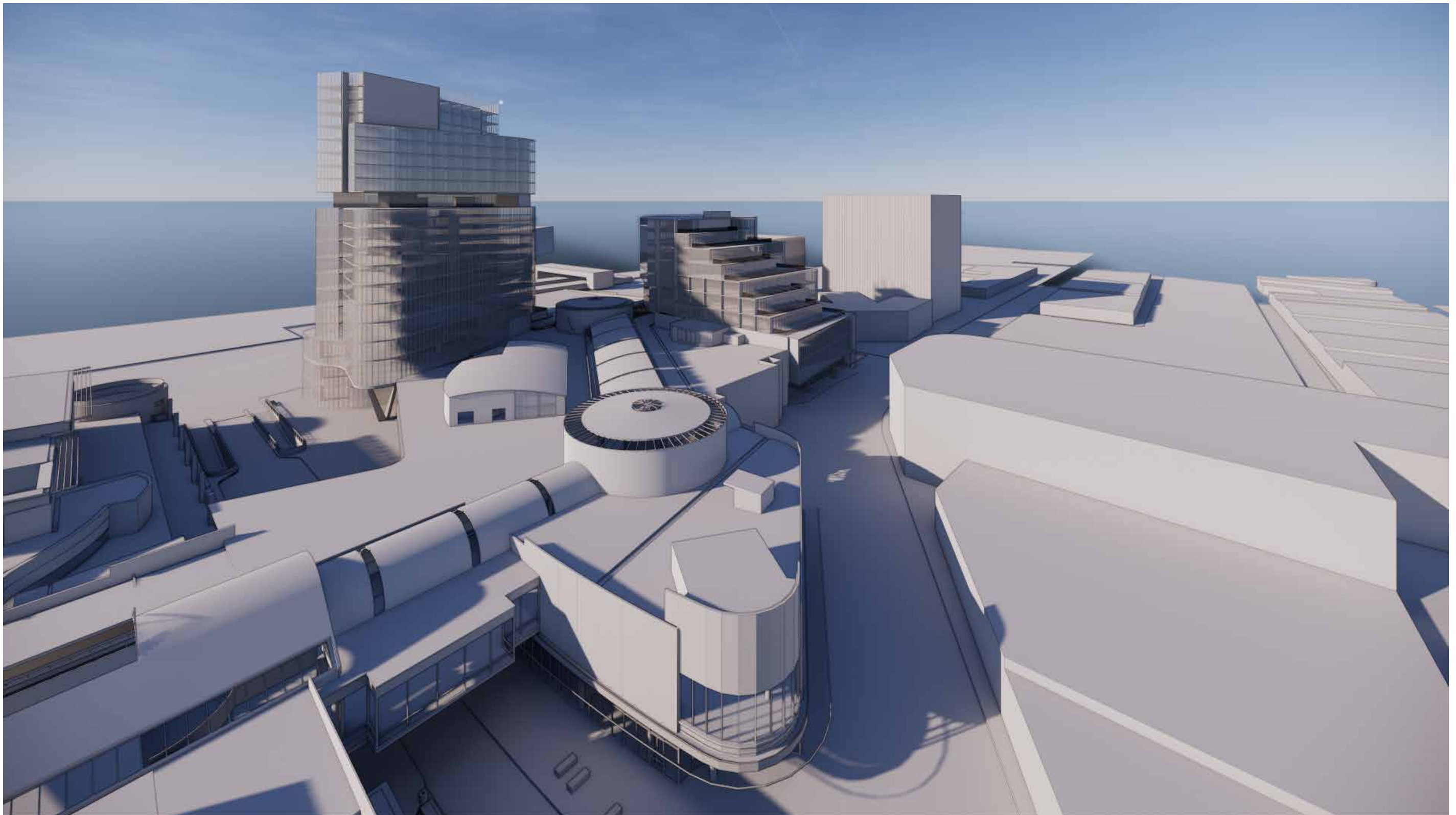
13.10.2020

GFA TOTAL 21,911

GFA TOTAL 21,911					RETAIL			COMMERCIAL				HOTEL																							
Level	Floor to floor (h)	Relative level (RL)	Building Height	Total	GBA	GFA	NLA	GBA	GFA	NLA	Eff.	GBA	GFA	ROOMS																					
					(m²)	(m²)	(m²)	(m²)	(m²)	(m²)	%	(m²)	(m²)	ST	JR	PR	TOTAL																		
					2,075	1,855	1,452	13,448	12,496	10,936	88%	8,943	7,560	127	31	3	161																		
														78.9%	19.3%	1.9%	100.0%																		
77.35																		80m																	
Level Plant and LOR	2.8	101.80	74.55				Plant +LOR																												
Level 20	3.1	98.70	71.45				Hotel Rooms	8								719	646																		
Level 19	3.1	95.60	68.35				Hotel Rooms	7								719	646																		
Level 18	3.1	92.50	65.25				Hotel Rooms	6								719	646																		
Level 17	3.1	89.40	62.15				Hotel Rooms	5								1138	925																		
Level 16	3.1	86.30	59.05				Hotel Rooms	4								1138	925																		
Level 15	3.1	83.20	55.95				Hotel Rooms	3								1138	925																		
Level 14	3.1	80.10	52.85				Hotel Rooms	2								1138	925																		
Level 13	3.1	77.00	49.75				Hotel Rooms	1								1138	925																		
Level 12	3.8	73.20	45.95				Hotel Sky lobby									1096	997																		
Level 11	3.8	69.40	42.15				OFFICE	8				1681	1562	1367	88%																				
Level 10	3.8	65.60	38.35				OFFICE	7				1681	1562	1367	88%																				
Level 9	3.8	61.80	34.55				OFFICE	6				1681	1562	1367	88%																				
Level 8	3.8	58.00	30.75				OFFICE	5				1681	1562	1367	88%																				
Level 7	3.8	54.20	26.95				OFFICE	4				1681	1562	1367	88%																				
Level 6	3.8	50.40	23.15				OFFICE	3				1681	1562	1367	88%																				
Level 5	3.8	46.60	19.35				OFFICE	2				1681	1562	1367	88%																				
Level 4	3.8	42.80	15.55				OFFICE	1				1681	1562	1367	88%																				
Level 3	5.2	37.60	10.35				RETAIL	3	2075	1855	1452																								
Level 2	5.15	32.45	5.20				RETAIL	2																											
Level 1 (GF)	5.2	27.25	0.00				LOADING	1				Lobby incl in retail count				Lobby incl in retail count																			

PRELIMINARY MASSING VIEW

AERIAL LOOKING EAST



PRELIMINARY MASSING VIEW

JANE ST LOOKING EAST



PRELIMINARY MASSING VIEW

JANE ST LOOKING WEST



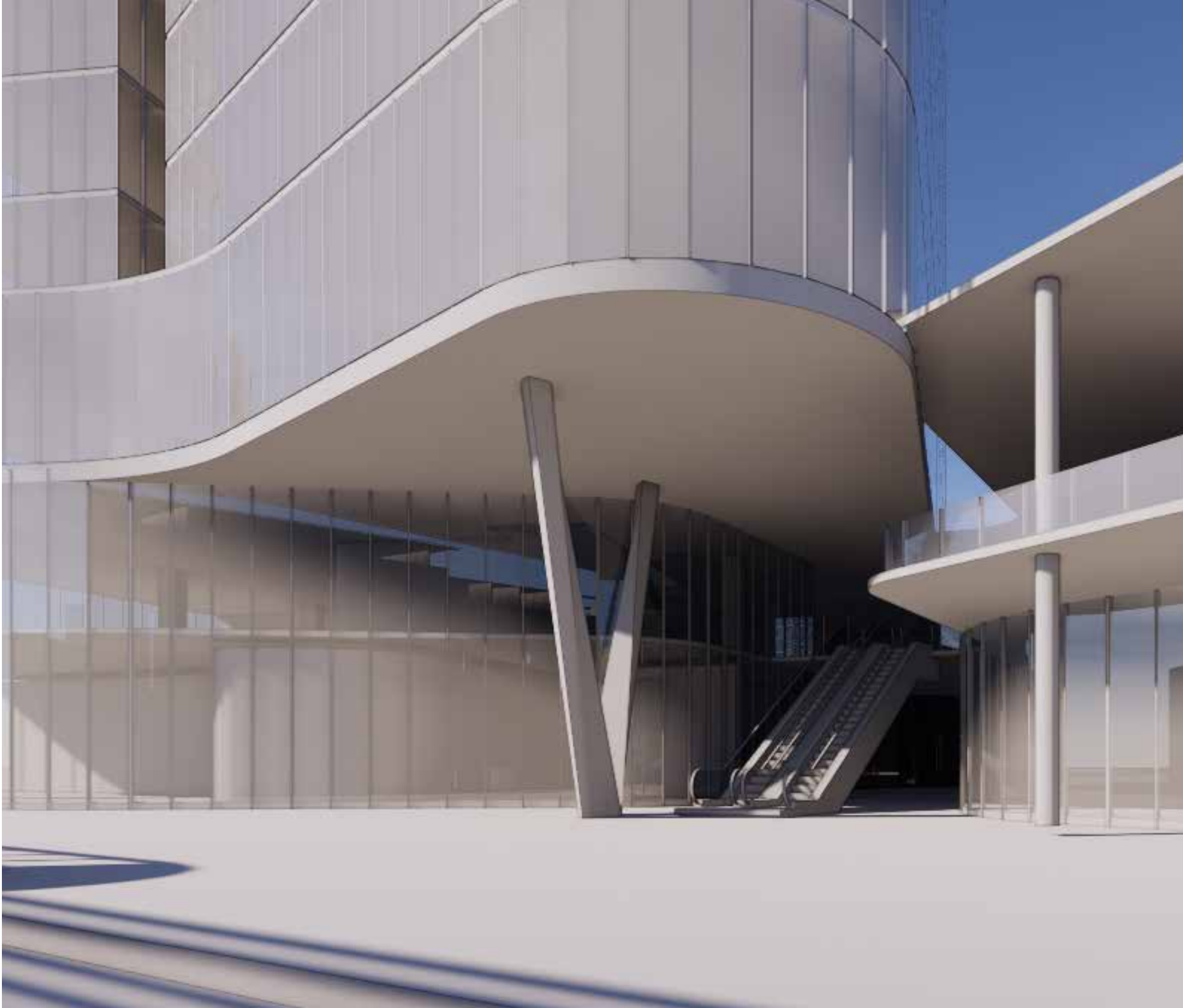
PRELIMINARY MASSING VIEW

RILEY STREET LOOKING NORTH



PRELIMINARY MASSING VIEW

RILEY STREET ESCALATORS



PRELIMINARY MASSING VIEW

RILEY ST LOOKING SOUTH



3.3

TRANSLATING THE VISION

RILEY STREET ACTIVATION

RILEY EAT STREET

BRIEF



PUBLIC ART OPPORTUNITIES AND WITH IMPROVED QUALITY OF PUBLIC SPACE



IMPROVED WAYFINDING AND VISUAL INTEREST THROUGH QUALITY FACADE DESIGN AND ACTIVATION



A PEDESTRIAN PRIORITY ZONE THAT REMOVES GENERAL TRAFFIC, ALLOWING FOR A WIDENING OF THE PLAZA



INCREASED STREET PLANTING AND SEATING, WITH OUTDOOR SEATING FOR F&B SPILLING OUT ONTO THE PLAZA

VIBRANT COMMUNITY SPACE

SHARED PEDESTRIAN VEHICLE ZONE

- SLOW VEHICLE MOVEMENT ON RILEY ST
- BUS STOPS RELOCATED
- SPECIALTY PAVING ZONE

COMMUNITY PLAZA

- A NEW COMMUNITY PLAZA WITH ACTIVATED FRONTAGES ON LEVEL 1 AND LEVEL 2
- ART INSTALLATION OPPORTUNITIES
- INCREASED PLANTERS AND STREET TREES

BUSTLING F&B DESTINATION

EUROPEAN-STYLED PLAZA DINING

- F&B OFFERINGS LINING PLAZA EDGES

ELEVATED PROMENADE DINING

- NEW ACTIVATED LEVEL 2 DINING OVERLOOKING RILEY ST

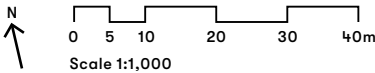
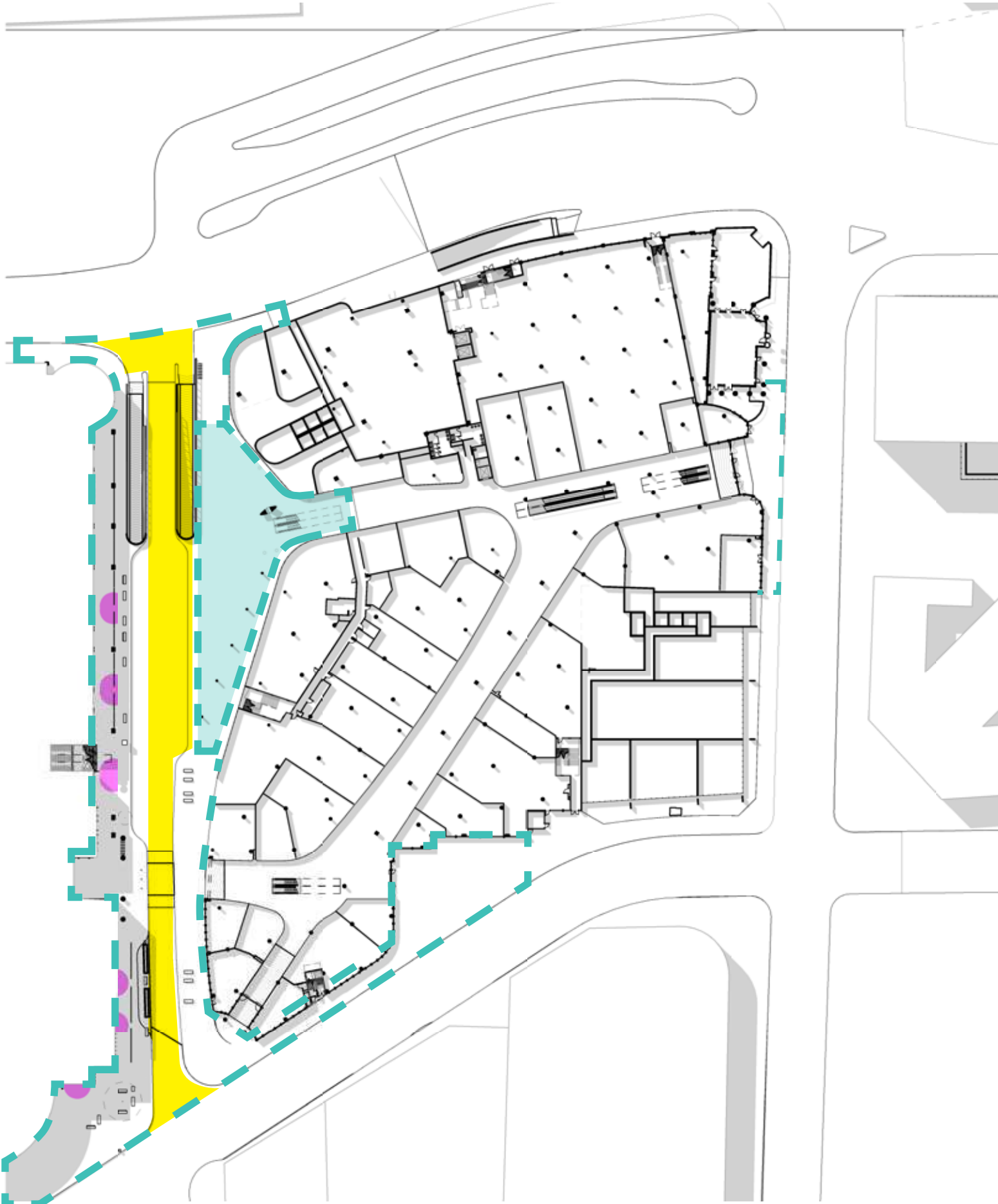
NEW CENTRE ADDRESS

- DIRECT LINK TO WESTFIELD DINING ZONES ON LEVEL 2 & 3

RILEY PLAZA

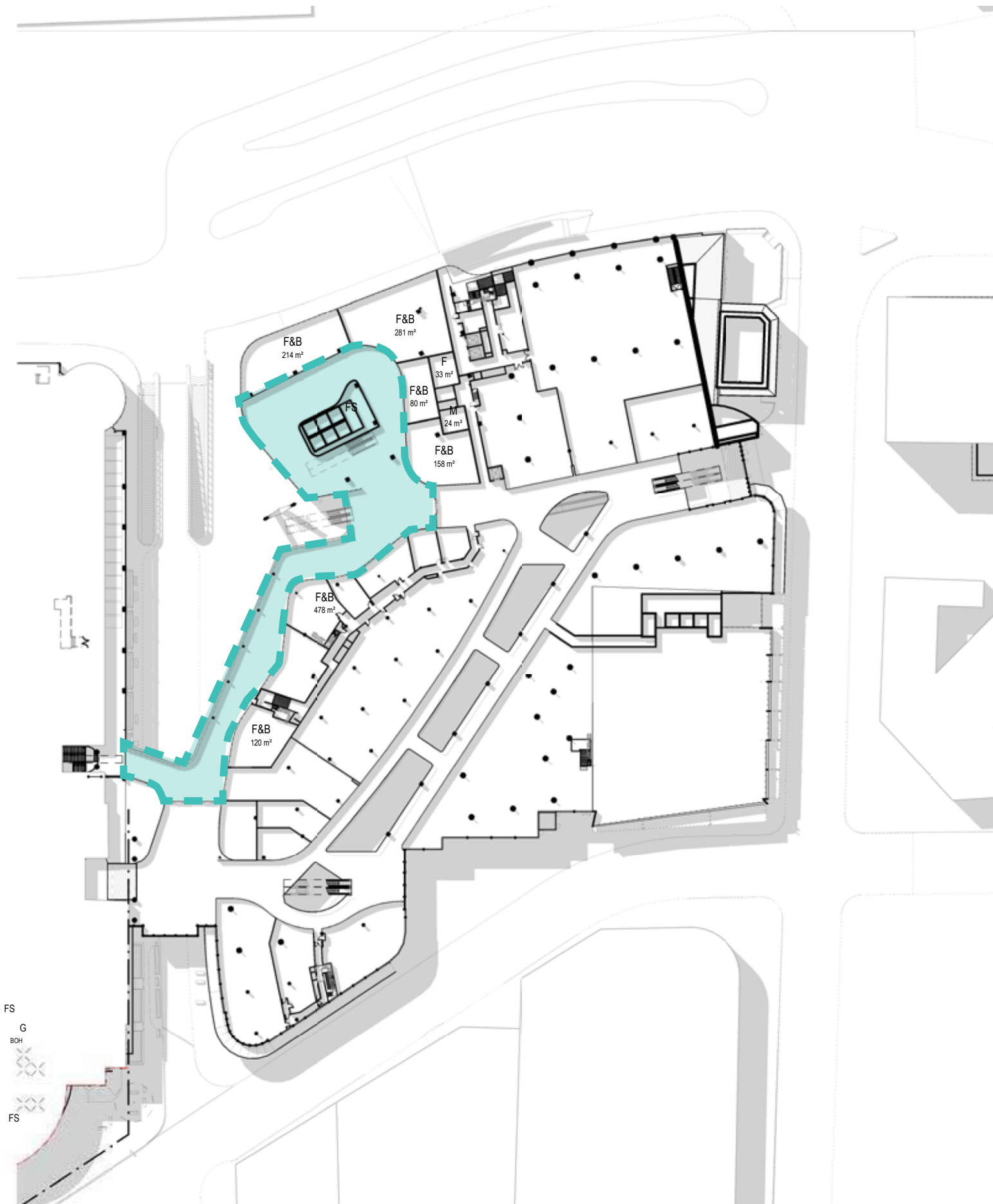
LEVEL 1

-  EXTENT OF IDENTITY PAVING
-  PUBLIC PLAZA
-  PEDESTRIAN PRIORITY ZONE



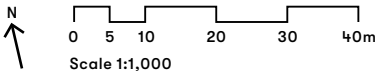
RILEY PLAZA PROMENADE

LEVEL 2



OUTDOOR PROMENADE DINING ZONE

FS
G
BOH
FS

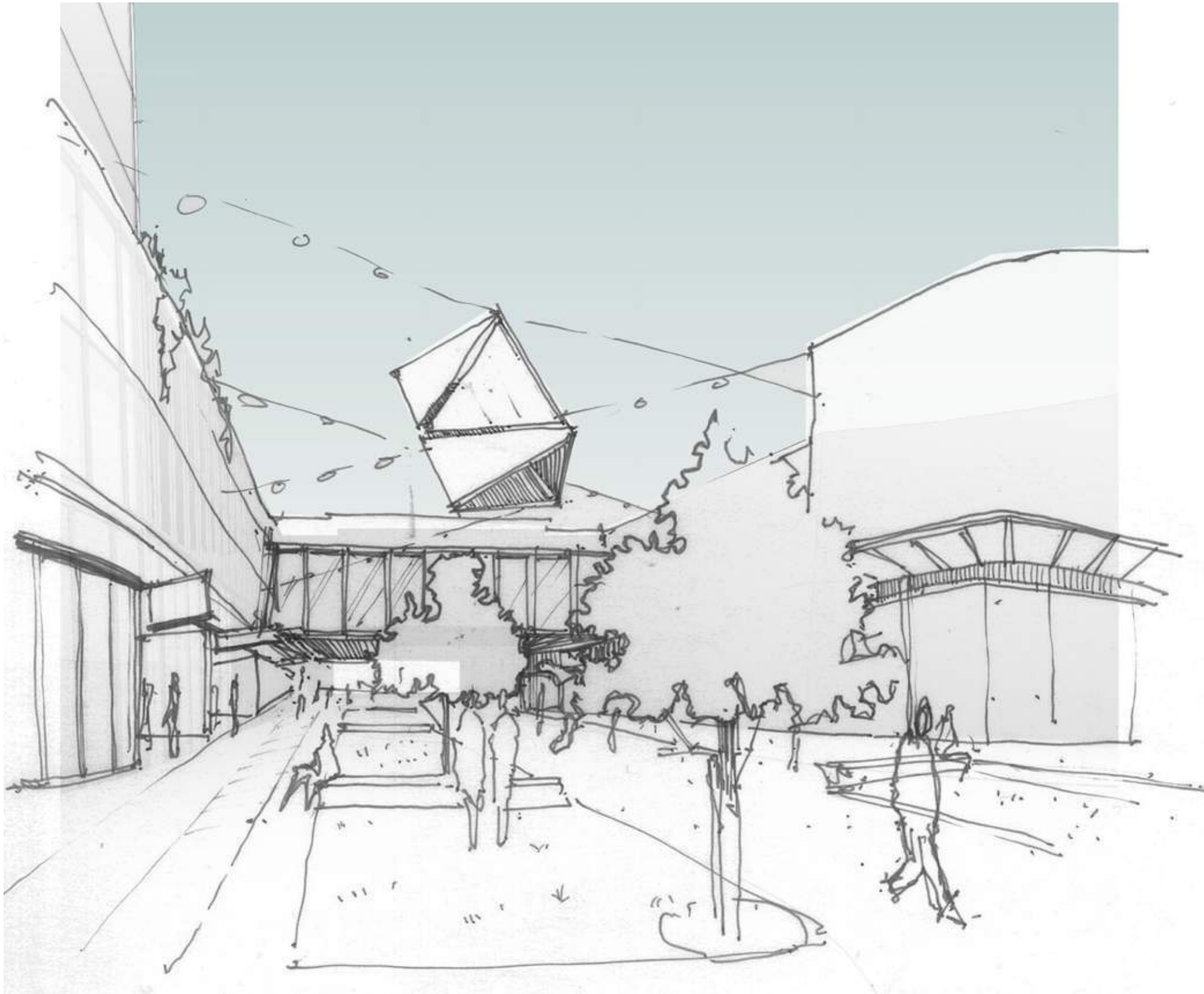


PRELIMINARY MASSING VIEW



PRELIMINARY SKETCH VISION

FOOD, ARTS & LIFE



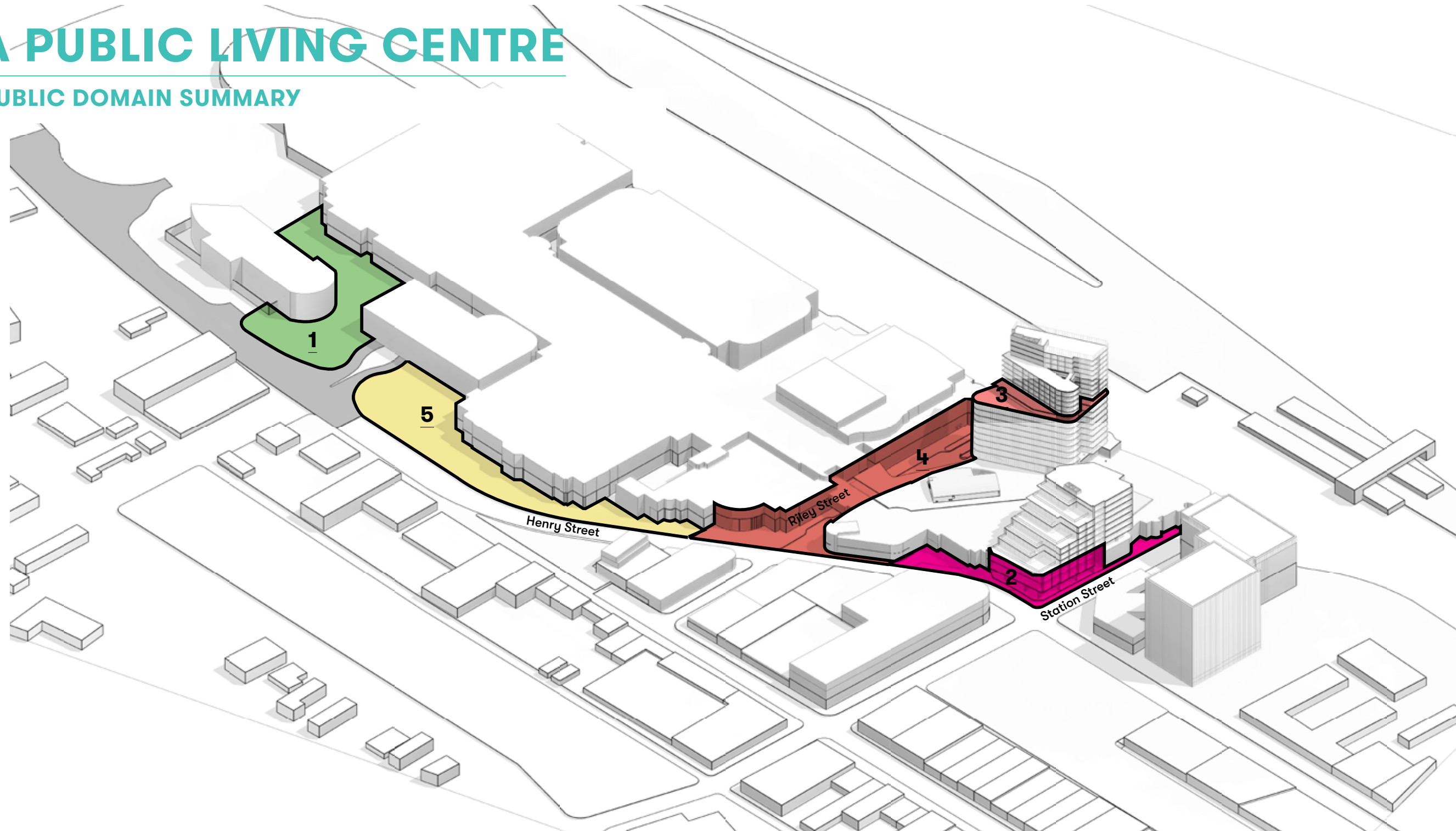
4.0

A REALISED VISION

THE PENRITH INNER CITY LIFESTYLE

A PUBLIC LIVING CENTRE

PUBLIC DOMAIN SUMMARY



1

THE MONDO DINING & LIFESTYLE PRECINCT

2

BOREC HOUSE PODIUM TERRACE & STATION STREET REVITALISATION

3

COMMERCIAL & HOTEL TOWER SKY LOBBY DINING & BAR

4

RILEY STREET 'EAT STREET' - PUBLIC DOMAIN / PEDESTRIANIZED GREEN STREET

5

REALIGNMENT OF FOOTPATH FOR CONTINUATION OF TREE-LINED AVENUE AND CARPARK EXPANSION

SUPPORTING THE CREATION OF A 24/7 CITY



20,790 m² **WORKSPACE**

2,079 jobs

SUPPORTING THE FUTURE COLLABORATION
& INNOVATION WITHIN PENRITH



161 **HOTEL ROOMS**

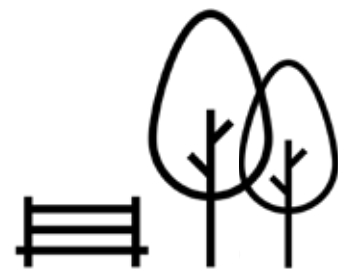
80 jobs

SUPPORTING BUSINESS & LEISURE
TRAVELLERS FOR A GREEN, ADVENTURE
CAPITAL CONNECTED TO THE NEW AIRPORT



4,000+ m² **RENEWED RETAIL
OFFER**

STRENGTHENING TENANTS' RETAIL
VIABILITY IN SUPPORT OF JOBS



5,000+ m² **NEW
PEDESTRIANISED
STREET &
CONNECTION TO
CITY PARK**

SUPPORTING A PRECINCT THAT BRINGS
PEOPLE TOGETHER AND PROMOTES EXTERNAL
PEDESTRIAN MOVEMENT

BOREC HOUSE | HIGH LEVEL YIELD SCHEDULE
SCOTT CARVER

GFA TOTAL: 37,666m²

THE HUB | HIGH LEVEL YIELD SCHEDULE
SCOTT CARVER

					RETAIL			COMMERCIAL				HOTEL					
Level	Floor to floor (h)	Relative level (RL)	Building Height	Total	GBA	GFA	NLA	GBA	GFA	NLA	Eff.	GBA	GFA	ROOMS			
					(m²)	(m²)	(m²)	(m²)	(m²)	(m²)	%	(m²)	(m²)	ST	JR	PR	TOTAL
					2,075	1,855	1,452	13,448	12,496	10,936	88%	8,943	7,560	127	31	3	161
														78.9%	19.3%	1.9%	100.0%
					80m												
Level Plant and LOR	2.8	101.80	74.55		Plant +LOR												
Level 20	3.1	98.70	71.45		Hotel Rooms	8										719	646
Level 19	3.1	95.60	68.35		Hotel Rooms	7										719	646
Level 18	3.1	92.50	65.25		Hotel Rooms	6										719	646
Level 17	3.1	89.40	62.15		Hotel Rooms	5										1138	925
Level 16	3.1	86.30	59.05		Hotel Rooms	4										1138	925
Level 15	3.1	83.20	55.95		Hotel Rooms	3										1138	925
Level 14	3.1	80.10	52.85		Hotel Rooms	2										1138	925
Level 13	3.1	77.00	49.75		Hotel Rooms	1										1138	925
Level 12	3.8	73.20	45.95		Hotel Sky lobby											1096	997
Level 11	3.8	69.40	42.15		OFFICE	8						1681	1562	1367	88%		
Level 10	3.8	65.60	38.35		OFFICE	7						1681	1562	1367	88%		
Level 9	3.8	61.80	34.55		OFFICE	6						1681	1562	1367	88%		
Level 8	3.8	58.00	30.75		OFFICE	5						1681	1562	1367	88%		
Level 7	3.8	54.20	26.95		OFFICE	4						1681	1562	1367	88%		
Level 6	3.8	50.40	23.15		OFFICE	3						1681	1562	1367	88%		
Level 5	3.8	46.60	19.35		OFFICE	2						1681	1562	1367	88%		
Level 4	3.8	42.80	15.55		OFFICE	1						1681	1562	1367	88%		
Level 3	5.2	37.60	10.35		RETAIL	3	2075	1855	1452								
Level 2	5.15	32.45	5.20		RETAIL	2	approx 1500sqm										
Level 1 (GF)	5.2	27.25	0.00		LOADING	1	approx 1500sqm					Lobby incl in retail count					
					RETAIL							Lobby incl in retail count					

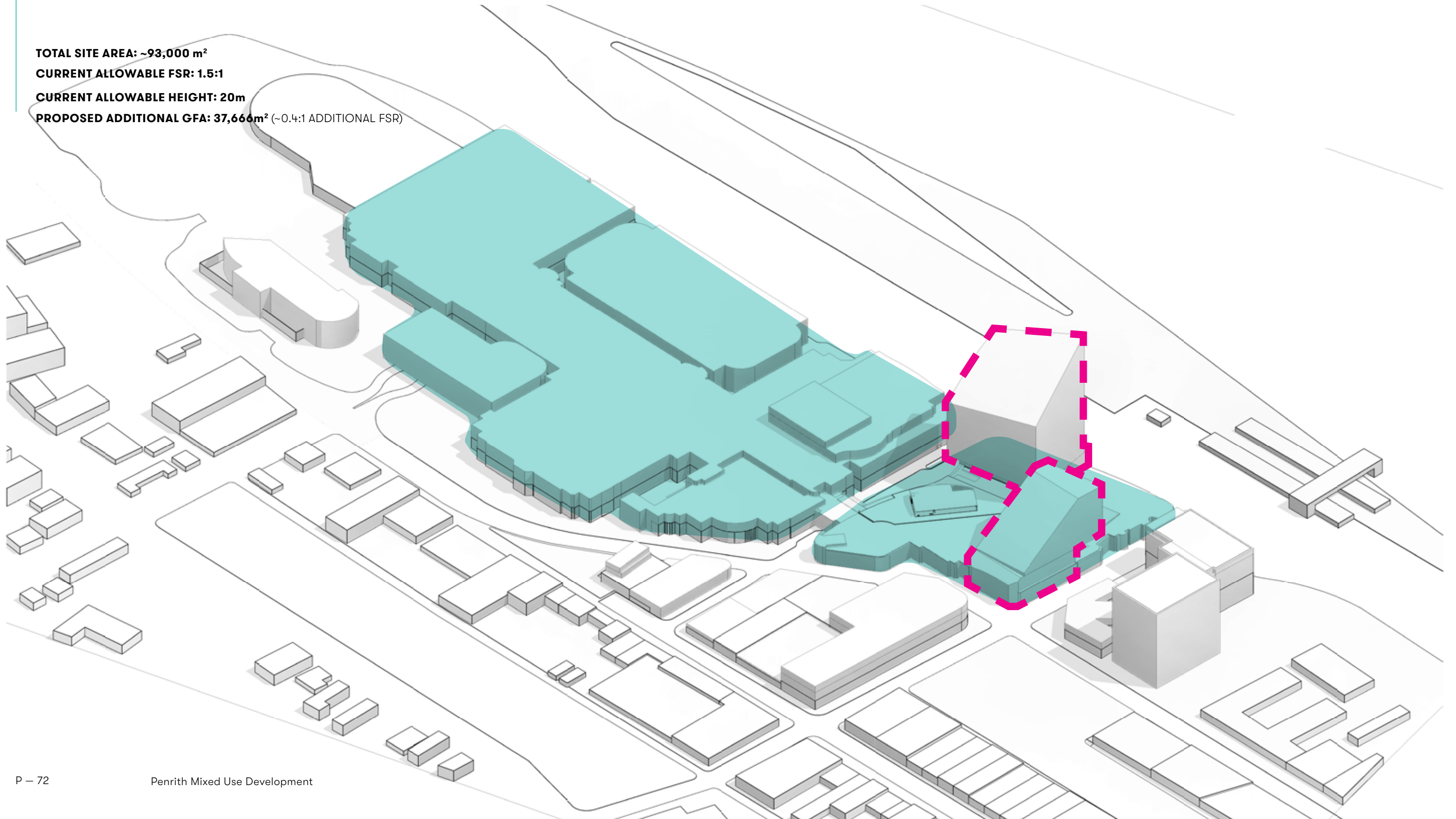
OVERALL FSR ANALYSIS

TOTAL SITE AREA: ~93,000 m²

CURRENT ALLOWABLE FSR: 1.5:1

CURRENT ALLOWABLE HEIGHT: 20m

PROPOSED ADDITIONAL GFA: 37,666m² (~0.4:1 ADDITIONAL FSR)



A.0

APPENDIX

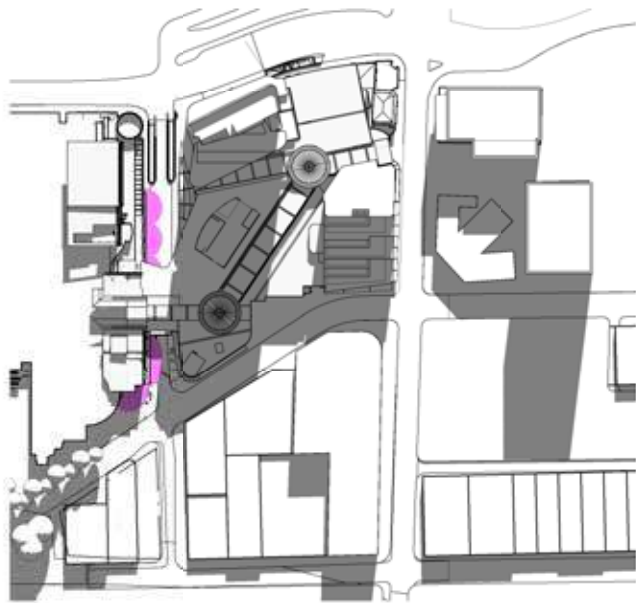
BASEMENT VEHICLE MOVEMENTS



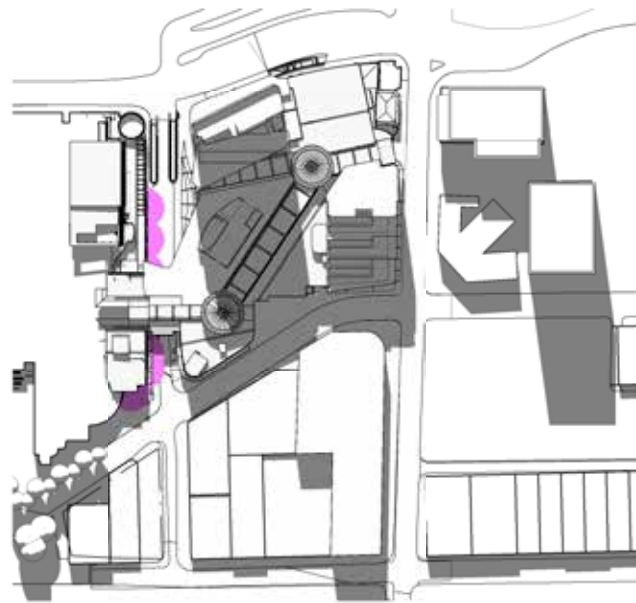
SHADOW STUDY



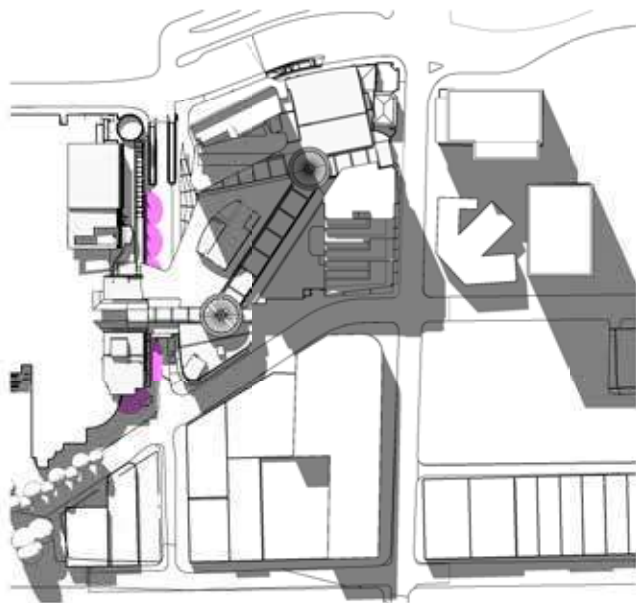
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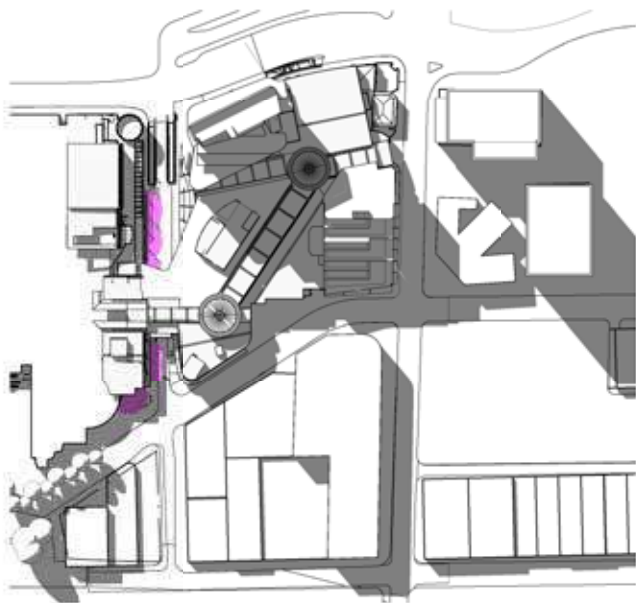
2 21 JUNE 10.00AM



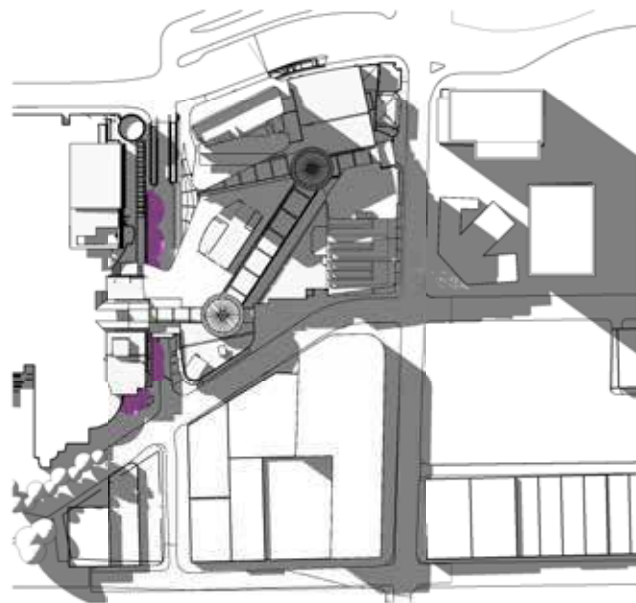
3 21 JUNE 11.00AM



4 21 JUNE 12.00AM



5 21 JUNE 13.00AM



6 21 JUNE 14.00AM



7 21 JUNE 15.00AM

CORE LOCATIONS

GROUND FLOOR LOCATION OPTIONS



CORE LOCATIONS

PRELIMINARY EXPLORATION

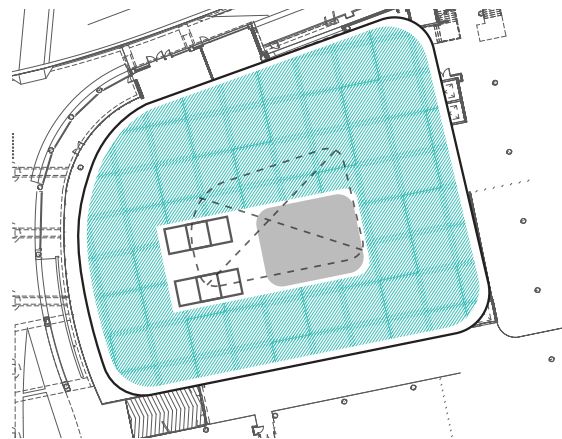
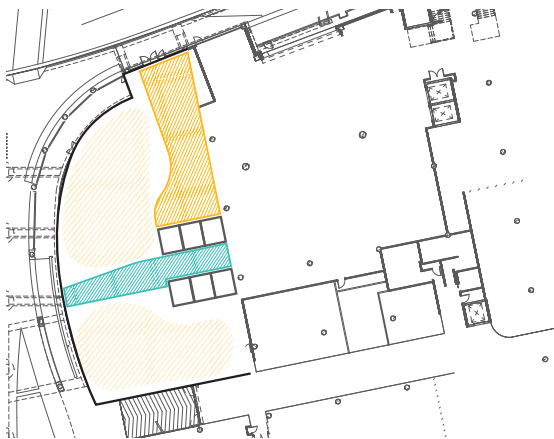
BASEMENT

GROUND LEVEL

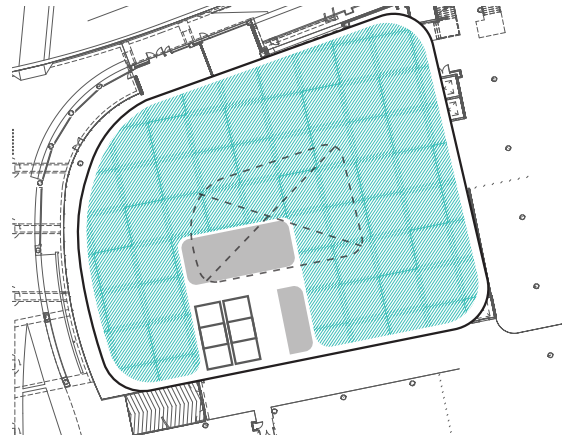
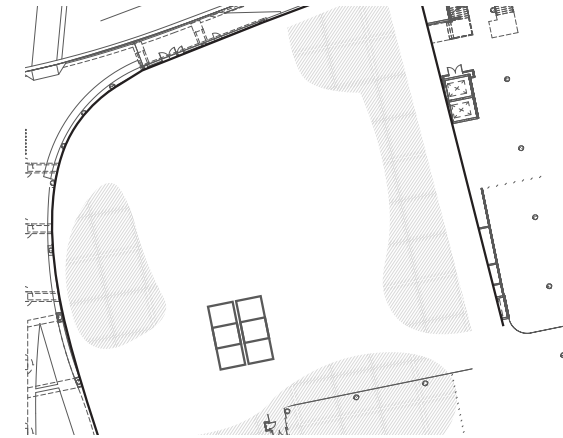
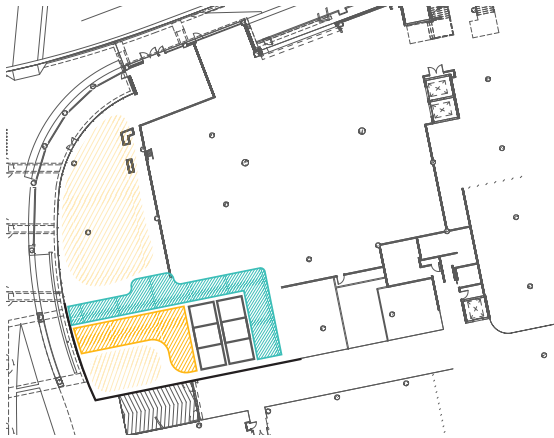
LEVEL 2

COMMERCIAL

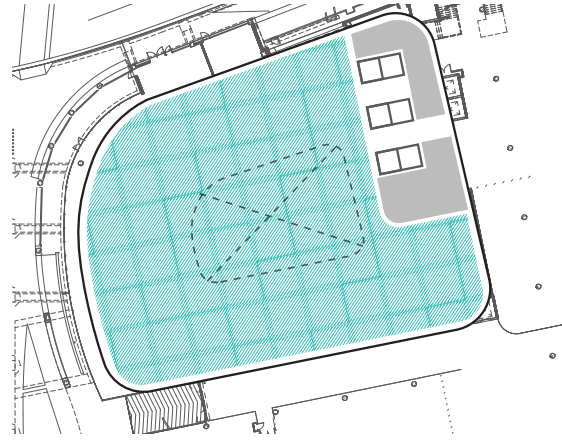
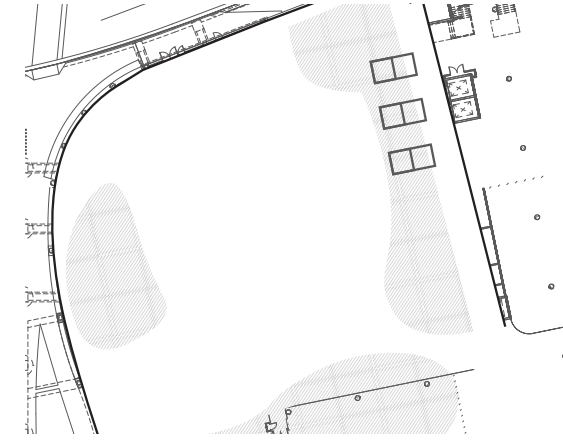
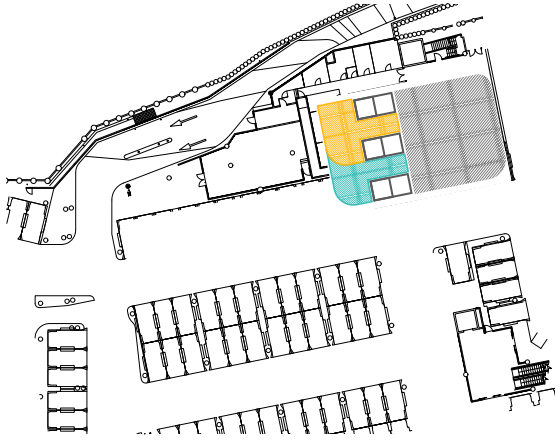
1



2

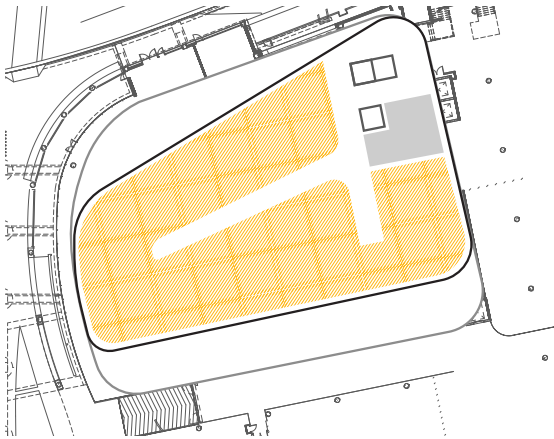
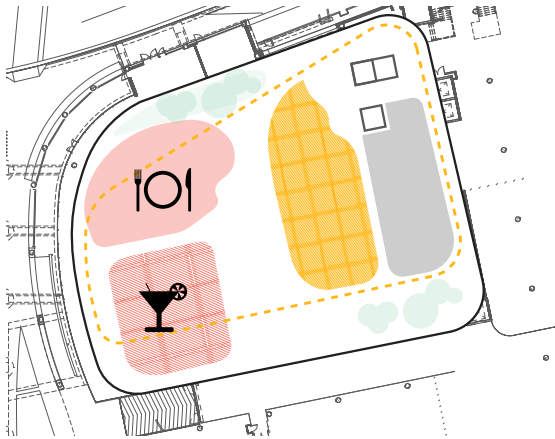
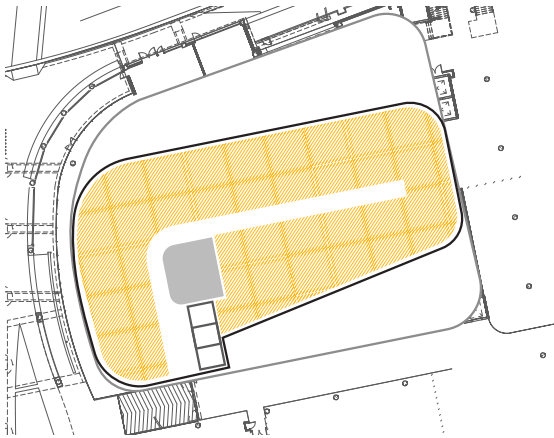
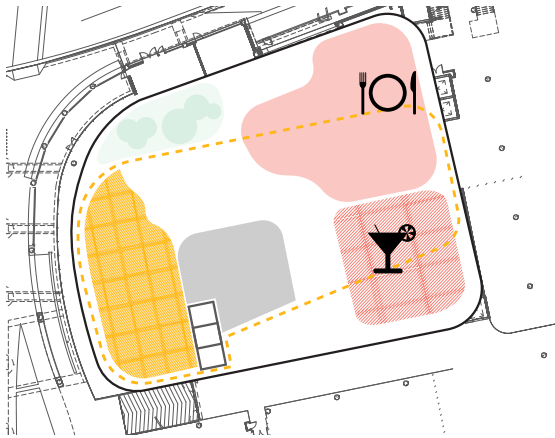
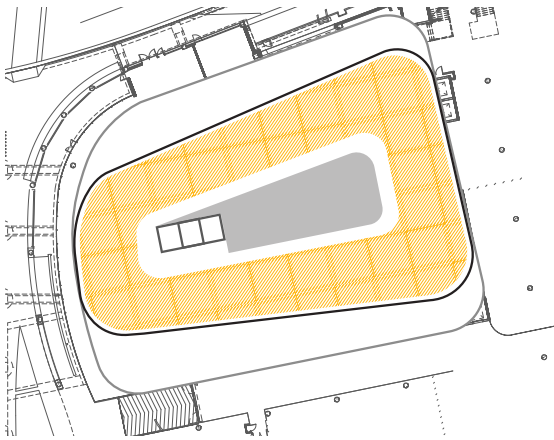
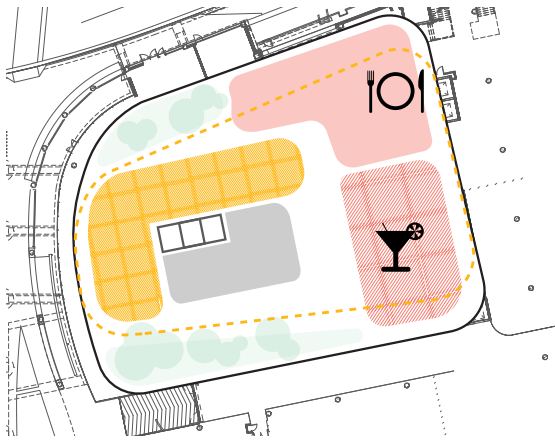


3



SKY LOBBY

HOTEL



PROMINENT ADDRESS	CORNER ACTIVATION	MAXIMISING RILEY ST ACTIVATION	CLOSE PROXIMITY TO JANE ST DROP OFF	MINIMAL IMPACT TO LOADING BAY	INTEGRATION INTO LEVEL 2 PLANNING	EASE OF BASEMENT CARPARK INTEGRATION	MAXIMISE VIEWS & OUTLOOK	SHALLOW COMMERCIAL FLOOR DEPTH	NO OVERSHADOWING IMPACT TO CITY PARK
✓	○	✓	✓	○	○	✓	✓	✓	✓
✓	✗	○	✗	✓	○	✓	✓	○	✓
✗	✗	✓	✓	✗	✓	✓	✓	✗	✓
✓	○	✓	✓	○	○	✓	✓	✓	✓

✓

SATISFIED

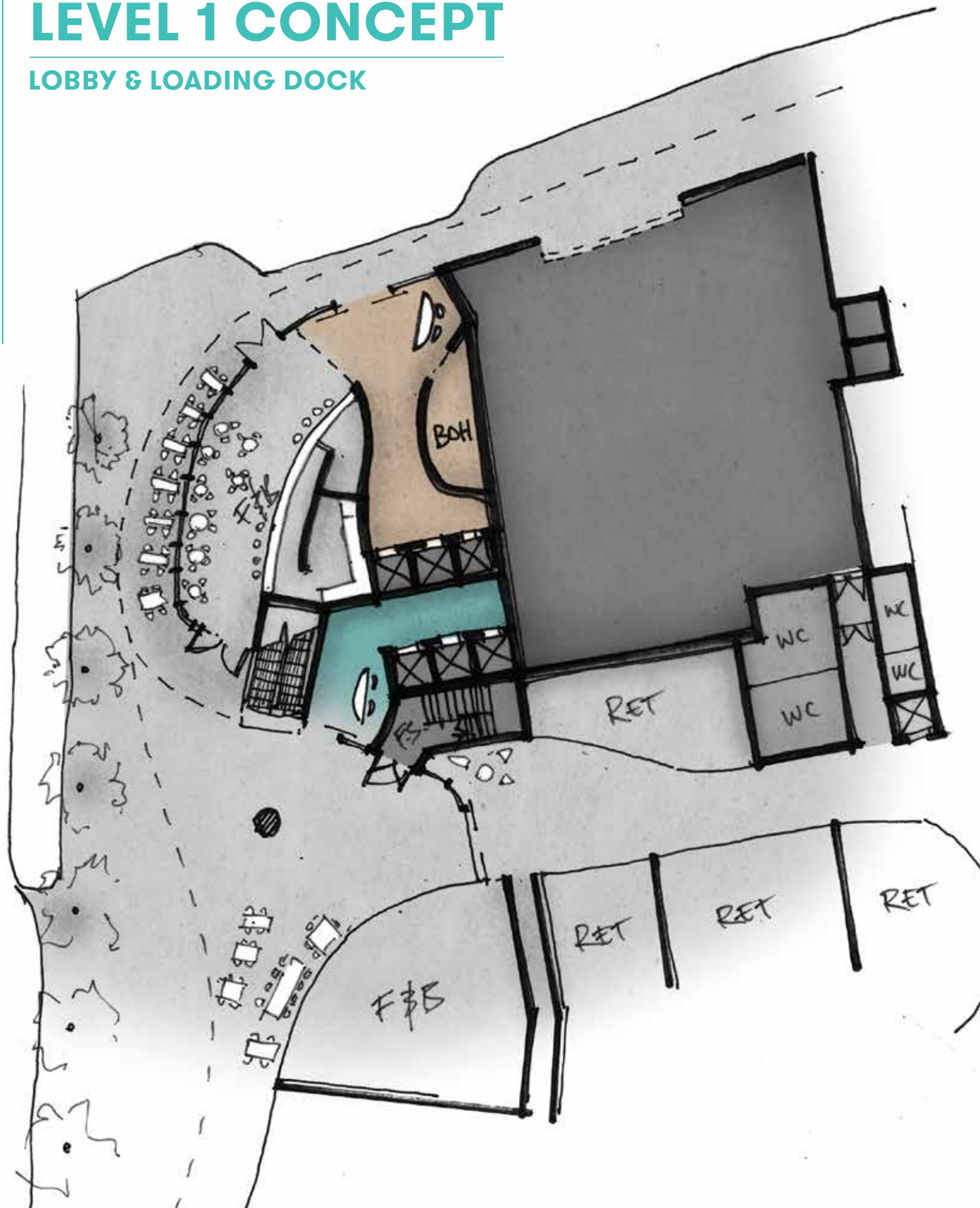
○

PARTIAL

✗

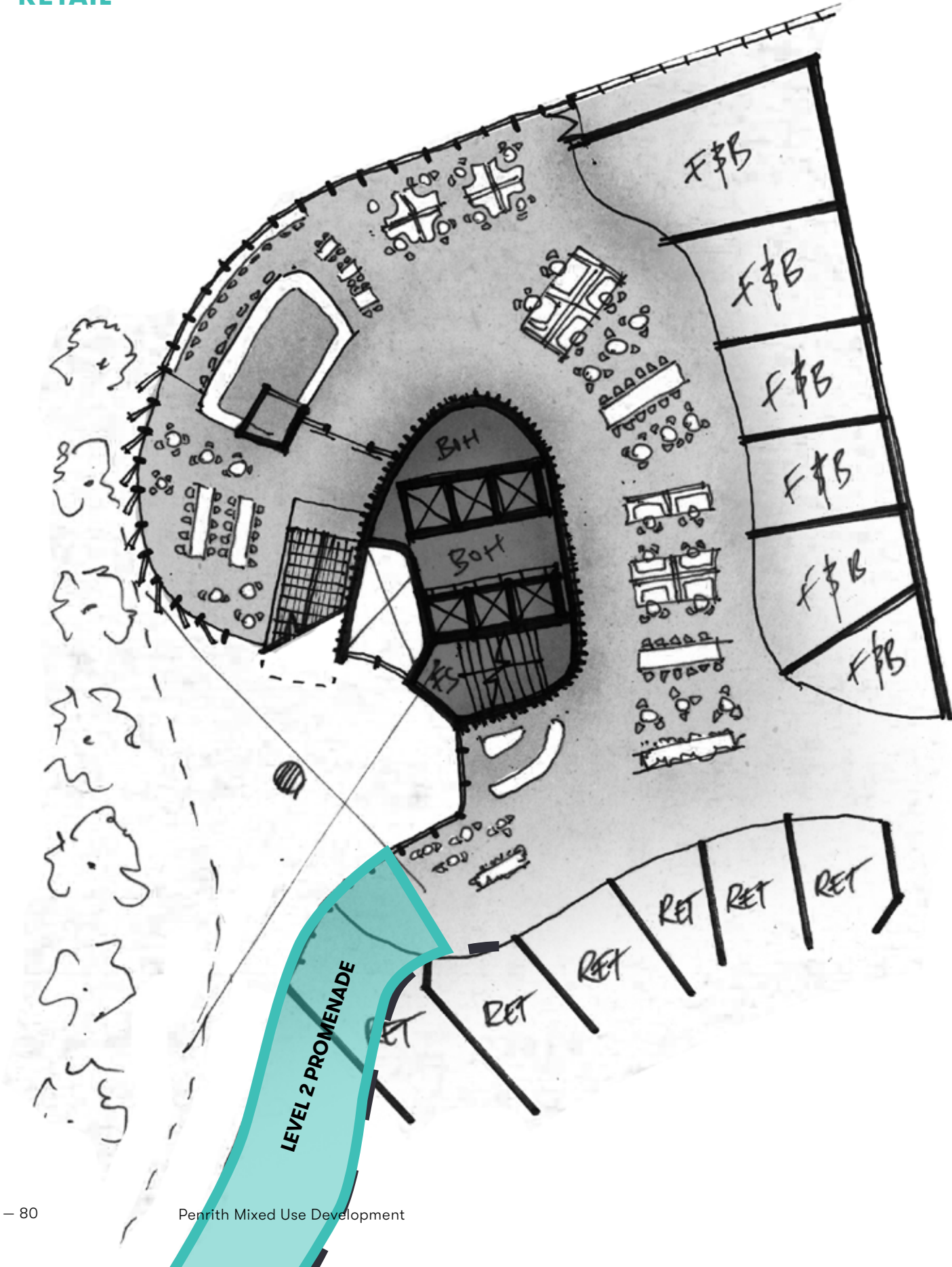
NOT SATISFIED

LOBBY & LOADING DOCK



LEVEL 2 CONCEPT

RETAIL



SCOTTCARVER.COM.AU

**scott_
carver**

SCENTRE
GROUP

Appendix B Groundwater Search

NSW Office of Water

Work Summary

GW026231

Licence: 10BL019074

Licence Status: CANCELLED

Authorised Purpose(s): PUBLIC/MUNICIPAL, RECREATION (GROUNDWATER)
Intended Purpose(s): IRRIGATION

Work Type: Well

Work Status:

Construct.Method:

Owner Type: Local Govt

Commenced Date:

Completion Date: 01/01/1966

Final Depth: 8.50 m

Drilled Depth: 8.50 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A

GWMA: 603 - SYDNEY BASIN
GW Zone: -

Standing Water Level
(m):

Salinity Description: 1001-3000 ppm
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
90 752044
Whole Lot //

Region: 10 - Sydney South Coast

River Basin: 212 - HAWKESBURY RIVER
Area/District:

CMA Map: 9030-3N

Grid Zone:

Scale:

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

Northing: 6262162.0
Easting: 285724.0

Latitude: 33°45'32.3"S
Longitude: 150°41'11.2"E

GS Map: -

MGA Zone: 0

Coordinate Source: GD., ACC.MAP

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	1	Casing	Concrete Cylinder	0.00	7.30	1828			
1	1	Casing	Concrete Cylinder	7.30	8.50	1524			Seated on Bottom

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)
6.00	8.40	2.40	Unconsolidated	6.00		2.53			

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.26	4.26	Silt	Silt	
4.26	8.53	4.27	Gravel Alluvial Water Supply	Gravel	
0.00	4.26	4.26	Loam Clay	Loam	

Remarks

19/02/1975: SITED PENRITH PARK

*** End of GW026231 ***

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

GW029710

Licence: 10BL018657

Licence Status: CONVERTED

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): GENERAL USE

Work Type: Well

Work Status:

Construct.Method: Hand Dug

Owner Type: Private

Commenced Date:
Completion Date: 01/04/1969

Final Depth: 7.90 m
Drilled Depth: 7.90 m

Contractor Name:

Driller:

Assistant Driller:

Property: N/A

GWMA: 603 - SYDNEY BASIN
GW Zone: -

Standing Water Level
(m):

Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.034
MULGOA

Cadastre
90
Whole Lot 25//752044

Region: 10 - Sydney South Coast

River Basin: 212 - HAWKESBURY RIVER
Area/District:

CMA Map: 9030-3N

Grid Zone:

Scale:

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

Northing: 6262724.0
Easting: 286046.0

Latitude: 33°45'14.3"S
Longitude: 150°41'24.2"E

GS Map: -

MGA Zone: 0

Coordinate Source: GD.,ACC.MAP

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	1	Casing	Concrete Cylinder	-0.40	-0.40	1219			

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)
6.00	7.80	1.80	Unconsolidated	6.00		1.89			

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	2.74	2.74	Loam Red	Loam	
2.74	7.92	5.18	Sand Gravel Water Supply	Sand	

Remarks

10/03/1981: 9 WORTH ST PENRITH (LOT 25)

*** End of GW029710 ***

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

GW101178

Licence: 10BL158273

Licence Status: CANCELLED

Authorised Purpose(s): TEST BORE

Intended Purpose(s): INDUSTRIAL, RECREATION (GROUNDWATER)

Work Type: Bore

Work Status: Supply Obtained

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 15/01/1998

Final Depth: 11.20 m

Drilled Depth: 11.20 m

Contractor Name: INTERTEC DRILLING SERVICES

Driller: Colin Leslie Barden

Assistant Driller:

Property: N/A

GWMA: -

GW Zone: -

Standing Water Level: 8.000

Salinity:

Yield: 0.600

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
1 998482
Whole Lot 90//752044

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: 6262566.0
Easting: 285844.0

Latitude: 33°45'19.3"S
Longitude: 150°41'16.2"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	6.00	200			Rotary Air
1		Hole	Hole	6.00	11.20	168			Other
1		Annulus	Waterworn/Rounded	-0.80	11.20				Graded, Q:0.100m3
1	1	Casing	Pvc Class 12	-0.80	11.20	114			Seated on Bottom, Glued
1	1	Casing	Steel	-0.80	11.20	168	158		Seated on Bottom, Welded
1	1	Opening	Slots - Vertical	6.20	10.20	168		1	Oxy-Acetylene Slotted, Steel, SL: 100.0mm, A: 2.00mm
1	1	Opening	Screen	7.70	10.70	114		1	PVC Class 12, Glued, A: 0.40mm

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)
6.00	10.50	4.50	Unknown	8.00		0.60	11.20	01:00:00	180.00

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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0.00	2.00	2.00	Sandy clay	Sandy Clay	
2.00	6.00	4.00	Grey sand	Sand	
6.00	10.50	4.50	Coarse gravel and cobbles (water bearing)	Gravel	
10.50	11.20	0.70	Dark grey shale and clay	Shale	

Remarks

15/01/1998: Form A Remarks:
Chlorine added on completion.
19/04/2001: PREVIOUS LIC NO: 10BL158273
22/01/2013: Nat Carling, 22-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

*** End of GW101178 ***

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

GW103048

Licence: 10BL141316

Licence Status: CONVERTED

Authorised Purpose(s): RECREATION (GROUNDWATER),INDUSTRIAL
Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:

Completion Date: 01/01/1990

Final Depth: 8.00 m

Drilled Depth: 8.00 m

Contractor Name:

Driller:

Assistant Driller:

Property: PENRITH SHOWGROUND 127 -
141 STATION ST PENRITH 2750
NSW

Standing Water Level: 6.000

GWMA: -
GW Zone: -

Salinity:
Yield: 1.000

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
1//998482
Whole Lot 1//998482

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6262406.0
Easting: 286110.0

Latitude: 33°45'24.7"S
Longitude: 150°41'26.4"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	8.00	0			Unknown
1	1	Casing	Concrete	0.00	0.00	1200			

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)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
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Remarks

***** End of GW103048 *****

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

GW108041

Licence: 10BL600263

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:
Completion Date: 12/04/2006

Final Depth: 7.50 m
Drilled Depth: 7.50 m

Contractor Name:

Driller: Christopher David Kiernan

Assistant Driller:

Property: MOBIL 174 COREEN AVE
PENRITH 2750 NSW

Standing Water Level: 6.700

GWMA: -
GW Zone: -

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
81 810416
Whole Lot 81//810416

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6263735.0
Easting: 286724.0

Latitude: 33°44'42.0"S
Longitude: 150°41'51.4"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	7.50	100			Auger
1		Annulus	(Unknown)	0.00	0.00				Graded
1	1	Casing	Pvc Class 18	0.00	4.50	50	42		
1	1	Opening	Slots	4.50	7.50	50		1	Sawn, PVC Class 18

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)
6.50	7.50	1.00	Unknown	6.70					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Invalid Code	
0.20	0.40	0.20	CLAY L/BROWN	Invalid Code	
0.40	3.30	2.90	CLAY BECOMING ORANGE,BROWN	Clay	

3.30	7.50	4.20	GRAVEL,BROWN,WELL GRADED	Gravel	
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Remarks

*** End of GW108041 ***

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

GW108042

Licence: 10BL600263

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:
Completion Date: 22/04/2006

Final Depth: 8.00 m
Drilled Depth: 8.00 m

Contractor Name:

Driller: Christopher David Kiernan

Assistant Driller:

Property: MOBIL 174 COREEN AVE
PENRITH 2750 NSW

Standing Water Level: 6.400

GWMA: -
GW Zone: -

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
81 810416
Whole Lot 81//810416

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6263761.0
Easting: 286759.0

Latitude: 33°44'41.2"S
Longitude: 150°41'52.8"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	8.00	100			Auger
1		Annulus	(Unknown)	4.00	8.00				Graded
1	1	Casing	Pvc Class 18	0.00	5.00	50	42		
1	1	Opening	Slots	5.00	8.00	50		1	Sawn, PVC Class 18

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)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Invalid Code	
0.20	0.30	0.10	FILL,CLAY,GREY/BROWN	Fill	
0.30	2.50	2.20	CLAY,RED/BROWN	Clay	
2.50	7.50	5.00	GRAVELS,WELL GRADED	Gravel	

7.50	8.00	0.50	COARSE GRAINED SAND BANDS	Invalid Code	
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Remarks

*** End of GW108042 ***

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

GW108043

Licence: 10BL600263

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:
Completion Date: 22/04/2006

Final Depth: 9.00 m
Drilled Depth: 9.00 m

Contractor Name:

Driller: Christopher David Kiernan

Assistant Driller:

Property: MOBIL 174 COREEN AVE
PENRITH 2750 NSW

Standing Water Level: 6.800

GWMA: -
GW Zone: -

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
81 810416
Whole Lot 81//810416

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6263742.0
Easting: 286836.0

Latitude: 33°44'41.9"S
Longitude: 150°41'55.8"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	100			Auger
1		Annulus	(Unknown)	5.00	9.00				Graded
1	1	Casing	Pvc Class 18	0.00	6.00	50	42		
1	1	Opening	Slots	6.00	9.00	50		1	Sawn, PVC Class 18

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)
7.00	9.00	2.00	Unknown	6.80					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	4.80	4.80	CLAYEY SAND	Invalid Code	
4.80	5.40	0.60	SAND,BROWN, LOOSE,DDRY	Sand	
5.40	9.00	3.60	GRAVEL	Gravel	

Remarks

*** End of GW108043 ***

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

GW108044

Licence: 10BL600263

Licence Status: ACTIVE

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

Work Type: Bore

Work Status:

Construct.Method:

Owner Type:

Commenced Date:
Completion Date: 22/04/2006

Final Depth: 9.50 m
Drilled Depth: 9.50 m

Contractor Name:

Driller: Christopher David Kiernan

Assistant Driller:

Property: MOBIL 174 COREEN AVE
PENRITH 2750 NSW

Standing Water Level: 6.600

GWMA: -
GW Zone: -

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed: CUMBERLAND

Parish
CUMBE.34
MULGOA

Cadastre
81 810416
Whole Lot 81//810416

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6263767.0
Easting: 286812.0

Latitude: 33°44'41.1"S
Longitude: 150°41'54.8"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	9.50	100			Auger
1		Annulus	(Unknown)	6.00	9.50				Graded
1	1	Casing	Pvc Class 18	0.00	6.50	50	42		
1	1	Opening	Slots	6.50	9.50	50		1	Sawn, PVC Class 18

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)
8.20	9.50	1.30	Unknown	6.60					

Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.20	0.20	CONCRETE	Invalid Code	
0.20	0.30	0.10	FILL,CLAY,GREY	Fill	
0.30	6.40	6.10	SILTY CLAYEY SAND,ORANGE,BROWN	Invalid Code	

6.40	9.50	3.10	GRAVELS,WET,MODERATE	Gravel	
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Remarks

*** End of GW108044 ***

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

GW108484

Licence: 10BL163999

Licence Status: CONVERTED

Authorised Purpose(s): RECREATION (GROUNDWATER),INDUSTRIAL
Intended Purpose(s): RECREATION (GROUNDWATER)

Work Type: Well

Work Status:

Construct.Method: Rotary Air

Owner Type: Private

Commenced Date:

Completion Date: 06/09/2006

Final Depth: 11.00 m

Drilled Depth: 11.00 m

Contractor Name: Ultra Drilling

Driller: Peter Edward Davidson

Assistant Driller:

Property: PENRITH HARNESS TRACK 119
STATION ST PENRITH 2750 NSW

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
1/998482

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6262409.0
Easting: 285738.0

Latitude: 33°45'24.3"S
Longitude: 150°41'12.0"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	11.00	171			Rotary Air
1	1	Casing	Steel	0.30	8.00	168	158		Driven into Hole, Welded
1	1	Opening	Screen	8.00	11.00	125		1	Steel, Packer, A: 0.50mm

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)
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Geologists Log

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	6.00	6.00	CLAY	Clay	
6.00	8.50	2.50	SAND	Sand	
8.50	11.00	2.50	GRAVEL	Gravel	

Remarks

*** End of GW108484 ***

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

GW111987

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

Driller: Christopher McMullen

Assistant Driller:

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

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
3//541045

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6262887.0
Easting: 286130.0

Latitude: 33°45'09.1"S
Longitude: 150°41'27.6"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	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	
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Remarks

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

*** End of GW111987 ***

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

GW111988

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

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
3//541045

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

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

Northing: 6262904.0
Easting: 286134.0

Latitude: 33°45'08.6"S
Longitude: 150°41'27.7"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
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	
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Remarks

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

*** End of GW111988 ***

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

Standing Water Level:

GWMA:
GW Zone:

Salinity:
Yield:

Site Details

Site Chosen By:

County
Form A: CUMBE
Licensed:

Parish
CUMBE.34

Cadastre
3//541045

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

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.

Appendix C Land Titles

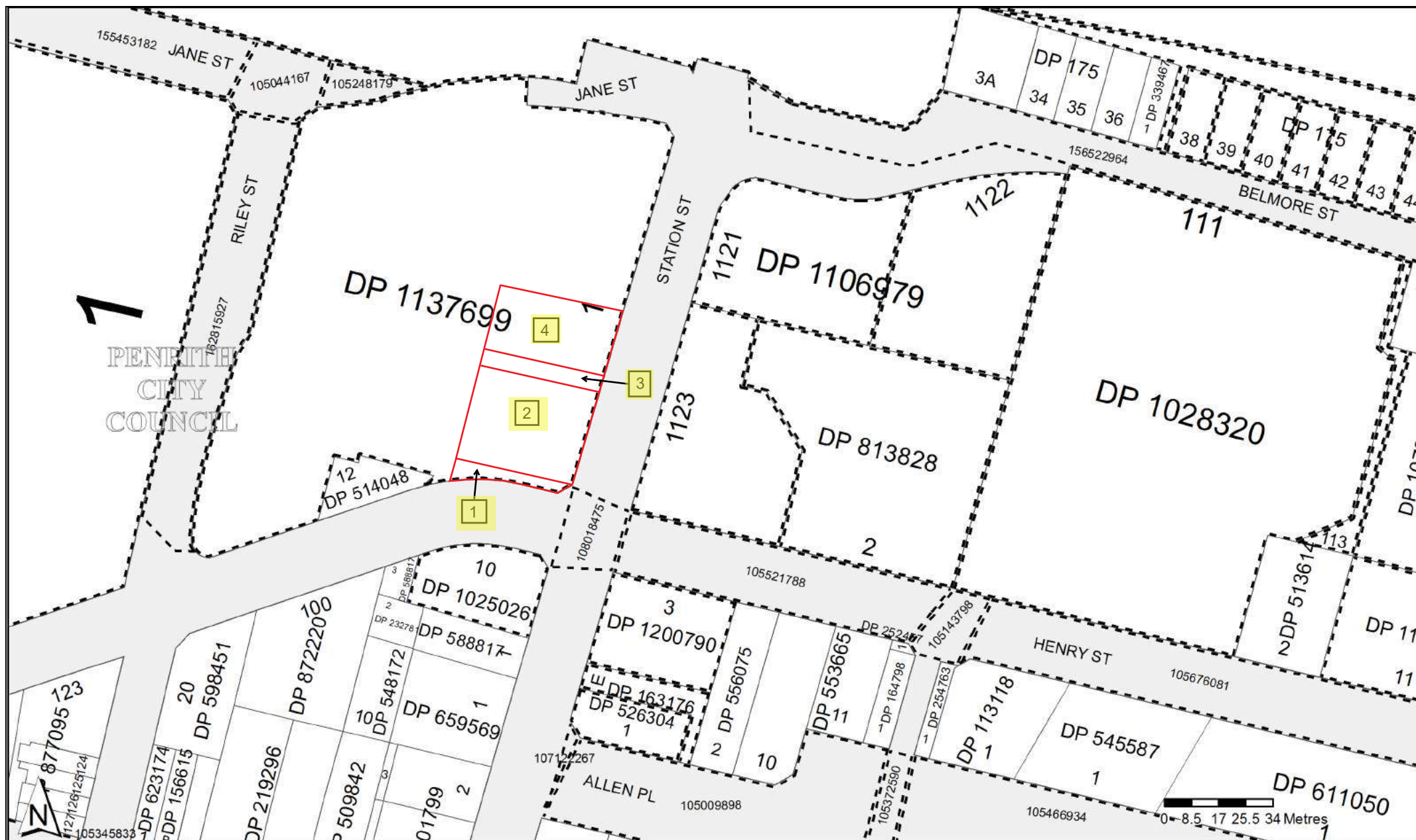
Cadastral Records Enquiry Report : Lot 1123 DP 1106979

Locality : PENRITH

Parish : CASTLEREAGH

LGA : PENRITH

County : CUMBERLAND



SIGNATURES AND SEALS ONLY.

InfoTrack

GEORGE RIETHMULLER
NETWORK PROPERTY MANAGER
INTEGRAL ENERGY AUSTRALIA
ATTORNEY BOOK 4509 No.838

Executed by GPT RE Limited
pursuant to Section 127 of
the Corporations Act 2001

by
Director
Neil Lyons
James Anthony Coyne
First Attorney
Second Attorney

Signed, sealed and delivered by
WESTPAC MANAGEMENT LIMITED
by its undersigned attorneys who declare
that they have received no notice of
revocation of the Power of Attorney
Book 4509 No.838
dated 11 November 2007
under which this document is signed

ROBERT RICHMOND JORDAN

GREGORY JOHN MILES

Witness: Mark Peter Burton

Department of Lands Approval

In approving this plan, the

at all necessary approvals in regard to the allocation of the land
shown herein have been given.

Signature: _____
To: _____
Number: _____
Date: _____

Subdivision Certificate SC 86/0008

I hereby certify that the provisions of s.10(1) of the Environmental
Planning and Assessment Act 1979 have been satisfied in relation
to the proposed

SUBDIVISION

*Insert "subdivision" or "new road" set out herein

*Authorised Person/Member/Manager/Executive Officer

Consent Authority **PENRITH CITY COUNCIL**

Date of Endorsement: **5/2/09**

Accreditation No. _____

Subdivision Certificate No. **008189**

Plan No. **DA 03/2703**

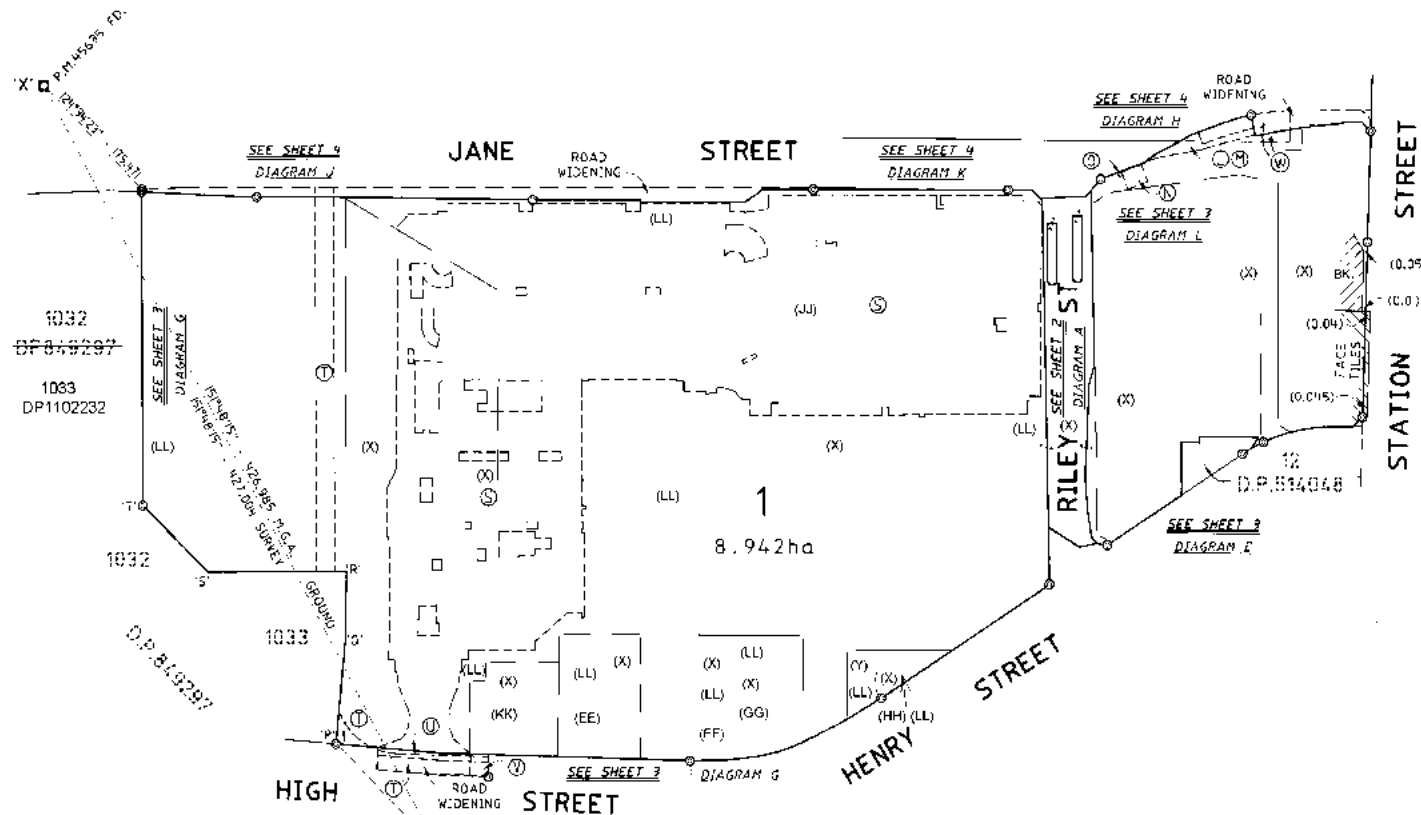
Seals wherever is inapplicable.

SURVEYING REGULATION 2001 CLAUSE 32(2)

MARK	M.G.A. CO-ORDINATES		ZONE CLASS	ORDER	LEVF.
	EASTING	NORTHING			
PM 45635	285 932.004	6 263 300.231	56	8	28,629
PM 12650	286 33.782	6 262 929.853	56	8	20,188
PM 4494	286 232.259	6 262 895.668	56	8	2

SOURCE : LAND & PROPERTY INFORMATION DATE: SEPT 05
COMBINED SCALE FACTOR 1,00016

NB. CLASS LB ORDER L2 ADOPED



(X) RESERVATIONS AND CONDITIONS IN CROWN GRANTS

(Y) LAND EXCLUDES MINERALS IN CROWN GRANTS

(W) EASEMENT FOR NOISE VIBRATION & EASEMENT FOR ELECTROLYSIS (VIA AC150241)

EASEMENT FOR PEDESTRIAN ACCESS LINES "P" OR "S" (VIA DP838756)

① STRATUM EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH

② EASEMENT FOR ELECTRICITY PURPOSES AND EASEMENT FOR WATER SUPPLY

③ EASEMENT FOR INDOOR SUBSTATION LIMITED IN HEIGHT AND DEPTH

④ RIGHT OF ACCESS LIMITED IN HEIGHT AND DEPTH

⑤ EASEMENT FOR STORMWATER RUNOFF (VIA DP838756)

⑥ EASEMENT TO DRAIN WATER VARIABLE WIDTH (VIA DP838756)

⑦ EASEMENT FOR UNDERGROUND MAINS 2' WIDE (VIA DP838756)

⑧ RIGHT OF CARRIAGEWAY 7.62' WIDE (VIA DP838756)

(EE) COVENANT - D364564
(FF) COVENANT - C905630
(GG) COVENANT - C941650
(HH) COVENANT - D105885
(JJ) COVENANT - H461708
(KK) BENEFITED BY RIGHT OF CARRIAGEWAY 7.62' WIDE - DP838756
(LL) BENEFITED BY RIGHT OF CARRIAGEWAY 5' WIDE - DP838756

DP1137699 P

Registered: 23.7.2009

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U5450-61 & 623

Lot: Plan: DP838756, DP1085231,
DP1082989, DP841458

PLAN OF SUBDIVISION LOT 1
DP838756, LOT 34, 35, 36 & 37
DP1085231, LOTS 32 & 33 DP1082989,
LOT 29 DP841459, LOT 4 DP21074, LOTS
1 & 2 DP50046, LOTS 16 & 17 DP3811,
LOTS A & B DP41020 LOT 2 DP53937,
LOT 10 DP732647 & LOT 30 DP1086586

Lengths are in metres. Reduction Ratio is 1:500

L.G.A.: PENRITH

Locality: PENRITH

Parish: CASTLEREAGH

County: CUMBERLAND

This is sheet 1 of my plan in 4 sheets
(Delete if inapplicable)

Surveying Regulation, 2001
of 1976/2001 SOUTH AND PARTNERS
11/19 23 BRIDGE STREET, PYMBLE
a surveyor registered under the Surveying Act 2002, hereby
certify that the survey represented in this plan is accurate
and has been made in accordance with the Surveying Regulation
2001 and was completed on 10 MARCH 2009
This survey relates to LOT 1.

(Here specify the type of survey, bearing or specify any land
shown in this plan that is not the subject of the survey)
(Signature) _____ (Date) 2/11/09
Surveyor registered under the Surveying Act, 2002
John Lee: "X" "Y"
Type: Urban/Rural

Plans used in preparation of survey/compilation
DP 216074 DP 50046 DP 849297
DP 219724 DP 514048 DP 862624
DP 230761 DP 53937 DP 1001461
DP 237684 DP 648553 DP 1025026
DP 265968 DP 838756
DP 41020 DP 84459

PANEL FOR USE ONLY for statements of
intention to dedicate public roads or to create
public reserves, drainage reserves, easements,
restrictions on the use of land or positive
covenants.

PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919, IT IS
INTENDED TO CREATE:

1. STRATUM EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH ①
2. POSITIVE COVENANT
3. POSITIVE COVENANT
4. EASEMENT FOR ELECTRICITY PURPOSES
5. EASEMENT FOR WATER SUPPLY
6. EASEMENT FOR INDOOR SUBSTATION LIMITED IN HEIGHT & DEPTH ②
7. RIGHT OF ACCESS LIMITED IN HEIGHT & DEPTH ③

CONTINUED ON SHEET 2

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SCHEDULE OF CURVED BOUNDARIES				
No.	BEARING	DISTANCE	ARC	RADIUS
1	30° 46' 30"	8.27	8.275	0.42
2	197° 06'	9.255	19.255	1759.52
3	196° 38'	13.865	13.865	1759.52
4	194° 19'	5.545	5.545	124.1
5	188° 18' 40"	20.46	20.485	124.1
6	158° 59'	4.895	5.03	6.01
7	115° 31'	3.985	4.065	6.01

SCHEDULE OF SHORT LINES			
9	04° 38' 30"	1.015	
10	14° 38' 30"	2	
11	94° 38' 30"	2	
12	104° 38' 30"	3.885	
13	204° 38' 30"	3.97	
14	14° 38' 30"	2	
15	14° 38' 30"	2	
16	261° 38' 30"	0.66	
17	14° 38' 30"	4.835	
18	94° 38' 30"	5.2	
19	93° 08' 30"	6.435	
20	194° 38' 30"	3.315	

INCLINED PLANE DESIGNATED (G)			
PT.	R.L.	PT.	R.L.
d'	25.93	s'	26.
r'	25.93	i'	26.1

INCLINED PLANE DESIGNATED (H)			
PT.	R.L.	PT.	R.L.
v'	26.94	u'	27.16
k'	26.94	z'	27.16

INCLINED PLANE DESIGNATED (B)			
PT.	R.L.	PT.	R.L.
a'	26.96	m'	27.14
b'	27.06	j'	27.36
c'	27.07	k'	27.36
d'	27.05	i'	27.36
e'	26.97	m'	27.2
f'	26.95	n'	27.2
g'	26.82	p'	27.1

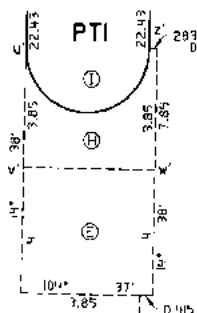


DIAGRAM B
NOT TO SCALE

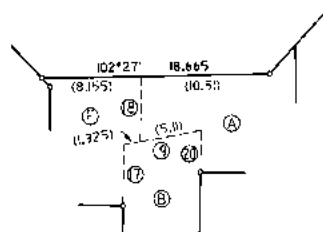


DIAGRAM C
NOT TO SCALE

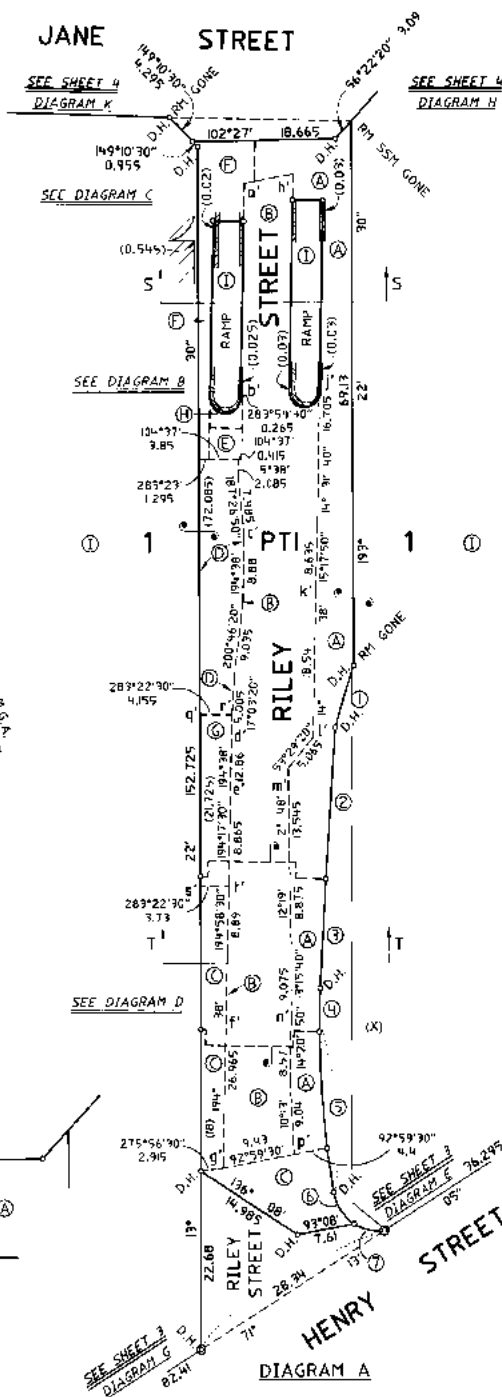


DIAGRAM A

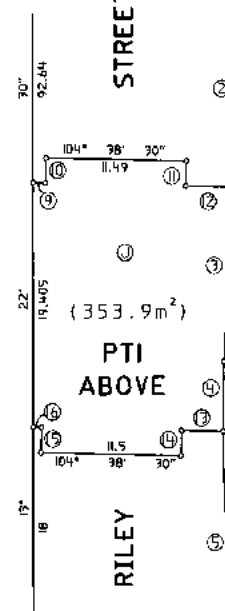
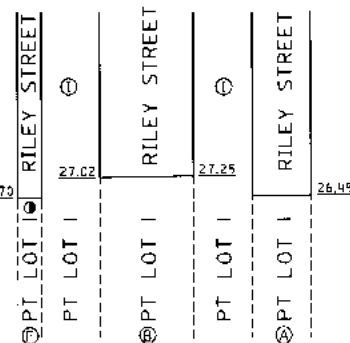
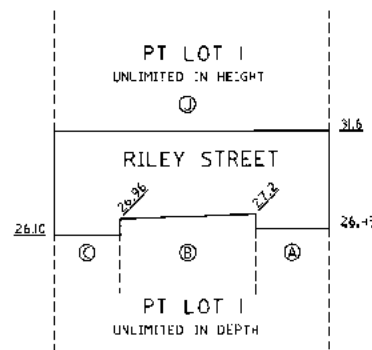


DIAGRAM D
NOT TO SCALE

- (A) PART LOT 1 LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT R.L. 26.45 AND IS UNLIMITED IN DEPTH. RILEY STREET LIES ABOVE.
- (B) PART LOT 1 LIMITED IN HEIGHT TO THE INCLINED PLANE AS DEFINED AND IS UNLIMITED IN DEPTH. RILEY STREET LIES ABOVE.
- (C) PART LOT 1 LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT R.L. 26.10 AND IS UNLIMITED IN DEPTH. RILEY STREET LIES ABOVE.
- (D) PART LOT 1 LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT R.L. 25.93 AND IS UNLIMITED IN DEPTH. RILEY STREET LIES ABOVE.
- (E) PART LOT 1 LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT R.L. 26.94 AND IS UNLIMITED IN DEPTH. RILEY STREET LIES ABOVE.
- (F) PART LOT 1 LIMITED IN HEIGHT TO THE HORIZONTAL PLANE AT R.L. 25.70 AND IS UNLIMITED IN DEPTH. RILEY STREET LIES ABOVE.
- (G) PART LOT 1 LIMITED IN HEIGHT TO THE INCLINED PLANE AS DEFINED AND IS UNLIMITED IN DEPTH. RILEY STREET LIES ABOVE.
- (H) PART LOT 1 LIMITED IN HEIGHT TO THE INCLINED PLANE AS DEFINED AND IS UNLIMITED IN DEPTH. RILEY STREET LIES ABOVE.
- (I) PART LOT 1 UNLIMITED IN HEIGHT & DEPTH.
- (J) PART LOT 1 UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO THE HORIZONTAL PLANE AT R.L. 31.6. RILEY STREET LIES BELOW.
- (X) RESERVATIONS AND CONDITIONS IN CROWN GRANTS



SECTION S-S
NOT TO SCALE



SECTION T-T
NOT TO SCALE

DP1137699

Registered: 23.7.2009

This is sheet 2 of my plan in 4 sheets dated

2/11/07

Surveyor registered under Surveyors Act, 2002

This is sheet of my plan of covered by subdivision certificate No. 008/09 of 5/1/09

Authorized Person/Personal Manager/Responsible Officer

For use where space is insufficient in any panel on Plan Form 2

CONTINUED FROM SHEET 1

TO RELEASE:

- EASEMENT TO DRAIN WATER VARIABLE WIDTH (VIDE DP648554)
- EASEMENT FOR UNDERGROUND MAINS (VIDE 562499H)
- EASEMENT TO DRAIN WATER VARIABLE WIDTH (VIDE DP648553)
- EASEMENT FOR UNDERGROUND MAINS (VIDE 204208B)
- EASEMENT FOR ELECTRICITY PURPOSES (VIDE 204208B)
- EASEMENT FOR DRAINAGE (VIDE GG 15-9-1939 F4559)

IT IS INTENDED TO DEDICATE THE ROAD WIDENING TO THE PUBLIC AS ROAD SUBJECT TO EASEMENTS.

Reduction Ratio 1:600

SURVEYOR'S REFERENCE : 30413DP SH2/3

Doc: DP 1137699 P / Rev: 23-Jul-2009 / NSW LRS / Ego: ALL / P11: 21-Jan-2021 10:31 / Seq: 3 of 4
 © Office of the Registrar-General / Sec: INFOTRACK / Ref: High Street Penrith

SEE SHEET 4
 JANE STREET

DIAGRAM V

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SEE SHEET 2
 RILEY STREET

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SEE SHEET 2
 RILEY STREET

DIAGRAM A

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 RILEY STREET

DIAGRAM A

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 RILEY STREET

DIAGRAM A

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 RILEY STREET

DIAGRAM A

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SEE SHEET 2
 RILEY STREET

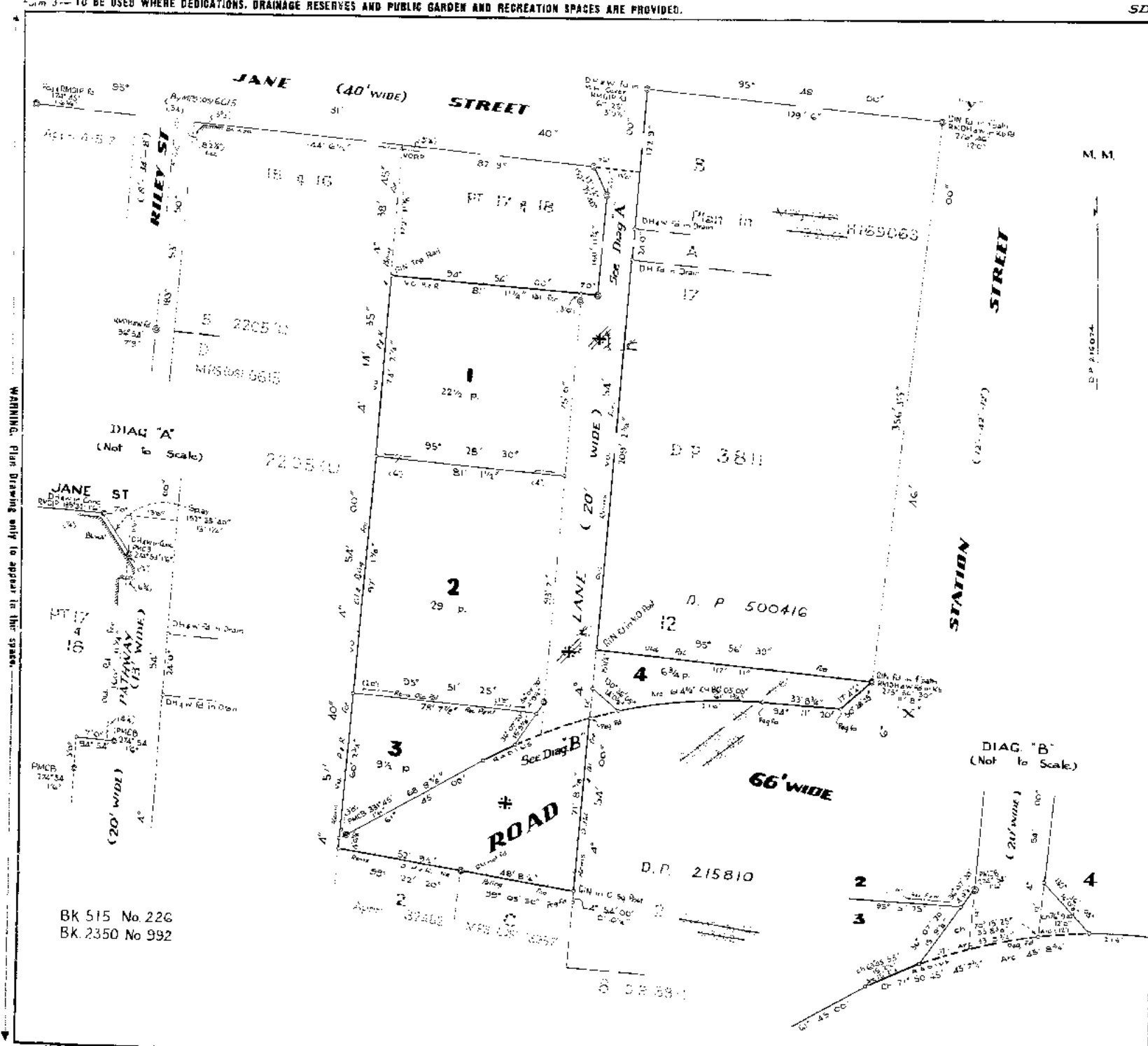
DIAGRAM A



For the whole space is contained in any panel
 Sign Form 2

SURVEYOR'S REFERENCE : 504' SDP SH4/3

WARNING: Plan Drawing only to appear in this space



DP216074

Registered: 35-54

C.A. No. 1616 of 28-8-62

Title System: Torrens & Old System

Purpose: Subdivision

Ref. Map: Penrith Sh. L. #

Last Plan: 2205(L) D.P. 215810

PLAN OF SUBDIVISION OF PART OF LOTS 17 & 18 IN 2205 (L) AND LOT 1 IN 6004 BY ME 4/3/62 D.P. 215810

Scale: 30 feet to an inch

Mun. Shire: PENRITH

City: PENRITH

Locality: PENRITH

Parish: CASTLEREAGH

County: CUMBERLAND

I, John Samuel Talbot
of 148 High Street, Penrith
a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made by me or under my immediate supervision in accordance with the Survey Practice Regulations, 1932, and was completed on 1/3/62.

Signature:

Surveyor registered under Surveyors Act, 1929, as amended
Canton Line of Address: "X-Y"

Statements of Dedication, Easements
(Signatures and Seals to appear in panel provided.)

It is intended to hereby dedicate the Area shown thus and the spay corner of lot 1 (Survey by Me. 1/3/62) to the public as Roadway.

It is intended to hereby dedicate the Lane, 20 ft wide & the spay corner of lots 2 & 3 to the public as Roadway, and the pathway 15 ft wide & the spay corner of Pt lots 17 & 18 to the public as Roadway.

It is also intended to hereby dedicate the Area shown thus and the spay corner of Lot 4 to the public as Roadway.

OFFICE USE ONLY.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

DP216074 (E)	
Registered:	1616 of 28.8.62
C.A.:	1616 of 28.8.62
Title System:	Terrans & Old System
Purpose:	Subdivision
Ref. Map:	Penrith Sh.1 #
Last Plan	2205W D.P. 215810
PLAN OF SUBDIVISION OF PART OF LOTS 17 & 18 in 2205 (L) AND LOT 1 in Survey by Act 17/62 - D.P. 215810	
Scale: 30 Feet to an inch	
Man-Share City: PENRITH Locality: PENRITH Parish: CASTLEREAGH County: CUMBERLAND	
1. John Samuel Tolbooth of 34B High Street Penrith do hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Act, 1929, and has been completed on 17/6/62.	
Signature: <i>John Samuel Tolbooth</i> Surveyor registered under the Survey Act, 1929, as amended. District of Penrith.	
Statements of Dedication, Easements (Signatures and Seals to appear in panel provided.)	
It is intended to hereby dedicate the Area shown thus to the public as a roadway, and the survey corner of Lot 1 Survey by Act 17/62 to the public as a roadway.	
It is intended to hereby dedicate the lane, 20 ft wide & the survey corner of lots 2 & 3 to the public as a roadway, and the survey corner of Lot 17 & 18 to the public as a roadway.	
It is also intended to hereby dedicate the Area shown thus to the public as a roadway.	

OFFICE USE ONLY.

WARNING: CHEATING OR FOLDING WILL LEAD TO REJECTION.

SIGNATURES AND SEALS ONLY.	
<i>John Samuel Tolbooth</i> <i>John Samuel Tolbooth</i> <i>John Samuel Tolbooth</i>	
20/9/62	

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

D² 216074

FEET	INCHES	METRES
-	0 1/4	0.006
-	0 1/2	0.013
-	0 3/4	0.019
-	1 0	0.025
-	1 1/4	0.031
-	1 1/2	0.038
-	1 3/4	0.044
-	2 0	0.051
-	2 1/4	0.057
-	2 1/2	0.064
-	2 3/4	0.070
-	3 0	0.076
-	3 1/4	0.082
-	3 1/2	0.089
-	3 3/4	0.095
-	4 0	0.102
-	4 1/4	0.108
-	4 1/2	0.115
-	4 3/4	0.121
-	5 0	0.127
-	5 1/4	0.134
-	5 1/2	0.140
-	5 3/4	0.146
-	6 0	0.152
-	6 1/4	0.159
-	6 1/2	0.165
-	6 3/4	0.171
-	7 0	0.178
-	7 1/4	0.184
-	7 1/2	0.191
-	7 3/4	0.197
-	8 0	0.203
-	8 1/4	0.210
-	8 1/2	0.216
-	8 3/4	0.222
-	9 0	0.228
-	9 1/4	0.235
-	9 1/2	0.241
-	9 3/4	0.247
-	10 0	0.254
-	10 1/4	0.260
-	10 1/2	0.267
-	10 3/4	0.273
-	11 0	0.279
-	11 1/4	0.286
-	11 1/2	0.292
-	11 3/4	0.298
-	12 0	0.305
-	12 1/4	0.311
-	12 1/2	0.317
-	12 3/4	0.323
-	13 0	0.330
-	13 1/4	0.336
-	13 1/2	0.342
-	13 3/4	0.348
-	14 0	0.354
-	14 1/4	0.361
-	14 1/2	0.367
-	14 3/4	0.373
-	15 0	0.379
-	15 1/4	0.386
-	15 1/2	0.392
-	15 3/4	0.398
-	16 0	0.404
-	16 1/4	0.411
-	16 1/2	0.417
-	16 3/4	0.423
-	17 0	0.429
-	17 1/4	0.436
-	17 1/2	0.442
-	17 3/4	0.448
-	18 0	0.454
-	18 1/4	0.461
-	18 1/2	0.467
-	18 3/4	0.473
-	19 0	0.479
-	19 1/4	0.486
-	19 1/2	0.492
-	19 3/4	0.498
-	20 0	0.504
-	20 1/4	0.511
-	20 1/2	0.517
-	20 3/4	0.523
-	21 0	0.529
-	21 1/4	0.536
-	21 1/2	0.542
-	21 3/4	0.548
-	22 0	0.554
-	22 1/4	0.561
-	22 1/2	0.567
-	22 3/4	0.573
-	23 0	0.579
-	23 1/4	0.586
-	23 1/2	0.592
-	23 3/4	0.598
-	24 0	0.604
-	24 1/4	0.611
-	24 1/2	0.617
-	24 3/4	0.623
-	25 0	0.629
-	25 1/4	0.636
-	25 1/2	0.642
-	25 3/4	0.648
-	26 0	0.654
-	26 1/4	0.661
-	26 1/2	0.667
-	26 3/4	0.673
-	27 0	0.679
-	27 1/4	0.686
-	27 1/2	0.692
-	27 3/4	0.698
-	28 0	0.704
-	28 1/4	0.711
-	28 1/2	0.717
-	28 3/4	0.723
-	29 0	0.729
-	29 1/4	0.736
-	29 1/2	0.742
-	29 3/4	0.748
-	30 0	0.754

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

D² 216074 CONTINUED

4C RD	52 F
-	5 3/4 170.7
-	9 1/2 240.3
-	22 1/2 569.1
-	29 733.5



Form 1

DB 200416

OFFICE USE ONLY

**PLAN OF SUBDIVISION OF LOTS 12 TO 15
DP 3811**

Registered: **DP 500416**
 Cert. No. **16/62**
 C.A. No. **13.3.62**

Non-Chain/Title: **PENRITH**
 Town or Locality: **PENRITH**
 Parish: **CASTLEREAGH**
 County: **CUMBERLAND**

Title System: **Torrens**
 Purpose: **Subdivision**
 Ref. Map: **Penrith Sh.**
 Last Plan: **D.P. 3811**

Scale: **40 FEET TO AN INCH**

Plan in N189063

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CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

UP 500416

FEET	INCHES	METRES
11	6	3.556
12	6	3.658
17	6	5.182
17	0 1/8	5.185
40	6	12.192
70	6	21.460
117	11	30.991
121	11 1/4	37.167
122	6	37.186
122	6	37.336
124	5 7/8	37.544
124	5 7/8	37.970

AC	RD	P	SQ	M
-	7	1/2	109.7	
-	14	1/4	560.4	
-	1	14	1/4	1372

I, Jack Hyndson Watson, Registrar General for New South Wales, certify that this negative is a photograph made in a permanent record of a document in my custody this 5th day of February, 1976.

Watson

NEW SOUTH WALES

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



00707152

Appln. No. 716
Prior Title Vol. 7270 Fol. 150



Vol. 9707 Fol. 152

CANCELLED
19-5-1964.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

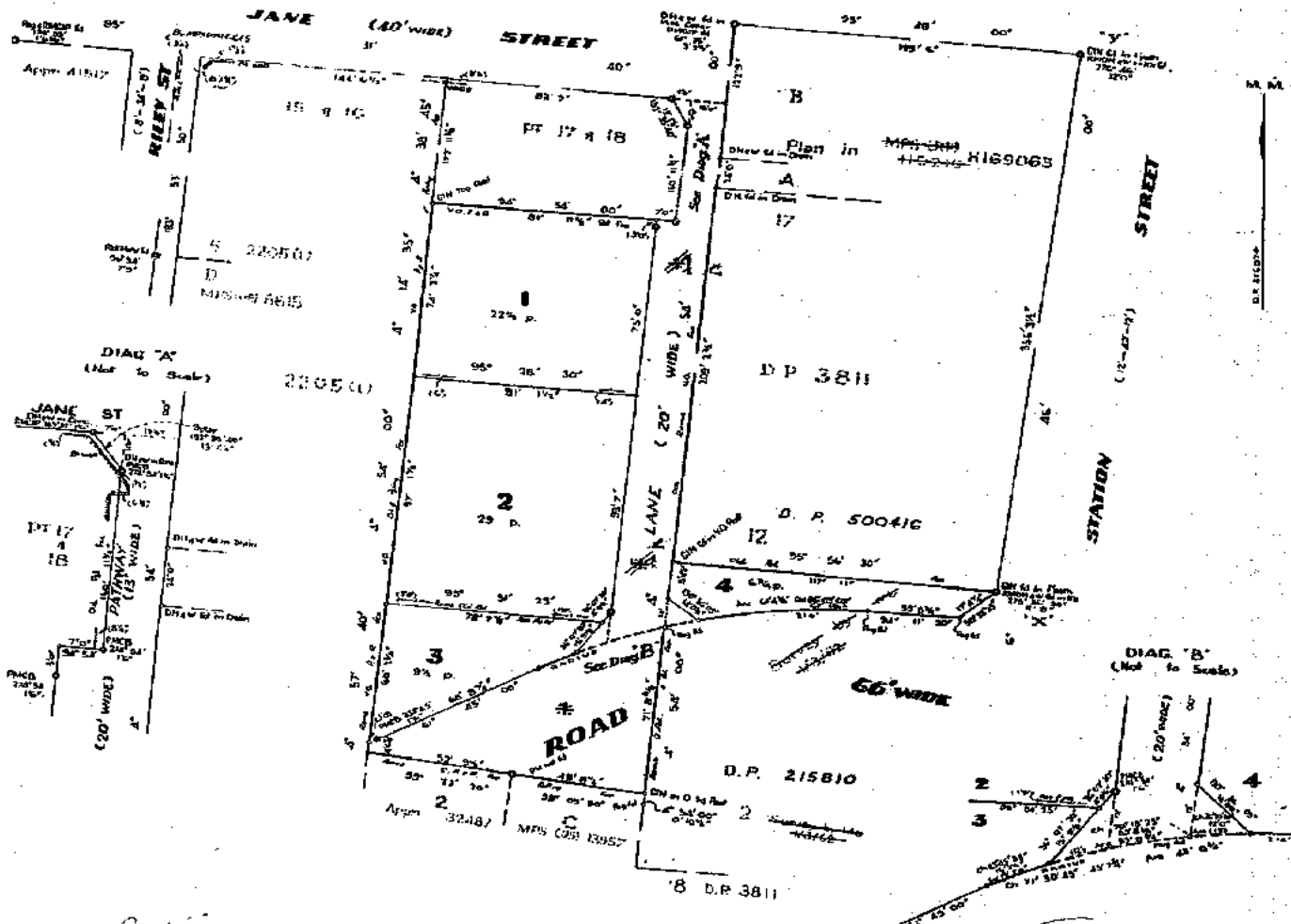
Witness

B. Bailey

J. Watson
REG AUTO FOLIO
Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 4 in Deposited Plan 216074 in the City of Penrith Parish of Castlereagh and County of Cumberland being part of Portion 90 granted to Daniel Woodriff on 1-2-1804.

FIRST SCHEDULE (Continued overleaf)

THE COUNCIL OF THE CITY OF PENRITH.

J. Watson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) above referred to.

J. Watson
Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

SECOND SCHEDULE (continued)							
INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
NATURE	NUMBER	DATE					
Lease	M640003	22-9-1971	of premises being Room 25 on the 2nd Floor of all those premises erected upon the said land and known as the Borec House Shopping Centre Together with right to Drill - Anderson Organisation Pty Limited	18-9-1972	<i>Initiation</i>	Expired.	31-12-1974 <i>Initiation</i>
Lease	P41476	12-3-1974	of premises known as Rooms 17, 18, 19, 20, 21 and 22 on the second floor of the building known as Borec House Corner Station and Herby Streets Penrith (together with rights) to Naishua Australia Pty Limited.	31-12-1974	<i>Initiation</i>		
Lease	P111449	5-10-1973	of premises known as Shop 5 Borec House Station St Penrith (together with rights) to Grouse & Brown Pty Limited	31-12-1974	<i>Initiation</i>		
Lease	P111450	31-7-1974	of premises on the Borec House Shopping Centre at Penrith being Shop 2 and 3 erected (together with rights) to Sydney Wide Stores Pty Limited to Bank of New South Wales.	31-12-1974 9-5-1978	<i>Initiation</i>		
Mortgage	Q672211 P	-----					
Lease	R315993	-----	of premises being office Nos. 9, 10, 11, 12 and 13 situate on the first floor, Borec House, Station Street, Penrith, together with rights, together with Option of Renewal, to The Council of the City of Penrith. Expires 30-6-1981.	18-7-1979	<i>Initiation</i>	Expires	17-6-1982 <i>Initiation</i>
Lease	R315994	-----	of premises being the third floor, Borec House, Station Street, Penrith, together with rights, together with Option of Renewal, to Nepean Soccer Club Ltd. Expires 31-12-1982.	18-7-1979	<i>Initiation</i>		
Lease	R315995	-----	of premises being the whole of the 2nd floor situate at Borec House, Station Street, Penrith, excepting thereout office No. 23, together with rights, together with Option of Renewal, to Australian Telecommunications Commission. Expires 31-3-1981.	18-7-1979	<i>Initiation</i>	Expired	27-10-1982. <i>Initiation</i>
Lease	S295720	-----	to Australian Telecommunications Commission of premises known as Rooms 7 and 8, 1st floor, Borec House, Station Street, Penrith, together with option of renewal, Expires 31-3-1981.	5-2-1981	<i>Initiation</i>	Expired	27-10-1982. <i>Initiation</i>

S 255708
 premises
 CT 3-7-8
 S650546
 S 66
 CT 26-28
 S970498
 P 8
 CT 22-98
 T275534 L
 T275535 L
 T275536 L
 CT 21 MAY
 V151460 L
 CT 1 FEB 1
 V597200 L
 W401347 L

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION			
	NUMBER	DATE							
S615054	Lease to Bob Pollard Pty. Limited of premises being Shops 2-4 Borec House, Station Street, Penrith, together with the Basement and loading dock, together with an option of renewal. Expires 30-4-1983. Registered 13-8-1981.				<i>[Signature]</i>	Expired	4-6-1984		
LS615055	Lease to Her Most Gracious Majesty Queen Elizabeth the Second of premises being Shop 6, Ground Floor, Borec House, Station Street, Penrith, together with and reserving rights and an option of renewal. Expires 30-4-1982. Registered 13-8-1981.				<i>[Signature]</i>				
L5970458	Lease to The Council of The City of Penrith of premises being Part Office 12, First Floor, Borec House, Station Street, Penrith. Expires 30-9-1982. Registered 17-6-1982.				<i>[Signature]</i>				
L275534	Lease to Nick Pozoglou and Tesy Pozoglou, as joint tenants, of premises known as Shop 1, Borec House, Station Street, Penrith. Expires 1-3-1987. Registered 27-10-1982.				<i>[Signature]</i>				
L275535	Lease to Australian Telecommunications Commission, of premises known as Rooms 7 and 8, 1st Floor, Borec House, Station Street, Penrith. Expires 31-3-1984. Registered 27-10-1982.				<i>[Signature]</i>				
L275536	Lease to Australian Telecommunications Commission, of premises known as the 2nd Floor, Borec House, Station Street, Penrith, excepting thereout Office No. 23. Expires 31-3-1984. Registered 27-10-1982.				<i>[Signature]</i>				
V151460	Lease to Bob Pollard Pty. Limited of ^{Premises Being} Shops 2-4 Borec House, Station Street, Penrith, with basement and loading dock and option of renewal. Expires 30-4-1988. Registered 4-6-1984.				<i>[Signature]</i>				
V597200	Lease to The Council Of The City Of Penrith of Office 10A and 11, First Floor, Borec House, Station Street Penrith. Expires 28.2.1987 with Option of Renewal See dealing. Registered 12.3.1985.				<i>[Signature]</i>				
W401347	Lease to Dorreen Patricia Roots and Vivien Anne Smith as tenants in common of premises being Shop 8, Ground Floor, Borec House, Station Street, Penrith. Expires 16-9-1988. Option of renewal 3 years. Registered 18-8-1986.				<i>[Signature]</i>				

CANCELLED

SEE AUTO FOLLOW

Fol. 1052

Vol. 9707

Vol.

THE REG

(Page 4 of 4 pages)



SEARCH DATE

21/1/2021 10:26AM

FOLIO: 4/216074

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 9707 FOL 152

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
4/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/5/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/10/1993		AMENDMENT: LOCAL GOVT AREA	
21/1/1997	2777726	LEASE	EDITION 1
28/7/1998	5157674	LEASE	EDITION 2
21/11/2000	7233800	LEASE	EDITION 3
9/1/2001	7329149	DISCHARGE OF MORTGAGE	EDITION 4
15/3/2001	7465466	LEASE	EDITION 5
8/5/2001	7501027	LEASE	EDITION 6
3/8/2001	7827120	LEASE	EDITION 7
22/2/2002	8379725	LEASE	EDITION 8
5/4/2002	8487162	MORTGAGE	EDITION 9
28/5/2002	8635269	REQUEST	
28/5/2002	8635270	LEASE	EDITION 10
5/7/2002	8747608	DISCHARGE OF MORTGAGE	
5/7/2002	8747609	TRANSFER	EDITION 11
23/6/2004	AA741930	SURRENDER OF LEASE	EDITION 12
1/3/2005	AB317858	CAVEAT	
6/7/2005	AB597006	APPLICATION	
6/7/2005	AB597007	MORTGAGE	EDITION 13
15/8/2005	AB695188	DEPARTMENTAL DEALING	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

21/1/2021 10:26AM

FOLIO: 4/216074

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/12/2005	AC808	DEPARTMENTAL DEALING	EDITION 14
23/12/2005	AC7313	WITHDRAWAL OF CAVEAT	
23/12/2005	AC7314	DISCHARGE OF MORTGAGE	EDITION 15
23/12/2005	AC7315	CAVEAT	
24/4/2006	AC241540	WITHDRAWAL OF CAVEAT	
24/4/2006	AC172201	SURRENDER OF LEASE	
24/4/2006	AC172202	VARIATION OF LEASE	
24/4/2006	AC172203	LEASE	
24/4/2006	AC172204	LEASE	
24/4/2006	AC241541	TRANSFER	EDITION 16
16/5/2006	AC307136	DEPARTMENTAL DEALING	EDITION 17
26/7/2007	AD294226	LEASE	
26/7/2007	AD298804	LEASE	EDITION 18
8/8/2007	AD322859	LEASE	EDITION 19
14/3/2008	AD828839	LEASE	EDITION 20
29/4/2008	AD890834	LEASE	EDITION 21
26/11/2008	AE290997	LEASE	EDITION 22
17/3/2009	AE522828	LEASE	EDITION 23
15/6/2009	AE748514	TRANSFER OF LEASE	
22/7/2009	AE849197	ADDED AS HEAD TITLE FOR LF366 DEPARTMENTAL DEALING	
22/7/2009	AE849893	LEASE FOLIOS CREATED 332-338/LF366	
22/7/2009	AE850122	DEPARTMENTAL DEALING	
23/7/2009	DP1137699	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

High Street Penrith

PRINTED ON 21/1/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Form: 01T
 Licence: 01-08-051
 Licensee: Freehills



TRANSFER

New South Wales
 Real Property Act 1900



8747609L

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
 05-07-2002 0001036720-001
 SECTION 18(2)
 DUTY \$ 22,000.00

(A) TORRENS TITLE

If appropriate, specify the part transferred
 Folio Identifiers 1/500416, 2/500416 and 4/216074 and Auto Consol 4771-42

(B) LODGED BY

Delivery Box 27C	Name, Address or DX and Telephone Freehills Level 32, MLC Centre 19-29 Martin Place SYDNEY Reference (optional): AA:29C	Codes T TW (Sheriff)
--------------------------------	--	---

(C) TRANSFEROR

BOREC HOMES PTY LIMITED ACN 000 420 164

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$11,000,000.00 and as regards

(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable): 1. 2. 3.

(H) TRANSFEREE

GPT MANAGEMENT LIMITED
 ACN 000 335 473

(I)

TENANCY:

DATE

1 / 1 / 7 / 2002
 dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

SECRETARY
 CHRISTINA BOREC

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

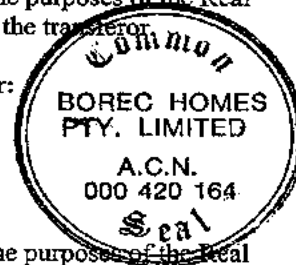
DIRECTOR
 GEORGE BOREC

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of transferee:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, insert the signatory's full name and capacity below:

ALICIA ALBURY
 SOLICITOR



Form: 01T
Release: 3.0
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AC241541Q

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

192

NEW SOUTH WALES DUTY

17-03-2006

0003317926-001

SECTION 18(2)

DUTY

\$ *****2.00

(A) TORRENS TITLE

See Annexure A

(B) LODGED BY

Document
Collection
Box

987T

Name, Address or DX and Telephone

123706T

LANDERER & COMPANY
SOLICITORS AND ATTORNEYS
LEVEL 31
133 CASTLEREAGH STREET
SYDNEY NSW 2000
DX 1247 Ph: 9261-4242
Fax: 9261-6316

Reference: TPW:FN:20050443

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

GPT RE LIMITED (ACN 107 426 504)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 352,450,000.00 and as regards

(E) ESTATE

the land specified above transfers to the transferee an estate in fee simple

(F) SHARE

TRANSFERRED

as regards one half share in the land specified above

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

WESTFIELD MANAGEMENT LIMITED (ACN 001 670 579)

(I)

TENANCY: Tenants in Common

OVER.

DATE

21 March 2005

(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 person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of witness:

Signature of attorney:

Name of witness:
Address of witness:

Attorney's name:
Signing on behalf of:
Power of attorney-Book:
-No.:

See Annexure B
for execution

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 person(s) named below who signed this instrument pursuant to the power of attorney specified.

Signature of witness:

Signature of attorney:

Name of witness:
Address of witness:

Attorney's name:
Signing on behalf of:
Power of attorney-Book:
-No.:

See Annexure B
for execution

CT RETAINED

Annexure A to TRANSFER

Parties:

GPT RE LIMITED (ACN 107 426 504) as Transferor and
WESTFIELD MANAGEMENT LIMITED (ACN 001 670 579) as Transferee

Dated 21 December 2005

(A) TORRENS TITLE

Volume 8647 Folio 46 *✓ manual. cr*

✓ Auto Consol 4771-42 ✓

✓ 10/732647 ✓

✓ 2/533437 ✓

✓ 29/841459 ✓

✓ A/410210 ✓

✓ B/410210 ✓

✓ 1/500416 ✓ - AC 172201/2/3/4

✓ 2/500416 ✓ ✓

✓ 4/216074 ✓ ✓

✓ 123/877095 AC 181087

✓ 126/877095 ✓

Annexure B to TRANSFER

Parties:

GPT RE LIMITED (ACN 107 426 504) as Transferor and
WESTFIELD MANAGEMENT LIMITED (ACN 001 670 579) as Transferee

Dated 21 December 2005

EXECUTION OF TRANSFEROR

Signed for GPT RE LIMITED (ACN 107 426 504)
by its attorneys under Power of Attorney
Registered Book 4462 No 295 in the presence of:



Signature of Witness

Sandra Lee

Name of Witness

Level 17
Chifley Tower
Sydney 2000

Address of Witness

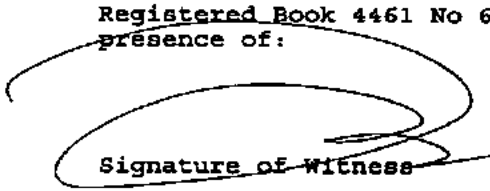

Signature of Attorney

Print Name Kieran Luke


Signature of Attorney
JAMES COYNE
Print Name

EXECUTION OF TRANSFeree

Signed for WESTFIELD MANAGEMENT LIMITED
(ACN 001 670 579) by its attorney
TIMOTHY WALSH under Power of Attorney
Registered Book 4461 No 615 in the
presence of:


Signature of Witness

Name of Witness

FLORENCE T M NG
c/- 323 Rokeby Road
SUBIACO WA 6008
Solicitor

Address of Witness


Signature of Attorney

REGISTRATION DIRECTION ANNEXURE

Use this side only for **First and Second Schedule** directions

DO NOT USE BOTH SIDES OF THE FORM

FIRST SCHEDULE DIRECTIONS

Ac 241541

[illegible]

SECOND SCHEDULE AND OTHER DIRECTIONS

[illegible]

M
NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9341** Fol. **223**

1st Edition issued 27-12-1962.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

Whitchley

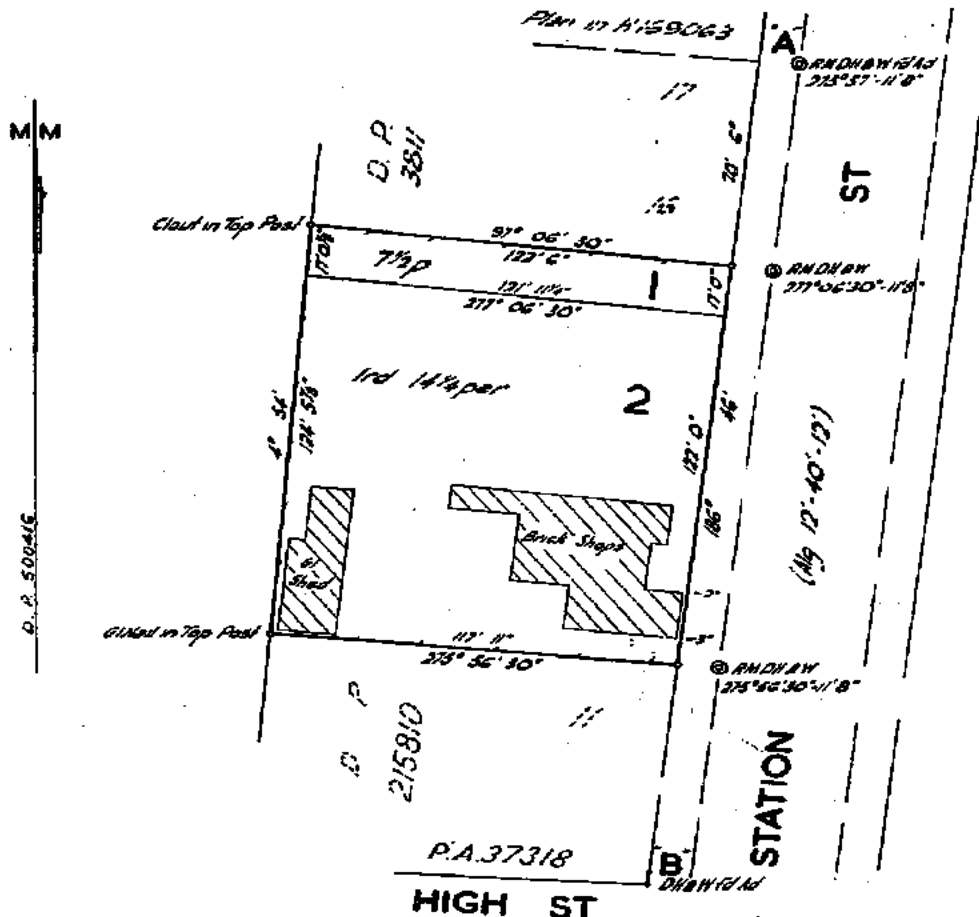
CANCELLED

Lawson
Registrar-General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 500416 at Penrith in the City of Penrith Parish of Castlereagh and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

~~LAWRENCE NEWBOULD, of Penrith, Stockbuyer.~~

Lawson
Registrar-General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

2. Mortgage No. 190278 to Rural Bank of New South Wales. Entered 13-7-1962. Discharged. See 568980.

Lawson
Registrar-General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

SECOND SCHEDULE (continued)

	INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
	NATURE	NUMBER	DATE						
	Lease	M840003	22-9-1971	of premises being Room 25 on the 2nd floor of all these premises situated upon the land known as the Borec House Shopping Centre together with rights to build. Anderson Organisation Pty Limited					
AC	Lease	N543213	1-4-1972	of part together with rights to the Borec House Shopping Centre	9-9-1972	Jackson	Expired	31-12-1974	Jackson
AD	Lease	P41476	12-3-1974	of premises known as Rooms 17, 18, 19, 20, 21 and 22 on the second floor of the building known as Borec House, Corner Station and Henry Streets Penrith (together with rights) to Nashua Australia Pty Limited	10-12-1973	Jackson			
AE	Lease	P111449	5-10-1973	of premises known as Shop 5 Borec House Station St Penrith (together with rights) to Grouse & Brown Pty Limited	31-12-1974	Jackson			
AF	Lease	P11450	31-7-1974	of premises in the Borec House Shopping Centre at Penrith being Shops 2 and 3 created together with rights to Sydney Wide Stores Pty Limited	31-12-1974	Jackson			
M	Mortgage	Q67221P		to Bank of New South Wales.	9-5-1978	Jackson			
	Lease	R315993		of premises being office Nos. 9, 10, 11, 12 and 13 situate on the first floor, Borec House, Station Street, Penrith, together with rights, together with Option of Renewal, to The Council of the City of Penrith. Expires 30-6-1981.	18-7-1979	Jackson	Expired	17-6-1982	Jackson
AG	Lease	R315994		of premises being the third floor, Borec House, Station Street, Penrith, together with rights, together with Option of Renewal, to Nepean Soccer Club Ltd. Expires 31-12-1982.	18-7-1979	Jackson			
	Lease	R315995		of premises being the whole of the 2nd floor situate at Borec House, Station Street, Penrith, excepting thereout office No. 23, together with rights, together with Option of Renewal, to Australian Telecommunications Commission. Expires 31-3-1981.	18-7-1979	Jackson	Expired	27-10-1982.	Jackson
	Lease	S205720		to Australian Telecommunications Commission of premises known as Rooms 7 and 8, 1st floor, Borec House, Station Street, Penrith, together with option of renewal, Expires 31-3-1981.	5-2-1981	Jackson	Expired	27-10-1982.	Jackson

P2311111111
 N543213 Lm
 penrith shopping
 centre
 14
 3
 CT114-1-72
 P236751
 (P236751)
 P41476 L
 (Penrith)
 Rooms 17, 18, 19, 20, 21, 22
 21-22
 CR95
 Q67221P
 1
 CT15-6-79
 R315993 has
 - 94L
 - 95L
 K
 CT15-12-82
 S285720 has
 penrith
 1010341 101223
 S285720 has
 5L

C.T. 3.7.81

S615054 he
S he R

CT 26.2.82

S970458 he R
1st Office 12, 1st Floor

CT 22.9.82

T275534 he R

T275535 he R

T275536 he R

CT 21 MAY 1984

E V151401R

CT 11 FEB 1983

V597200 R

LSE

W401347 L1

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
	NUMBER	DATE						
S615054	Lease to Bob Pollard Pty. Limited of premises being Shops 2-4 Borec House, Station Street, Penrith, together with the Basement and loading dock, together with an option of renewal. Expires 30-4-1983. Registered 13-8-1981.				<i>[Signature]</i>	Expired	4-6-1984	<i>[Signature]</i>
S615055	Lease to Her Most Gracious Majesty Queen Elizabeth the Second of premises being Shop 6, Ground Floor, Borec House, Station Street, Penrith, together with and reserving rights and an option of renewal. Expires 30-4-1982. Registered 13-8-1981.				<i>[Signature]</i>			
S970458	Lease to The Council of The City of Penrith of premises being Part Office 12, First Floor, Borec House, Station Street, Penrith. Expires 30-9-1982. Registered 17-6-1982.				<i>[Signature]</i>			
T275534	Lease to Nick Pozoglou and Tasy Pozoglou, as joint tenants, of premises known as Shop 1, Borec House, Station Street, Penrith. Expires 1-3-1987. Registered 27-10-1982.				<i>[Signature]</i>			
T275535	Lease to Australian Telecommunications Commission, of premises known as Rooms 7 and 8, 1st Floor, Borec House, Station Street, Penrith. Expires 31-3-1984. Registered 27-10-1982.				<i>[Signature]</i>			
T275536	Lease to Australian Telecommunications Commission, of premises known as the 2nd Floor, Borec House, Station Street, Penrith, excepting thereout Office No. 23. Expires 31-3-1984. Registered 27-10-1982.				<i>[Signature]</i>			
V151460	Lease to Bob Pollard Pty. Limited of ^{premises being} Shops 2-4 Borec House, Station Street, Penrith, with basement and loading dock and option of renewal. Expires 30-4-1988. Registered 4-6-1984.				<i>[Signature]</i>			
V597200	Lease to The Council Of The City Of Penrith of Office 10A and 11, First Floor, Borec House, Station Street Penrith. Expires 28.2.1987 with Option of Renewal See dealing. Registered 12.3.1985.				<i>[Signature]</i>			
W401347	Lease to Dorreen Patricia Roots and Vivien Anne Smith as tenants in common of premises being Shop 8, Ground Floor, Borec House, Station Street, Penrith. Expires 16-9-1988. Option of renewal 3 years. Registered 18-8-1986.				<i>[Signature]</i>			
CANCELLED								
SEE AUTO FOLIO								



SEARCH DATE

21/1/2021 10:26AM

FOLIO: 2/500416

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 9341 FOL 223

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
6/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/6/1993	I341341	LEASE	EDITION 1
7/10/1993		AMENDMENT: LOCAL GOVT AREA	
21/1/1997	2777726	LEASE	EDITION 2
28/7/1998	5157674	LEASE	EDITION 3
21/11/2000	7233800	LEASE	EDITION 4
9/1/2001	7329143	DISCHARGE OF MORTGAGE	EDITION 5
15/3/2001	7465466	LEASE	EDITION 6
8/5/2001	7501027	LEASE	EDITION 7
3/8/2001	7827120	LEASE	EDITION 8
22/2/2002	8379725	LEASE	EDITION 9
5/4/2002	8487162	MORTGAGE	EDITION 10
28/5/2002	8635269	REQUEST	
28/5/2002	8635270	LEASE	EDITION 11
5/7/2002	8747608	DISCHARGE OF MORTGAGE	
5/7/2002	8747609	TRANSFER	EDITION 12
23/6/2004	AA741930	SURRENDER OF LEASE	EDITION 13
1/3/2005	AB317858	CAVEAT	
6/7/2005	AB597006	APPLICATION	
6/7/2005	AB597007	MORTGAGE	EDITION 14

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

21/1/2021 10:26AM

FOLIO: 2/500416

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
15/8/2005	AB695188	DEPARTMENTAL DEALING	
21/12/2005	AC808	DEPARTMENTAL DEALING	EDITION 15
23/12/2005	AC7313	WITHDRAWAL OF CAVEAT	
23/12/2005	AC7314	DISCHARGE OF MORTGAGE	EDITION 16
23/12/2005	AC7315	CAVEAT	
24/4/2006	AC241540	WITHDRAWAL OF CAVEAT	
24/4/2006	AC172201	SURRENDER OF LEASE	
24/4/2006	AC172202	VARIATION OF LEASE	
24/4/2006	AC172203	LEASE	
24/4/2006	AC172204	LEASE	
24/4/2006	AC241541	TRANSFER	EDITION 17
16/5/2006	AC307136	DEPARTMENTAL DEALING	EDITION 18
26/7/2007	AD294226	LEASE	
26/7/2007	AD298804	LEASE	EDITION 19
8/8/2007	AD322859	LEASE	EDITION 20
14/3/2008	AD828839	LEASE	EDITION 21
29/4/2008	AD890834	LEASE	EDITION 22
26/11/2008	AE290997	LEASE	EDITION 23
17/3/2009	AE522828	LEASE	EDITION 24
15/6/2009	AE748514	TRANSFER OF LEASE	
22/7/2009	AE849197	ADDED AS HEAD TITLE FOR LF366 DEPARTMENTAL DEALING	
22/7/2009	AE849893	LEASE FOLIOS CREATED 332-338/LF366	
22/7/2009	AE850122	DEPARTMENTAL DEALING	
23/7/2009	DP1137699	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

High Street Penrith

PRINTED ON 21/1/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

M

NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9341** Fol. **222**
1st Edition issued 27-12-1962.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

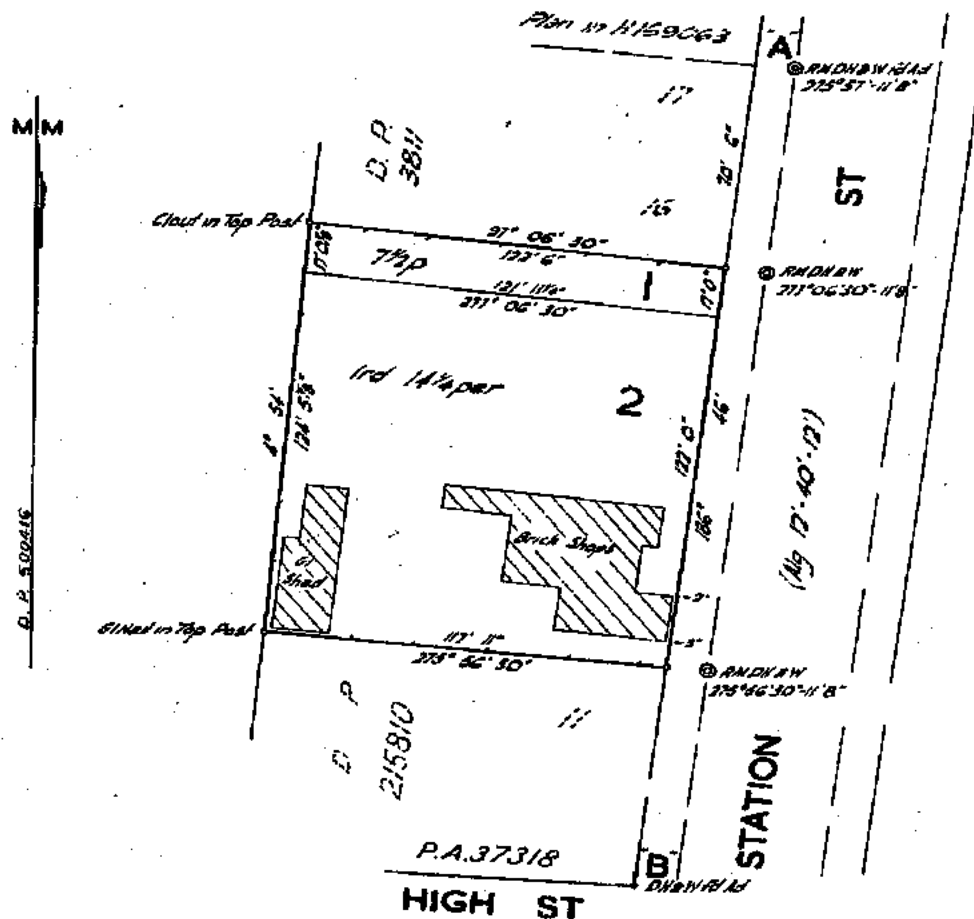
Witness

H. Smithley

Jan Watson
Registrar-General



PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 1 in Deposited Plan 500416 at Penrith in the City of Penrith Parish of Castlereagh and County of Cumberland.

FIRST SCHEDULE (Continued overleaf)

LAWRENCE NEWBOULD, of Penrith, Stockbuyer.

Jan Watson
Registrar-General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Mortgage No. 790278 to Rural Bank of New South Wales. Entered 13-7-1962. Discharge in 12/4/11.

Jan Watson
Registrar-General.

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Harry Jacob, of Boreth, Life Proprietor Boreth Homes Pty. Limited BOREC HOMES Pty Limited	Transfer	522111	6.12.1962	19.5.1963	<i>Justices</i>
	Transfer	4309656	21.1.1969	3.2.1969	<i>Justices</i>

SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Mortgage	J 244112	6-10-1962	to Rural Bank of New South Wales	19-3-1963	<i>J. J. J. J.</i>	Discharged L309655 <i>J. J. J. J.</i>
Mortgage	M 562225	24-2-1969	to E. Leggett from Herbert, Sally, and Eugene Maria Corrie, from Holcombe and Howard Christopher O'Loughlin	12-3-1969	<i>J. J. J. J.</i>	Discharged L834616 <i>J. J. J. J.</i>
Mortgage	L 834617	18-3-1970	to Commonwealth Trading Bank of Australia	14-5-1970	<i>J. J. J. J.</i>	Discharged M1704878 <i>J. J. J. J.</i>
Mortgage	M 704577	17-4-1972	to The Commercial Banking Company of Sydney Limited	4-5-1972	<i>J. J. J. J.</i>	Discharged Q672210 <i>J. J. J. J.</i>
Lease	M 855408	2-4-1972	of premises being in Base House Shipping Centre at Perth being Shop No. 10 (together with rights) to Francesco Sence of Warrington, Manager	10-8-1972	<i>J. J. J. J.</i>	Expired 31-12-1974 <i>J. J. J. J.</i>
Lease	M 835469	8-3-1971	of premises being in Base House Shipping Centre at Perth being Shop No. 10 (together with rights) to Francesco Sence of Warrington, Manager	10-8-1972	<i>J. J. J. J.</i>	Expired 31-12-1974 <i>J. J. J. J.</i>
Lease	M 835470	1-2-1972	of premises being in Base House Shipping Centre at Perth being Shop No. 4 and 5 (together with rights) to Lombard Australia Limited	10-8-1972	<i>J. J. J. J.</i>	Expired 31-12-1974 <i>J. J. J. J.</i>
Lease	M 835471	12-1-1971	of premises being in Base House Shipping Centre at Perth being Shop No. 3 (together with rights) to Johann Wilhelm Jacobus van Meynig Eastern Creek, Tiler	10-8-1972	<i>J. J. J. J.</i>	Expired 31-12-1974 <i>J. J. J. J.</i>

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
	NUMBER	DATE						
Lease	M840003	22-9-1971	premises being Room 25 on the 2nd floor of all those premises erected upon the said land and known as the Bore House Shopping Centre Together with rights to Benell Anderson Organisation Pty Limited	2-9-1972	<i>Janet</i>	Expired	31-12-1974	<i>Janet</i>
Lease	P41476	12-3-1974	of premises known as Rooms 17, 18, 19, 20, 21 and 22 on the ^{second} floor of the building known as Borec House Corner Station and Henry Streets Penrith (together with rights) to Nerhu Australia Pty Limited	31-12-1974	<i>Janet</i>			
Lease	P111449	10-10-1973	of premises known as Shop 5 Borec House Station St Penrith (together with rights) to Grouse a Brown Pty Limited	31-12-1974	<i>Janet</i>			
Lease	P111450	31-7-1974	of premises in the Borec House Shopping Centre at Penrith being Shops 2 and 3 and 4 (together with rights) to St. Sydney Wide Stores Pty Limited	31-12-1974	<i>Janet</i>			
Mortgage	0672211 P	---	to Bank of New South Wales.	9-5-1978	<i>Janet</i>			
Lease	R315993	---	of premises being Office Nos. 9, 10, 11, 12 and 13 situate on the first floor, Borec House, Station Street, Penrith, together with Option of Renewal, together with rights, to The Council of the City of Penrith. Expires 30-6-1981.	10-7-1979	<i>Janet</i>	Expired 30-6-1981	17-6-1982	<i>Janet</i>
Lease	R315994	---	of premises being third floor, Borec House, Station Street, Penrith, together with Option of Renewal, together with rights, to Nepean Soccer Club Ltd. Expires 31-12-1982.	18-7-1979	<i>Janet</i>			
Lease	R315995	---	of premises being the whole of the 2nd floor, situate at Borec House, Station Street, Penrith excepting thereout office No. 23, together with rights, together with Option of Renewal, to Australian Telecommunications Commission. Expires 31-3-1981.	18-7-1979	<i>Janet</i>	Expired	27-10-1982.	<i>Janet</i>
Lease	S285720	---	to Australian Telecommunications Commission of premises known as Rooms 7 and 8, 1st floor, Borec House, Station Street, Penrith, together with option of renewal, Expires 31-3-1981.	5-2-1981	<i>Janet</i>	Expired	27-10-1982.	<i>Janet</i>

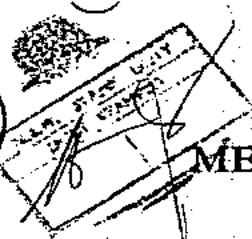
Reg: R224460 / Doc: CT 0341-222 CT / Rev: 19-Jan-2011 / NSW IRS / Pgs: All / Pte: 21-Jan-2011 13:48 / Seq: 3 of 4
 © Office of the Registrar-General / Str: INFOPACK / Ref: High Street Penrith
 14-1-74
 P33635L
 P41476
 P111449 L
 Shop 5
 P111450 L
 Shop 2 & 3
 C1295-7
 R67220M
 R315993
 9946
 995122
 Vol 9341 Fol 222

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						
S615054	Lease to Bob Pollard Pty. Limited of premises being Shops 2-4 Borec House, Station Street, Penrith, together with the Basement and loading dock, together with an option of renewal. Expires 30-4-1983. Registered 13-8-1981.				<i>[Signature]</i>	Expired V151460-2	4-6-1984	<i>[Signature]</i>
S615055	Lease to Her Most Gracious Majesty Queen Elizabeth the Second of premises being Shop 6, Ground Floor, Borec House, Station Street, Penrith, together with and reserving rights and an option of renewal. Expires 30-4-1982. Registered 13-8-1981.				<i>[Signature]</i>			
S970458	Lease to The Council of The City of Penrith of premises being Part Office 12, First Floor, Borec House, Station Street, Penrith. Expires 30-9-1982. Registered 17-6-1982.				<i>[Signature]</i>			
T275534	Lease to Nick Pozoglou and Tasy Pozoglou, as joint tenants, of premises known as Shop 1, Borec House, Station Street, Penrith. Expires 1-3-1987. Registered 27-10-1982.				<i>[Signature]</i>			
T275535	Lease to Australian Telecommunications Commission, of premises known as Rooms 7 and 8, 1st Floor, Borec House, Station Street, Penrith. Expires 31-3-1984. Registered 27-10-1982.				<i>[Signature]</i>			
T275536	Lease to Australian Telecommunications Commission, of premises known as the 2nd Floor, Borec House, Station Street, Penrith, excepting thereout Office No. 23. Expires 31-3-1984. Registered 27-10-1982.				<i>[Signature]</i>			
V151460	Lease to Bob Pollard Pty. Limited of Shops 2-4 Borec House, Station Street, Penrith, with basement and loading dock and option of renewal. Expires 30-4-1988. Registered 4-6-1984.				<i>[Signature]</i>			
V597200	Lease to The Council Of The City Of Penrith of Office 10A and 11, First Floor, Borec House, Station Street Penrith. Expires 28.2.1987 with Option of Renewal See dealing. Registered 12.3.1985.				<i>[Signature]</i>			
W401347	Lease to Dorreen Patricia Rods and Vivien Anne Smith as tenants in common of premises being Shop 8, Ground Floor, Borec House, Station Street, Penrith. Expires 16-9-1988. Option of renewal 3 years. Registered 18-8-1986.				<i>[Signature]</i>			
			CANCELLED					
			SEE AUTO FOLIO					

CT 15-6-79
 CT 15-12-80
 J25571342
 premises R
 CT 3-7-81
 S615054 R
 S615055 R
 CT 26-2-82
 S970458 R
 P/O Office 12, 1st Floor
 CT 22-9-82
 T275534 R
 T275535 R
 T275536 R
 CT 21 MAY 1984
 V151460 R
 CT 11 FEB 1985
 V597200 R
 LSE
 W401347 R

Req: R224460 / Doc: CT 09341-222 CT / Rev: 19-Jan-2011 / NSW LRS / Pgs: ALL / Pric: 21-Jan-2021 13:48 / Seq: 4 of 4
 © Office of the Registrar-General (Page 4 of 4 pages)



69 JAN 23 AM 10 12

New South Wales

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900)



Lodgment
Endorsement

R.P. 13
FEES:—
\$

(Trusts must not be disclosed in the transfer.)

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black non-copying ink.

I, HARRY JACOBS of Station Street Penrith Cafe Proprietor

(herein called transferor)

being registered as the proprietor of an estate in *fee simple** in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder, in consideration of Seventeen thousand seven hundred dollars (\$17700) (the receipt whereof is hereby acknowledged) paid to me by

BOREC HOMES PTY. LIMITED

do hereby transfer to

BOREC HOMES PTY. LIMITED of Fragar Street Penrith

(herein called transferee)*

ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:—

County	Parish	Reference to Title			Description of Land (if part only)*
		Whole or Part	Vol.	Fol.	
Cumberland	Castlereagh	Whole	9341	222	

ENCUMBRANCES, &c., REFERRED TO†

Signed at Penrith the 21st day of January, 19 68

* Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

* Signed

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

E. O' Loughlin

RELIGION FOR THE TRANSFEREE
WHOSE SIGNATURE CANNOT BE OBTAINED
WITHOUT DIFFICULTY AND DELAY.

As to instruments executed elsewhere, see Section 167 of the Real Property Act, 1900, Section 168 of the Conveyancing Act, 1919, and Section 32A of the Evidence Act, 1898.

b Repeat attestation if necessary.

If the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

68/69 338D

THIS SPACE TO BE LEFT FREE FROM NOTATION

NOT TO BE ALTERED BY ERASURE—See Foot Note

L309656

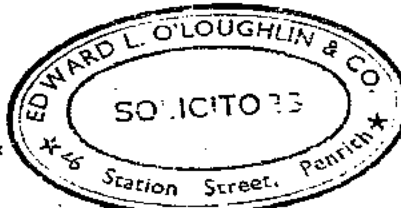
No. _____

Lodged by _____

PARTIAL DISCHARGE OF MORTGAGE¹
 (N.B.—Before execution read marginal note)

Address: _____

Phone No.: _____



I,

mortgagee under Mortgage No.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

¹ This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge where the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at _____ this _____ day of _____ 19 _____

Signed in my presence by _____

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY

(To be signed at the time of executing the within instrument)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. _____ Miscellaneous Register under the authority of which he has just executed the within transfer.²

Signed at _____ the _____ day of _____, 19 _____

Signed in the presence of— _____

² Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS³

Appeared before me at _____, the _____ day of _____, one thousand nine hundred and _____ the attesting witness to this instrument and declared that he personally knew _____ the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said _____ is _____ own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

³ To be signed by Registrar General, Deputy Registrar General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH To be filled in by person lodging dealing
Checked by 	Particulars entered in Register Book, 3. 2. 1964	1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____
Passed (in S.D.B.) by	at _____ 100m	Received Docs Receiving Clerk
Signed by 	 Registrar General	

PROGRESS RECORD

	Initials	Date
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
Vol.	For.	



SEARCH DATE

21/1/2021 10:25AM

FOLIO: 1/500416

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 9341 FOL 222

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/10/1993		AMENDMENT: LOCAL GOVT AREA	
21/1/1997	2777726	LEASE	EDITION 1
28/7/1998	5157674	LEASE	EDITION 2
21/11/2000	7233800	LEASE	EDITION 3
9/1/2001	7329138	DISCHARGE OF MORTGAGE	EDITION 4
15/3/2001	7465466	LEASE	EDITION 5
8/5/2001	7501027	LEASE	EDITION 6
3/8/2001	7827120	LEASE	EDITION 7
22/2/2002	8379725	LEASE	EDITION 8
5/4/2002	8487162	MORTGAGE	EDITION 9
28/5/2002	8635269	REQUEST	
28/5/2002	8635270	LEASE	EDITION 10
5/7/2002	8747608	DISCHARGE OF MORTGAGE	
5/7/2002	8747609	TRANSFER	EDITION 11
23/6/2004	AA741930	SURRENDER OF LEASE	EDITION 12
1/3/2005	AB317858	CAVEAT	
6/7/2005	AB597006	APPLICATION	
6/7/2005	AB597007	MORTGAGE	EDITION 13
15/8/2005	AB695188	DEPARTMENTAL DEALING	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

21/1/2021 10:25AM

FOLIO: 1/500416

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/12/2005	AC808	DEPARTMENTAL DEALING	EDITION 14
23/12/2005	AC7313	WITHDRAWAL OF CAVEAT	
23/12/2005	AC7314	DISCHARGE OF MORTGAGE	EDITION 15
23/12/2005	AC7315	CAVEAT	
24/4/2006	AC241540	WITHDRAWAL OF CAVEAT	
24/4/2006	AC172201	SURRENDER OF LEASE	
24/4/2006	AC172202	VARIATION OF LEASE	
24/4/2006	AC172203	LEASE	
24/4/2006	AC172204	LEASE	
24/4/2006	AC241541	TRANSFER	EDITION 16
16/5/2006	AC307136	DEPARTMENTAL DEALING	EDITION 17
26/7/2007	AD294226	LEASE	
26/7/2007	AD298804	LEASE	EDITION 18
8/8/2007	AD322859	LEASE	EDITION 19
14/3/2008	AD828839	LEASE	EDITION 20
29/4/2008	AD890834	LEASE	EDITION 21
26/11/2008	AE290997	LEASE	EDITION 22
17/3/2009	AE522828	LEASE	EDITION 23
15/6/2009	AE748514	TRANSFER OF LEASE	
22/7/2009	AE849197	ADDED AS HEAD TITLE FOR LF366	
22/7/2009	AE849893	DEPARTMENTAL DEALING	
22/7/2009	AE850122	LEASE FOLIOS CREATED	
22/7/2009	AE850122	332-338/LF366	
22/7/2009	AE850122	DEPARTMENTAL DEALING	
23/7/2009	DP1137699	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

High Street Penrith

PRINTED ON 21/1/2021

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SEARCH DATE

21/1/2021 2:20PM

FOLIO: AUTO CONSOL 4771-42

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
23/9/1993		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 4771-42	
PARCELS IN CONSOL ARE: 16-17/3811.			
8/1/2001	7326180	DISCHARGE OF MORTGAGE	EDITION 1
5/7/2002	8747609	TRANSFER	EDITION 2
1/3/2005	AB317858	CAVEAT	
6/7/2005	AB597006	APPLICATION	
6/7/2005	AB597007	MORTGAGE	EDITION 3
15/8/2005	AB695188	DEPARTMENTAL DEALING	
21/12/2005	AC808	DEPARTMENTAL DEALING	EDITION 4
23/12/2005	AC7313	WITHDRAWAL OF CAVEAT	
23/12/2005	AC7314	DISCHARGE OF MORTGAGE	EDITION 5
23/12/2005	AC7315	CAVEAT	
24/4/2006	AC241540	WITHDRAWAL OF CAVEAT	
24/4/2006	AC241541	TRANSFER	EDITION 6
16/5/2006	AC307136	DEPARTMENTAL DEALING	EDITION 7
23/7/2009	DP1137699	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



SEARCH DATE

21/1/2021 10:25AM

FOLIO: 1/1137699

First Title(s): VOL 10879 FOL 133 OLD SYSTEM
Prior Title(s): 4/216074 A-B/410210
1-2/500416 2/533437
10/732647 1/838756
29/841459 32-33/1082989
34-37/1085231 30/1086586
VOL 4771 FOL 42

Recorded	Number	Type of Instrument	C.T. Issue
23/7/2009	DP1137699	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED EDITION 1
23/7/2009	AE852907	DEPARTMENTAL DEALING	
13/8/2009	AE899705	LEASE FOLIOS CREATED 339-340/LF366	
15/9/2009	AE974665	LEASE FOLIOS CREATED 341/LF366	
24/9/2009	AF774	LEASE FOLIOS CREATED 342-343/LF366	
4/11/2009	AF89094	LEASE FOLIOS CREATED 344/LF366	
25/11/2009	AF145368	LEASE FOLIOS CREATED 345/LF366	
25/11/2009	AF145568	LEASE FOLIOS CREATED 346/LF366	
8/12/2009	AF175549	LEASE FOLIOS CREATED 347/LF366	
5/2/2010	AF295801	LEASE FOLIOS CREATED 348-351/LF366	
5/2/2010	AF295820	LEASE FOLIOS CREATED 352/LF366	
19/3/2010	AF381943	LEASE FOLIOS CREATED 353-354/LF366	
23/3/2010	AF387766	LEASE FOLIOS CREATED 355/LF366	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

21/1/2021 10:25AM

FOLIO: 1/1137699

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
1/4/2010	AF406723	LEASE FOLIOS CREATED 356/LF366	
16/4/2010	AF437017	LEASE FOLIOS CREATED 357/LF366	
29/4/2010	AF456598	LEASE FOLIOS CREATED 358/LF366	
21/5/2010	AF509157	LEASE FOLIOS CREATED 359/LF366	
5/7/2010	AF607612	LEASE FOLIOS CREATED 360/LF366	
15/7/2010	AF630731	LEASE FOLIOS CREATED 361/LF366	
26/11/2010	AF903758	LEASE FOLIOS CREATED 362-363/LF366	
22/12/2010	AF955188	CAVEAT	
24/2/2011	AF973154	WITHDRAWAL OF CAVEAT	
24/2/2011	AF973155	TRANSFER	EDITION 2
22/8/2011	AG446894	LEASE FOLIOS CREATED 364/LF366	
13/9/2011	AG491402	LEASE FOLIOS CREATED 365/LF366	
21/10/2011	AG570552	LEASE FOLIOS CREATED 366/LF366	
21/10/2011	AG570578	LEASE FOLIOS CREATED 367/LF366	
21/10/2011	AG570600	LEASE FOLIOS CREATED 368/LF366	
26/10/2011	AG580556	LEASE FOLIOS CREATED 369/LF366	
24/1/2012	AG765155	LEASE FOLIOS CREATED	

END OF PAGE 2 - CONTINUED OVER

High Street Penrith

PRINTED ON 21/1/2021

SEARCH DATE

21/1/2021 10:25AM

FOLIO: 1/1137699

PAGE 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
		370/LF366	
21/2/2012	AG824537	LEASE FOLIOS CREATED 371/LF366	
27/2/2012	AG836540	LEASE FOLIOS CREATED 372/LF366	
9/3/2012	AG861178	LEASE FOLIOS CREATED 373-375/LF366	
15/3/2012	AG870836	LEASE FOLIOS CREATED 376-378/LF366	
31/5/2012	AH19794	LEASE FOLIOS CREATED 379/LF366	
31/5/2012	AH19808	LEASE FOLIOS CREATED 380/LF366	
15/10/2012	AH299527	LEASE FOLIOS CREATED 381/LF366	
20/11/2012	AH378647	LEASE FOLIOS CREATED 382/LF366	
28/2/2013	AH582332	LEASE FOLIOS CREATED 383/LF366	
6/3/2013	AH594420	LEASE FOLIOS CREATED 384/LF366	
6/3/2013	AH594446	LEASE FOLIOS CREATED 385/LF366	
6/3/2013	AH594518	LEASE FOLIOS CREATED 386/LF366	
10/7/2013	AH867643	LEASE FOLIOS CREATED 387/LF366	
16/8/2013	AH952167	LEASE FOLIOS CREATED 388-389/LF366	
19/12/2013	AI257252	LEASE FOLIOS CREATED 390/LF366	

END OF PAGE 3 - CONTINUED OVER

High Street Penrith

PRINTED ON 21/1/2021

SEARCH DATE

21/1/2021 10:25AM

FOLIO: 1/1137699

PAGE 4

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----

20/1/2014	AH964820	REJECTED - LEASE	
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6/5/2014	AI557181	DEPARTMENTAL DEALING	
----------	----------	----------------------	--

13/8/2014	AH964820	RE-INSTATED - LEASE	
-----------	----------	---------------------	--

29/6/2015	AJ495613	CHANGE OF NAME	
-----------	----------	----------------	--

EDITION 3

26/6/2017	AM475160	LEASE	
-----------	----------	-------	--

26/6/2017	AM475161	SUB-LEASE	
-----------	----------	-----------	--

26/6/2017	AM475162	MORTGAGE OF LEASE	
-----------	----------	-------------------	--

26/6/2017	AM475226	CHANGE OF NAME	
-----------	----------	----------------	--

6/7/2017	AM525334	TRANSFER OF EASEMENT IN GROSS	
----------	----------	-------------------------------	--

29/3/2018	AN225709	DEPARTMENTAL DEALING	
-----------	----------	----------------------	--

15/5/2018	AM895553	VARIATION OF MORTGAGE	
-----------	----------	-----------------------	--

26/2/2019	AP86591	LEASE FOLIOS CREATED 391/LF366	
-----------	---------	-----------------------------------	--

*** END OF SEARCH ***

High Street Penrith

PRINTED ON 21/1/2021

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

TRANSFER
New South Wales
Real Property Act 1900



AF973155M

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

NEW SOUTH WALES DUTY

22-12-2010

0006114902-006

(A) TORRENS TITLE

Folio Identifier 1/1137699
Folio Identifier 123/877095
Folio Identifier 126/877095

SECTION 281-ORIGINAL
NO DUTY PAYABLE

(B) LODGED BY

Document
Collection
Box

987T

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

LANDERER & COMPANY
LEVEL 31, 133 CASTLEREAGH STREET
SYDNEY NSW 2000 DX 1247 SYDNEY

LLPN: 123706T

Reference: GF:23103269:TN

CODES

T JT

TJ TW

(C) TRANSFEROR

WESTFIELD MANAGEMENT LIMITED ACN 001 670 579

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 70,396,059.00 and as regards

(E) ESTATE

the above land transfers to the transferee an estate in fee simple

(F) SHARE

TRANSFERRED

as regards one half share of the transferor's one half share

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

REI LIMITED ACN 145 743 862

(I)

TENANCY: Tenants in Common

DATE

20 DEC 2010

(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 transferor.

Signature of witness:

Signature of transferor:

Name of witness: SEE EXECUTION PAGE

Address of witness: ANNEXED HERETO

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 transferee.

Signature of witness:

Signature of transferee:

Name of witness: SEE EXECUTION PAGE

Address of witness: ANNEXED HERETO

THIS IS THE ANNEXURE REFERRED TO IN THE TRANSFER BETWEEN WESTFIELD
MANAGEMENT LIMITED (TRANSFEROR) AND RE1 LIMITED (TRANSFeree)

DATED

20

DAY OF

December

2010

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

Signature of witness

Name of witness

Address of witness

FLORENCE NG
c/- 323 Rokeby Road
SUBIACO WA 6008
Solicitor

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

Signature of witness

Name of witness

Address of witness

FLORENCE NG
c/- 323 Rokeby Road
SUBIACO WA 6008
Solicitor

Certified correct for the purposes of the Real
Property Act 1900 by the person(s) named below
who signed this instrument pursuant to the power of
attorney specified.

Signature of attorney

Attorney's name

Signing on behalf of:

WESTFIELD MANAGEMENT LIMITED

ACN 001 670 579

Power of Attorney -

Book:

4603

No:

537

TIMOTHY WALSH

Certified correct for the purposes of the Real
Property Act 1900 by the person(s) named below
who signed this instrument pursuant to the power of
attorney specified.

Signature of attorney

Attorney's name

DOMENIC ENIO PANACCIO

Signing on behalf of:

RE1 LIMITED ACN 145 743 862

Power of Attorney -

Book:

4603

No:

543

LANDERER & COMPANY
SOLICITORS AND ATTORNEYS

F A C S I M I L E M E S S A G E

JS:23103269:JB

TO: Michael Jones
Special Leases
Land & Property Management Authority

FAX NO: 9223 9464

FROM: Jessica singer

SUBJECT: Westfield Retail Trust - Requisition Case No.
AF973154

DATE: 21 February 2011

NO. OF PAGES INCLUDING THIS PAGE: 1

MESSAGE (if any):

We refer to Requisition dated 13 January 2011 Case No. AF973154.

We are instructed that Certificates of Title Folio Identifiers 123/877095 and 126/877095 do not form part of Westfield Penrith.

A Statutory Declaration in this regard will be provided shortly.

Yours faithfully,
LANDERER & COMPANY



JESSICA SINGER

All facsimile transmissions should be forwarded to
Property Department facsimile number (02) 9261 4026

Level 31

133 Castlereagh Street

Sydney NSW 2000

Australia

Postal Address: PO Box A237

Sydney South NSW 1235

Telephone 9261 4242

International 61 2 9261 4242

Facsimile 9261 8516

DX 1247 Sydney

Email: info@landerer.com.au

THIS MESSAGE IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE SO THAT WE CAN ARRANGE FOR IT TO BE RETURNED.

LANDERER & COMPANY IS A SOLICITOR CORPORATION UNDER THE LEGAL PROFESSION ACT, 1987
LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION
ABN 11 752 078 006

Form: 10CN
 Release: 5.3

CHANGE OF NAME

New South Wales
 Real Property Act 1900

AJ495613W

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.

(A) TORRENS TITLE	Folio Identifiers 1/1137699, 123/877095 and 126/877095		
(B) REGISTERED DEALING	Number	Torrens Title	
(C) LODGED BY	Document Collection Box 987T	Name, Address or DX, Telephone, and Customer Account Number if any Landerer & Company DX 1247 SYDNEY Telephone: 9261 4242 Reference: JS:23104265 LLPN: 123706T	CODE CN
(D) REGISTERED PROPRIETOR	Whose name is to be changed; show the name as it currently appears on the Torrens Title Westfield Management Limited ACN 001 670 579		
(E) NEW NAME	Of the above registered proprietor in full SCENTRE MANAGEMENT LIMITED ACN 001 670 579		

(F) The registered proprietor of the above land applies to have its new name recorded in the Register in respect of that land and hereby consents to the Registrar General contacting the relevant issuing authorities to validate any supporting evidence lodged with this application.

(G) STATUTORY DECLARATION BY THE APPLICANT*

I, Jessica Mary Singer
 solemnly and sincerely declare that—

1. I am the solicitor for the registered proprietor.

2. on at in the
 I married

3. On 30 June 2014 the registered proprietor changed its name. A certified copy of the Certificate of Registration on Change of Name is annexed and marked "A".

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900, and I certify this application to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at SYDNEY in the State of New South Wales on 18 MAY 2015
 in the presence of ROBERT JOHN LICURIA of 133 CASTLEREAGH STREET, SYDNEY
☐ Justice of the Peace (J.P. Number:) ☒ Practising Solicitor
☐ Other qualified witness [specify]

** who certifies the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person ~~OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and~~

2. I have known the person for at least 12 months ~~OR I have confirmed the person's identity using an identification document and the document I relied on was a~~ (Omit ID No.)

Signature of witness:

Signature of applicant:

* As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. ** If made outside NSW, cross out the witness certification: If made in NSW, cross out the text which does not apply.

(H) This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS.

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

SCENTRE LIMITED ATTN: TALLY PERRY
GPO BOX 4004
SYDNEY NSW 2001

Remove this top section if desired before framing

Certificate of Registration on Change of Name



ASIC

Australian Securities & Investments Commission

This is to certify that

WESTFIELD MANAGEMENT LIMITED

Australian Company Number 001 670 579

did on the thirtieth day of June 2014 change its name to

SCENTRE MANAGEMENT LIMITED

Australian Company Number 001 670 579

The company is a public company.

The company is limited by shares.

The company is taken to be registered under the Corporations
Act 2001 in New South Wales and the date
of commencement of registration is the eleventh day of January, 1979.

Issued by the
Australian Securities and Investments Commission
on this thirtieth day of June, 2014.

CERTIFIED AS A TRUE COPY

TALLY PERRY
JUSTICE OF THE PEACE: 108281

Greg Medcraft
Chairman

FILM WITH
AJ495613

CERTIFICATE



FOLIO: 1/1137699

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
21/1/2021	10:31 AM	3	29/6/2015

LAND

LOT 1 IN DEPOSITED PLAN 1137699
AT PENRITH
LOCAL GOVERNMENT AREA PENRITH
PARISH OF CASTLEREAGH COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1137699

DESCRIPTION

WESTFIELD PENRITH
591 GREAT WESTERN HIGHWAY
PENRITH 2750

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF366

THIS FOLIO MAY BE AFFECTED BY CAVEATS AND/OR WRITS
RECORDED ON THE LEASE FOLIOS FOR THESE PREMISES

FIRST SCHEDULE

GPT RE LIMITED
IN 2/4 SHARE
SCENTRE MANAGEMENT LIMITED
IN 1/4 SHARE
RE1 LIMITED
IN 1/4 SHARE
AS TENANTS IN COMMON

(CN AJ495613)

SECOND SCHEDULE (28 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 LAND EXCLUDES MINERALS WITHIN THE PART SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT
- 3 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1137699
- 4 DP638578 RIGHT OF CARRIAGEWAY 7.62 METRE(S) WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 5 DP1001461 EASEMENT FOR WATER SUPPLY 4 METRE(S) WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (28 NOTIFICATIONS) (CONTINUED)

- 6 I341341 LEASE TO THE PROSPECT COUNTY COUNCIL OF SUBSTATION PREMISES NO.5822 SHOWN IN PLAN WITH I341341. EXPIRES 31.5.2018. OPTION OF RENEWAL 25 YEARS
- * AM475160 LEASE OF LEASE I341341 TO EDWARDS A PTY LIMITED, ERIC EPSILON ASSET CORPORATION 1 PTY LTD, ERIC EPSILON ASSET CORPORATION 2 PTY LTD, ERIC EPSILON ASSET CORPORATION 3 PTY LTD & ERIC EPSILON ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
- * AM475161 LEASE OF LEASE AM475160 TO EDWARDS O PTY LIMITED, ERIC EPSILON OPERATOR CORPORATION 1 PTY LTD, ERIC EPSILON OPERATOR CORPORATION 2 PTY LTD, ERIC EPSILON OPERATOR CORPORATION 3 PTY LTD & ERIC EPSILON OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
- * AM475162 MORTGAGE OF LEASE AM475160 TO ANZ FIDUCIARY SERVICES PTY LTD
- * AM475226 CHANGE OF NAME AFFECTING LEASE I341341 LESSEE NOW EPSILON DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- * AM895553 VARIATION OF MORTGAGE AM475162
- 7 AC153241 EASEMENT FOR NOISE AND VIBRATION AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 AC153241 EASEMENT FOR ELECTOLYSIS AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 C941650 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 10 AC153241 RESTRICTION(S) ON THE USE OF LAND AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 C995530 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 12 D105885 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 13 D364564 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 14 H461708 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 15 I836038 EASEMENT FOR UNDERGROUND MAINS 2 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 16 DP638578 RIGHT OF CARRIAGEWAY 7.62 METRES WIDE AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 17 DP838756 RIGHT OF CARRIAGEWAY 5 METRE(S) WIDE APPURTENANT TO THE PART(S) OF THE LAND SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- 18 DP838756 EASEMENT TO DRAIN WATER VARIABLE WIDTH AFFECTING THE

END OF PAGE 2 - CONTINUED OVER

SECOND SCHEDULE (28 NOTIFICATIONS) (CONTINUED)

-
- PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 19 DP838756 EASEMENT FOR PEDESTRIAN ACCESS AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 20 DP838756 EASEMENT FOR STORMWATER RUNOFF AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 21 0227638 LEASE TO PROSPECT ELECTRICITY OF SUBSTATION
PREMISES NOS 3463, 9943, 9973 AND 12460 SHOWN IN PLANS
WITH 0227638. EXPIRES: 26/9/2013.
- 22 DP1137699 STRATUM EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE
DIAGRAM
- 23 DP1137699 POSITIVE COVENANT REFERRED TO AND NUMBERED (2) IN THE
S.88B INSTRUMENT
- 24 DP1137699 POSITIVE COVENANT REFERRED TO AND NUMBERED (3) IN THE
S.88B INSTRUMENT
- 25 DP1137699 EASEMENT FOR ELECTRICITY PURPOSES AFFECTING THE
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- * AM525334 EASEMENT NOW VESTED IN ENDEAVOUR ENERGY
- 26 DP1137699 EASEMENT FOR WATER SUPPLY AFFECTING THE PART(S) SHOWN
SO BURDENED IN THE TITLE DIAGRAM
- 27 DP1137699 EASEMENT FOR INDOOR SUBSTATION LIMITED IN HEIGHT AND
DEPTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE
TITLE DIAGRAM
- 28 DP1137699 RIGHT OF ACCESS LIMITED IN HEIGHT AND DEPTH AFFECTING
THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

DP265968 NOTE: PROPOSED EASEMENTS

DP230761 NOTE: PLAN OF PROPOSED ROAD WIDENING

NOTE: REFER ALL DEALINGS TO SD2

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

High Street Penrith

PRINTED ON 21/1/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Appendix D Historical Aerials



Legend:
 Approximate Site Boundary



Job No: 60168

Client: Scentre Group Design

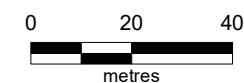
Version: AERIALS

Date 9/02/2021

Drawn By: RH

Checked By: CB

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 1943

FIGURE 1943



Legend:
 Approximate Site Boundary



Job No: 60168

Client: Scentre Group Design

Version: AERIALS Date 9/02/2021

Drawn By: RH Checked By: CB

Scale 1:1,500



0 20 40

metres

Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 1956

FIGURE 1956



Legend:
 Approximate Site Boundary



Job No: 60168

Client: Scentre Group Design

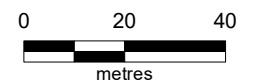
Version: AERIALS

Date 9/02/2021

Drawn By: RH

Checked By: CB

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 1965

FIGURE 1965

**Legend:**

 Approximate Site Boundary



Job No: 60168

Client: Scentre Group Design

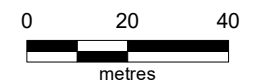
Version: AERIALS

Date 9/02/2021

Drawn By: RH

Checked By: CB

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 1970

FIGURE 1970



Legend:
 Approximate Site Boundary



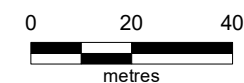
Job No: 60168

Client: Scentre Group Design

Version: AERIALS Date 9/02/2021

Drawn By: RH Checked By: CB

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 1970

FIGURE 1970



Legend:
 Approximate Site Boundary



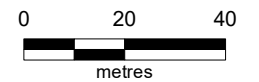
Job No: 60168

Client: Scentre Group Design

Version: AERIALS Date 9/02/2021

Drawn By: RH Checked By: CB

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 1986

FIGURE 1986



Legend:
 Approximate Site Boundary



Job No: 60168

Client: Scentre Group Design

Version: AERIALS Date 9/02/2021

Drawn By: RH Checked By: CB

Scale 1:1,500



0 20 40
metres

Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 1998

FIGURE 1998



Legend:
 Approximate Site Boundary



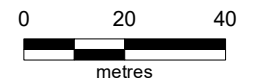
Job No: 60168

Client: Scentre Group Design

Version: AERIALS Date 9/02/2021

Drawn By: RH Checked By: CB

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 2005

FIGURE 2005



Legend:

Approximate Site Boundary



Job No: 60168

Client: Scentre Group Design

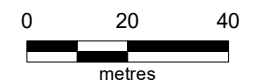
Version: AERIALS

Date 9/02/2021

Drawn By: RH

Checked By: CB

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 2010

FIGURE 2010



Legend:

Approximate Site Boundary



Job No: 60168

Client: Scentre Group Design

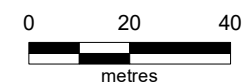
Version: AERIALS

Date 9/02/2021

Drawn By: RH

Checked By: CB

Scale 1:1,500



Coord. Sys. GDA 1994 MGA Zone 56

**569 High Street,
Penrith, NSW**

AERIALS 2021

FIGURE 2021

Appendix E NSW EPA Searches

Number	Name	Location	Type	Status	Issued date
1584282		Jane Street and Mulgoa Road Infrastructure Upgrade , PENRITH, NSW 2740	s.80 Surrender of a Licence	Issued	3-Nov-19
21071	5R Solutions Pty Ltd	2115-2131 Castlereagh Road , PENRITH, NSW 2750	POEO licence	Issued	29-Mar-19
1042219	A.C.N. 098 953 336 PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	10-Nov-04
2869	BDD MILK PTY LTD	2257 - 2265 CASTLEREAGH ROAD, PENRITH, NSW 2750	POEO licence	Issued	5-Jun-00
1012903	BDD MILK PTY LTD	2257 - 2265 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	18-Feb-02
1525246	BDD MILK PTY LTD	2257 - 2265 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	2-Oct-14
1556498	BDD MILK PTY LTD	2257 - 2265 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.96 Prevention Notice	Issued	8-Sep-17
247	BORAL RESOURCES (NSW) PTY LTD	PEACHTREE ROAD, PENRITH, NSW 2750	POEO licence	No longer in	22-Aug-00
12405	CAPRAL LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	POEO licence	Issued	9-Mar-06
1070974	CAPRAL LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	30-Jul-07
1077652	CAPRAL LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	31-Aug-07
1109988	CAPRAL LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	19-Apr-10
1525967	CAPRAL LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	31-Oct-14
1526072	CAPRAL LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	11-Nov-14
1098	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	POEO licence	Surrendered	26-Jun-00
1004546	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	20-Mar-01
1017498	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	24-Nov-03
1056426	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	9-Mar-06
1072470	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	20-Sep-07
1104995	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	4-Nov-09
1510672	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	4-Feb-13
1512789	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	Compliance Audit	Complete	13-Mar-13
1512775	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	19-Mar-13
1515690	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	26-Jul-13
1525217	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	26-Sep-14
1592772	CRANE ENFIELD METALS PTY. LIMITED	2115 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	11-Aug-20
10945	CUMMINS SOUTH PACIFIC PTY. LTD.	7 Andrews Road, PENRITH, NSW 2750	POEO licence	Surrendered	19-Jun-00
1035208	CUMMINS SOUTH PACIFIC PTY. LTD.	7 Andrews Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	8-Mar-04
1038290	CUMMINS SOUTH PACIFIC PTY. LTD.	7 Andrews Road, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	28-Jun-04
308	DORF CLARK INDUSTRIES LIMITED	2101 CASTLEREAGH ROAD, PENRITH, NSW 2750	POEO licence	Surrendered	17-Jan-00
1024084	DORF CLARK INDUSTRIES LIMITED	2101 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	6-Jan-03
1044228	DORF CLARK INDUSTRIES LIMITED	2101 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	8-Feb-05
1062634	DORF CLARK INDUSTRIES LIMITED	2101 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	4-Jul-06
11290	ENDEAVOUR ENERGY	96-120 Blaikie Road, PENRITH, NSW 2750	POEO licence	No longer in	8-Jan-01
1035197	ENDEAVOUR ENERGY	96-120 Blaikie Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	8-Mar-04
1017070	FORT DODGE AUSTRALIA PTY LIMITED	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	13-May-02
1029829	FORT DODGE AUSTRALIA PTY LIMITED	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	27-Aug-03
1038827	FORT DODGE AUSTRALIA PTY LIMITED	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	28-Jul-04
1046584	FORT DODGE AUSTRALIA PTY LIMITED	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	28-Apr-05

1066270	FORT DODGE AUSTRALIA PTY LIMITED	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	15-Dec-06
1072508	FORT DODGE AUSTRALIA PTY LIMITED	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	23-Jul-07
1100623	FORT DODGE AUSTRALIA PTY LIMITED	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	7-Oct-09
1526441	Glass Recovery Services Pty Ltd	126 Andrews Road, PENRITH, NSW 2740	s.91 Clean Up Notice	Issued	27-Jan-15
1535765	Glass Recovery Services Pty Ltd	126 Andrews Road, PENRITH, NSW 2740	s.91 Clean Up Notice	Issued	23-Aug-16
3085780565	Glass Recovery Services Pty Ltd	126 Andrews Road, PENRITH, NSW 2740	Penalty Notice	Issued	28-Oct-16
3173525960	Glass Recovery Services Pty Ltd	126 Andrews Road, PENRITH, NSW 2740	Penalty Notice	Issued	13-Aug-18
3173525970	Glass Recovery Services Pty Ltd	126 Andrews Road, PENRITH, NSW 2740	Penalty Notice	Issued	13-Aug-18
3173526281	Glass Recovery Services Pty Ltd	126 Andrews Road, PENRITH, NSW 2740	Penalty Notice	Issued	4-Oct-18
3173526034	Glass Recovery Services Pty Ltd	126 Andrews Road, PENRITH, NSW 2740	Penalty Notice	Issued	6-Nov-18
1584627	Glass Recovery Services Pty Ltd	126 Andrews Road, PENRITH, NSW 2740	s.79 Suspension of a	Issued	15-Nov-19
12132	GULF WESTERN PREMIUM QUALITY LUBRICATING OILS (MANUFACTURING) PTY LIMITED	1 COOMBES DRIVE, PENRITH, NSW 2750	POEO licence	Surrendered	1-Oct-04
1097227	GULF WESTERN PREMIUM QUALITY LUBRICATING OILS (MANUFACTURING) PTY LIMITED	1 COOMBES DRIVE, PENRITH, NSW 2750	s.58 Licence Variation	Issued	2-Feb-09
1104874	GULF WESTERN PREMIUM QUALITY LUBRICATING OILS (MANUFACTURING) PTY LIMITED	1 COOMBES DRIVE, PENRITH, NSW 2750	s.58 Licence Variation	Issued	17-Aug-09
1109128	GULF WESTERN PREMIUM QUALITY LUBRICATING OILS (MANUFACTURING) PTY LIMITED	1 COOMBES DRIVE, PENRITH, NSW 2750	s.58 Licence Variation	Issued	20-Nov-09
1522908	GULF WESTERN PREMIUM QUALITY LUBRICATING OILS (MANUFACTURING) PTY LIMITED	1 COOMBES DRIVE, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	23-Jul-14
6472	JAMES KEITH COSGROVE	8 HOYLE PLACE, PENRITH, NSW 2750	POEO licence	Surrendered	21-Jun-00
1044521	JAMES KEITH COSGROVE	8 HOYLE PLACE, PENRITH, NSW 2750	s.58 Licence Variation	Issued	16-Feb-05
1057715	JAMES KEITH COSGROVE	8 HOYLE PLACE, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	18-May-06
7019	JAMISON PRIVATE HOSPITAL PROPERTY PTY LTD	366 JAMISON ROAD, PENRITH, NSW 2750	POEO licence	Surrendered	20-Mar-01
1006127	JAMISON PRIVATE HOSPITAL PROPERTY PTY LTD	366 JAMISON ROAD, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	12-Apr-01
21135	MCCONNELL DOWELL CONSTRUCTORS (AUST) PTY LTD	Jane Street and Mulgoa Road Infrastructure Upgrade , PENRITH, NSW 2740	POEO licence	Surrendered	26-Sep-18
1579384	MCCONNELL DOWELL CONSTRUCTORS (AUST) PTY LTD	Jane Street and Mulgoa Road Infrastructure Upgrade , PENRITH, NSW 2740	s.58 Licence Variation	Issued	15-Jul-19
21087	MEYER TIMBER N.S.W. PTY LTD	2101-2113 Castlereagh Road, PENRITH, NSW 2750	POEO licence	Issued	6-Apr-18
3741	NAREX AUSTRALIA PTY LTD	LOT D FROGMORE ROAD, PENRITH, NSW 2750	POEO licence	Surrendered	31-Jan-01
1007235	NAREX AUSTRALIA PTY LTD	LOT D FROGMORE ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	10-May-01
1008444	NAREX AUSTRALIA PTY LTD	LOT D FROGMORE ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	20-Aug-01
1019295	NAREX AUSTRALIA PTY LTD	LOT D FROGMORE ROAD, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	23-Jul-02
2818	PANASONIC AVC NETWORKS AUSTRALIA PTY LTD	164 STATION STREET, PENRITH, NSW 2750	POEO licence	Surrendered	24-Mar-00
1015398	PANASONIC AVC NETWORKS AUSTRALIA PTY LTD	164 STATION STREET, PENRITH, NSW 2750	s.58 Licence Variation	Issued	4-Mar-02
1048338	PANASONIC AVC NETWORKS AUSTRALIA PTY LTD	164 STATION STREET, PENRITH, NSW 2750	s.58 Licence Variation	Issued	31-May-05
1057191	PANASONIC AVC NETWORKS AUSTRALIA PTY LTD	164 STATION STREET, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	10-Apr-06
20381	PH PENRITH OPERATIONS PTY LTD	126 Andrews Road, PENRITH, NSW 2740	POEO licence	Issued	7-Nov-17
10349	SYDNEY OLYMPIC PARK AUTHORITY	CASTLEREAGH ROAD, PENRITH, NSW 2750	POEO licence	Surrendered	6-Jan-00
1009237	SYDNEY OLYMPIC PARK AUTHORITY	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	13-Aug-01
1409	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	POEO licence	Issued	25-May-00
1005313	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	22-Oct-01
1017898	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	26-Jun-02
1018895	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	23-Dec-02
1028330	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	8-Jul-03
1032690	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	25-Nov-03
1032982	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	19-Mar-04
1047700	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	30-Jun-05
1061410	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	29-Jun-06
1070089	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	15-Mar-07
1074754	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	27-Jun-07
1092452	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	19-Nov-08

1116048	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	2-Jul-10
1129012	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	27-Jun-11
1504851	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	28-Jun-12
1526090	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	8-Jan-15
1528922	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	23-Mar-15
1538189	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	19-Feb-16
1539414	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	14-Apr-16
1542270	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	28-Jul-16
1552585	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	1-Jun-17
1572463	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	30-Nov-18
1577311	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	25-Mar-19
1580188	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	1-Jul-19
1586318	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	4-Oct-19
1587664	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	31-Oct-19
1594206	SYDNEY WATER CORPORATION	CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	16-Jun-20
11461	TOTAL CONCRETE SOLUTIONS PTY LIMITED	261 COOMBES DRIVE, PENRITH, NSW 2750	POEO licence	No longer in	19-Oct-01
1294	VICARY CORPORATION PTY LIMITED	60-62 REGENTVILLE ROAD, PENRITH, NSW 2750	POEO licence	Surrendered	22-Aug-00
1018540	VICARY CORPORATION PTY LIMITED	60-62 REGENTVILLE ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	27-Jun-02
1039098	VICARY CORPORATION PTY LIMITED	60-62 REGENTVILLE ROAD, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	19-Jul-04
12106	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	POEO licence	Surrendered	28-Apr-04
1065654	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	25-Oct-06
1093267	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	10-Nov-08
1127751	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	s.58 Licence Variation	Issued	3-Jun-11
1511942	VIP STEEL PACKAGING PTY LTD	182-184 Andrews Road, PENRITH, NSW 2750	s.80 Surrender of a Licence	Issued	4-Mar-13
5269	VIRBAC (AUSTRALIA) PTY LTD	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	POEO licence	Issued	10-Aug-00
1526064	VIRBAC (AUSTRALIA) PTY LTD	2152 CASTLEREAGH ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	11-Nov-14
6357	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	POEO licence	Issued	7-Jun-00
1007008	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	5-Jul-02
1020003	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	9-Sep-02
1072516	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	20-Aug-07
1085783	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	21-Oct-08
1104746	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	6-Aug-09
1109805	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	26-Feb-10
1511632	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	22-Feb-13
1512576	VISY GLASS OPERATIONS (AUSTRALIA) PTY LTD	130-172 ANDREW ROAD, PENRITH, NSW 2750	s.58 Licence Variation	Issued	12-Aug-14

Background

A strategy to systematically prioritise, assess and respond to notifications under Section 60 of the *Contaminated Land Management Act 1997* (CLM Act) has been developed by the EPA. This strategy acknowledges the EPA's obligations to make information available to the public under *Government Information (Public Access) Act 2009*.

When a site is notified to the EPA, it may be accompanied by detailed site reports where the owner has been proactive in addressing the contamination and its source. However, often there is minimal information on the nature or extent of the contamination.

After receiving a report, the first step is to confirm that the report does not relate to a pollution incident. The Protection of the Environment Operations Act 1997 (POEO Act) deals with pollution incidents, waste stockpiling or dumping. The EPA also has an incident management process to manage significant incidents (<https://www.epa.nsw.gov.au/reporting-and-incidents/incident-management>).

In many cases, the information indicates the contamination is securely immobilised within the site, such as under a building or carpark, and is not currently causing any significant risks for the community or environment. Such sites may still need to be cleaned up, but this can be done in conjunction with any subsequent building or redevelopment of the land. These sites do not require intervention under the CLM Act, and are dealt with through the planning and development consent process. In these cases, the EPA informs the local council or other planning authority, so that the information can be recorded and considered at the appropriate time (<https://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/role-of-planning-authorities>).

Where indications are that the contamination could cause actual harm to the environment or an unacceptable offsite impact (i.e. the land is 'significantly contaminated'), the EPA would apply the regulatory provisions of the CLM Act to have the responsible polluter and/or landowner investigate and remediate the site. If the reported contamination could present an immediate or long-term threat to human health NSW Health will be consulted. SafeWork NSW and Water NSW can also be consulted if there appear to be occupational health and safety risks or an impact on groundwater quality.

As such, the sites notified to the EPA and presented in the list of contaminated sites notified to the EPA are at various stages of the assessment and remediation process. Understanding the nature of the underlying contamination, its implications and implementing a remediation program where required, can take a considerable period of time. The list provides an indication, in relation to each nominated site, as to the management status of that particular site. Further detailed information may be available from the EPA or the person who notified the site.

The following questions and answers may assist those interested in this issue.

Frequently asked questions

Why does my land appear on the list of notified sites?

Your land may appear on the list because:

- the site owner and/or the polluter has notified the EPA under section 60 of the CLM Act
- the EPA has been notified via other means and is satisfied that the site is or was contaminated.

If a site is on the list, it does not necessarily mean the contamination is significant enough to regulate under the CLM Act.

Does the list contain all contaminated sites in NSW?

No. The list only contains contaminated sites that EPA is aware of. If a site is not on the list, it does not necessarily mean the site is not contaminated.

The EPA relies on responsible parties and the public to notify contaminated sites.

How are notified contaminated sites managed by the EPA?

There are different ways the EPA can manage notified contaminated sites. Options include:

- regulation under the CLM Act, POEO Act, or both
- notifying the relevant planning authority for management under the planning and development process
- managing the site under the Protection of the Environment Operation (Underground Petroleum Storage Systems) Regulation 2014.

There are specific cases where contamination is managed under a tailored program operated by another agency (for example, the Resources & Geoscience's Legacy Mines Program).

What should I do if I am a potential buyer of a site that appears on the list?

You should seek advice from the seller to understand the contamination issue. You may need to seek independent contamination or legal advice.

The information provided in the list is indicative only and a starting point for your own assessment. Land contamination from past site uses is common, mainly in urban environments. If the site is properly remediated or managed, it may not affect the intended future use of the site.

Who can I contact if I need more information about a site?

You can contact the Environment Line at any time by calling 131 555 or by emailing info@environment.nsw.gov.au.

List of NSW Contaminated Sites Notified to the EPA

Disclaimer

The EPA has taken all reasonable care to ensure that the information in the list of contaminated sites notified to the EPA (the list) is complete and correct. The EPA does not, however, warrant or represent that the list is free from errors or omissions or that it is exhaustive.

The EPA may, without notice, change any or all of the information in the list at any time.

You should obtain independent advice before you make any decision based on the information in the list.

The list is made available on the understanding that the EPA, its servants and agents, to the extent permitted by law, accept no responsibility for any damage, cost, loss or expense incurred by you as a result of:

1. any information in the list; or
2. any error, omission or misrepresentation in the list; or
3. any malfunction or failure to function of the list;
4. without limiting (2) or (3) above, any delay, failure or error in recording, displaying or updating information.

Site Status	Explanation
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or <i>Protection of the Environment Operations Act 1997</i> .
Under Preliminary Investigation Order	The EPA has issued a Preliminary Investigation Order under s10 of the <i>Contaminated Land Management Act 1997</i> , to obtain additional information needed to complete the assessment.
Regulation under CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the <i>Contaminated Land Management Act 1997</i> is not required.

Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> . A regulatory approach is being finalised.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record.
Contamination currently regulated under POEO Act	Contamination is currently regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA as the appropriate regulatory authority reasonably suspects that a pollution incident is occurring/ has occurred and that it requires regulation under the POEO Act. The EPA may use environment protection notices, such as clean up notices, to require clean up action to be taken. Such regulatory notices are available on the POEO public register.
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the <i>Contaminated Land Management Act 1997</i> (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act).

Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act).
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record.

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
PAMBULA	Offsite area (roadways) adjacent to United Service Station Pambula (former Shell)	Corner Quondola Street and Bullara STREET	Service Station	Regulation under CLM Act not required	-36.93104481	149.8746763
PARKES	Caltex Service Station Parkes	352-360 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.13317454	148.173643
PARKES	Former Caltex Parkes (Mugincoble) Depot - Eugowra Rd, Mugincoble	Eugowra ROAD	Service Station	Regulation under CLM Act not required	-33.19007031	148.224822
PARKES	BP Truckstop	(Newell Highway) 1 Forbes ROAD	Other Petroleum	Regulation under CLM Act not required	-33.14309226	148.1710282
PARKES	Former BP Telescope Service Station	339-341 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.13216152	148.1743239
PARKES	BP Reliance East End Service Station Parkes	46 Clarinda STREET	Service Station	Regulation under CLM Act not required	-33.14243539	148.1846227
PARKES	Former Parkes Gas Works (including Rail Corridor and offsite land)	129 Woodward Street and land within the Parkes railway CORRIDOR	Gasworks	Contamination currently regulated under CLM Act	-33.14480316	148.1844397
PARKLEA	Caltex Parklea Service Station	Old Windsor (north of Miami Street) ROAD	Service Station	Regulation under CLM Act not required	-33.72427108	150.9388531
PARRAMATTA	BP Service Station	435 Church STREET	Service Station	Regulation under CLM Act not required	-33.80498714	151.0056151
PARRAMATTA	Coleman Oval Embankment	Cnr of Pitt STREET and Maquarie STREET	Unclassified	Regulation under CLM Act not required	-33.80441625	150.9954841
PARRAMATTA	7-Eleven (former Mobil) Service Station	81 Victoria ROAD	Service Station	Regulation under CLM Act not required	-33.80919769	151.0142894
PARRAMATTA	Parramatta Park Toilet Block Demolition	The Cresnet Toilet Block Parramatta PARK	Unclassified	Regulation under CLM Act not required	-33.81054034	150.9961968
PAUPONG	Former Timber Treatment Plant	Off Paupong ROAD	Other Industry	Regulation under CLM Act not required	-36.57657408	148.6624998
PENDLE HILL	7-Eleven Service Station	217 Wentworth AVENUE	Service Station	Regulation under CLM Act not required	-33.8017814	150.9577994
PENNANT HILLS	Shell Coles Express Pennant Hills West	386 Pennant Hills ROAD	Service Station	Contamination currently regulated under CLM Act	-33.73928611	151.0679704

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
PENRITH	Mirvac Industrial Site	2101 Castlereagh ROAD	Other Industry	Regulation under CLM Act not required	-33.73497514	150.6954097
PENRITH	7-Eleven (former Mobil) Service Station	212-222 Andrews ROAD	Service Station	Regulation under CLM Act not required	-33.73059678	150.6952571
PENRITH	Lowes Petroleum (Former Mobil) Depot Penrith	174 Coreen AVENUE	Other Petroleum	Regulation under CLM Act not required	-33.74484268	150.6980504
PENRITH	Caltex Service Station	Castlereagh Rd Cnr Lugard STREET	Service Station	Regulation under CLM Act not required	-33.73426843	150.6933382
PENRITH	BP Express Service Station	Corner Coreen Avenue and Castlereagh ROAD	Service Station	Regulation under CLM Act not required	-33.74385498	150.6925743
PENRITH	Crane Enfield Metals	Castlereagh ROAD	Metal Industry	Ongoing maintenance required to manage residual contamination (CLM Act)	-33.73734959	150.696442
PENRITH	7-Eleven Service Station Penrith	30 Henry STREET	Service Station	Regulation under CLM Act not required	-33.75408799	150.7045594
PENRITH	Caltex Penrith Service Station	153 Coreen AVENUE	Service Station	Regulation under CLM Act not required	-33.74287244	150.6927071
PENRITH	Jet 60 Dry Cleaners	Shop 3 134-138 Henry STREET	Unclassified	Regulation under CLM Act not required	-33.75231953	150.6964541
PENRITH	Former Dry Cleaners	Shop 3, 134-138 Henry STREET	Other Industry	Regulation under CLM Act not required	-33.75231953	150.6964541
PENSHURST	7-Eleven Service Station	612 Forest ROAD	Service Station	Regulation under CLM Act not required	-33.96153533	151.0793525
PENSHURST	Caltex Service Station	641 King Georges ROAD	Service Station	Regulation under CLM Act not required	-33.95985335	151.0891118
PERISHER VALLEY	Perisher Centre Loading Dock	Kosciuszko ROAD	Other Petroleum	Regulation under CLM Act not required	-36.40392862	148.4111593
PERISHER VALLEY	Perisher Ski Resort	Kosciuszko ROAD	Other Petroleum	Regulation under CLM Act not required	-36.41106374	148.4005469
PETERSHAM	Fanny Durack Aquatic Centre	Station STREET	Unclassified	Regulation under CLM Act not required	-33.89194583	151.151824

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
PHEASANTS NEST	7-Eleven Service Station	(Southbound) Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.28291571	150.6394606
PHEASANTS NEST	7-Eleven (former Mobil) Service Station	(Northbound) Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-34.28303112	150.6363145
PICTON	Coles Express Picton	93-99 Argyle STREET	Service Station	Regulation under CLM Act not required	-34.16844337	150.6114236
PICTON	McDonalds	69 -71 Argyle STREET	Service Station	Regulation under CLM Act not required	-34.16711877	150.6121524
PITT TOWN	Whites Water Service	1 Canning PLACE	Other Industry	Under preliminary investigation order	-33.57418268	150.8811385
PLUMPTON	Woolworths Service Station Plumpton (Plumpton Marketplace Shops)	260 Jersey ROAD	Service Station	Regulation under CLM Act not required	-33.74478874	150.8369408
PORT BOTANY	Vopak B	20 Friendship ROAD	Chemical Industry	Regulation under CLM Act not required	-33.97946548	151.2121752
PORT BOTANY	Vopak A	49 Friendship ROAD	Chemical Industry	Regulation under CLM Act not required	-33.97426175	151.2206228
PORT BOTANY	Terminals	45 Friendship ROAD	Chemical Industry	Regulation under CLM Act not required	-33.97609287	151.2174402
PORT BOTANY	Bunnerong Canal	Between Brotherson Dock and Bumborah Point ROAD	Unclassified	Regulation under CLM Act not required	-33.96798227	151.2230052
PORT BOTANY	Bulk Liquids Berth UPSS, Port Botany	Charlotte ROAD	Other Petroleum	Regulation under CLM Act not required	-33.97386329	151.2120157
PORT BOTANY	Port Operations Centre UPSS, Port Botany	Penrhyn ROAD	Other Petroleum	Regulation under CLM Act not required	-33.96803686	151.2205968
PORT BOTANY	Port Botany Railway Corridors	Friendship ROAD	Other Industry	Regulation under CLM Act not required	-33.95467008	151.2178012
PORT BOTANY	Smith Bros	4 Bumborah Point ROAD	Other Petroleum	Regulation under CLM Act not required	-33.9681757	151.2239505
PORT BOTANY	Vopak Terminals	21 Fishburn ROAD	Other Industry	Under assessment	-33.97783024	151.2113674

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
PORT KEMBLA	Coates Hire Facility (Eastern Portion)	1 Flinders STREET	Other Industry	Regulation under CLM Act not required	-34.47104817	150.89162
PORT KEMBLA	Shell Port Kembla CVRO	87-89 Flinders STREET	Other Petroleum	Regulation under CLM Act not required	-34.46964995	150.8953859
PORT KEMBLA	Darcy Road Rail Sidings	Darcy ROAD	Other Industry	Regulation under CLM Act not required	-34.47792834	150.9105503
PORT KEMBLA	No 2 Steelworks	Five Islands ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-34.45965024	150.8844432
PORT KEMBLA	Port Kembla Orica	Foreshore Road and Darcy ROAD	Other Industry	Contamination currently regulated under CLM Act	-34.47773583	150.9054545
PORT KEMBLA	Port Kembla, Auszinc Metals and Alloys	Lot 2 Shellharbour ROAD	Metal Industry	Regulation under CLM Act not required	-34.49335414	150.8961205
PORT KEMBLA	South Yard Rail Sidings	Lot 3 Old Port ROAD	Unclassified	Regulation under CLM Act not required	-34.47500551	150.8951759
PORT KEMBLA	Manildra Park	Flinders STREET	Other Petroleum	Contamination formerly regulated under the CLM Act	-34.46946878	150.8935731
PORT KEMBLA	Port Kembla Copper Smelter	Military ROAD	Metal Industry	Contamination currently regulated under POEO Act	-34.4810006	150.9063426
PORT KEMBLA	Caltex Service Station	16 Flinders STREET	Service Station	Regulation under CLM Act not required	-34.47058088	150.8945864
PORT KEMBLA	BHP Area 21	Springhill ROAD	Metal Industry	Contamination formerly regulated under the CLM Act	-34.45244614	150.8676517
PORT KEMBLA	Port Kembla Steelworks Recycling Area	Springhill ROAD	Unclassified	Regulation under CLM Act not required	-34.45271181	150.8677127
PORT KEMBLA	Commonwealth Rolling Mills (CRM)	Old Port ROAD	Metal Industry	Regulation under CLM Act not required	-34.47476117	150.8974746
PORT KEMBLA	Port Kembla, Former Electricity Commission Site	Old Port Road/Christie Drive ROAD	Other Industry	Regulation under CLM Act not required	-34.46899143	150.8982854
PORT KEMBLA	Port Kembla Steelworks - Steelhaven	Five Islands ROAD	Other Industry	Regulation under CLM Act not required	-34.47605247	150.891144

Appendix F PFAS Investigation Program Search



> [Your environment\(/your-environment\)](#) > [Contaminated land\(/your-environment/contaminated-land\)](#) > **PFAS investigation program**



In this section

The NSW Government PFAS Investigation Program

NSW has a nation leading, state-wide PFAS investigation program underway to identify the use and impacts of legacy PFAS.

The EPA is leading an investigation program to assess the legacy of PFAS use across NSW. With the assistance of the NSW PFAS Technical Advisory Group, which includes NSW Health, Department of Primary Industries and the Office of Environment and Heritage, we provide impacted residents with tailored, precautionary dietary advice to help them reduce any exposure to PFAS.

Current investigations are focused on sites where it is likely that large quantities of PFAS have been used. The EPA is currently investigating PFAS at these sites:

List view



Tags: [PFAS \(/Search?q=PFAS\)](#)

Sampling and analysis

The EPA is collecting samples of soils and/or waters for analysis for PFAS. The EPA is also looking for exposure pathways that may increase people's contact with the chemicals, such as bore and surface water usage.

If significant levels are detected and human or ecological exposure is likely, a more detailed assessment will be undertaken.

The EPA will work with the occupiers and owners of these sites, or the responsible parties, to clean-up the site, where necessary.

Timeframes for the investigation

The initial investigations can take approximately six months, with further testing undertaken where required.

Test findings are made available throughout the investigations.

More information is available on the [NSW EPA PFAS investigation process \(/your-environment/contaminated-land/pfas-investigation-program/pfas-investigation-process\)](#) page.

Release of the National Environmental Management Plan for PFAS version 2

The **PFAS National Environmental Management Plan version 2** (<https://www.environment.gov.au/protection/chemicals-management/pfas>) has now been released by the Commonwealth Department of Agriculture Water and Environment. This is the current version of the PFAS NEMP. It was agreed by Heads of EPAs in October 2019. It has been endorsed by Environment Ministers and has been endorsed for implementation in NSW.

^ Top

In those jurisdictions that have endorsed it, this version supersedes the first version of the NEMP published in 2018.

The PFAS NEMP establishes a practical basis for nationally consistent environmental guidance and standards for managing PFAS contamination. The plan has been developed by all jurisdictions and recognises the need for implementation of best practice regulation through individual jurisdictional mechanisms. It represents a how-to guide for the investigation and management of PFAS contamination and waste management.

The PFAS NEMP 2.0 provides new and revised guidance on four of the areas that were identified as urgent priorities in the first version of the NEMP

- Environmental guideline values
- Soil reuse
- Wastewater management
- On-site containment

This new guidance, as well as important clarifications regarding the intent of some of the PFAS NEMP 1.0 material, was developed by the National Chemicals Working Group across 2018 and considered by Heads of EPAs and Environment Ministers in late 2018.

Consultation on version 2 of NEMP

The Heads of EPAs Australia and New Zealand (HEPA) and the Australian Government Department of Agriculture, Water and the Environment (DAWE) worked together to develop the PFAS NEMP 2.0. HEPA's National Chemicals Working Group led the development and consultation process.

The draft PFAS NEMP 2.0 was published on 28 February 2019 with comments due by Friday 21 June 2019. Environmental regulators in all states and territories hosted public consultation sessions in all capital cities across March and April 2019, with the Commonwealth presenting the work on behalf of the National Chemicals Working Group. Around 550 people attended the sessions.

All feedback received was considered by the National Chemicals Working Group and further changes were made in response to that feedback before the document was finalised in late 2019. An ancillary document summarising the feedback and the responses made is expected to be published soon by the Commonwealth Department of Agriculture Water and Environment.

Working with our stakeholders

The NSW Government is committed to working closely with all relevant government agencies, to closely monitor the progress of investigations, and to keep local communities informed. Government agencies include local councils, NSW Department of Primary Industries, NSW Health, NSW Food Authority, and where necessary the Commonwealth Department of Defence, and Commonwealth Department of Health.

In NSW the polluter pays for and manages any clean-up required. Although the NSW Government cannot regulate Defence sites, it has outlined expectations that Defence will carry out investigations in a timely manner that is consistent with the EPA's requirements and processes.

More information

- PFAS investigation program fact sheet (PDF 213KB) ([/-/media/epa/corporate-site/resources/community/factsheet-state-wide-pfas-investigation.pdf?la=en&hash=004EE1C28CEC9F16730FBFF322305DA0DDF1A3ED](/media/epa/corporate-site/resources/community/factsheet-state-wide-pfas-investigation.pdf?la=en&hash=004EE1C28CEC9F16730FBFF322305DA0DDF1A3ED))
- PFAS investigation program FAQs (</your-environment/contaminated-land/pfas-investigation-program/pfas-investigation-faqs>) [page](#)
- NSW Department of Health (<https://www.health.nsw.gov.au/environment/factsheets/Pages/pfos.aspx>)
- For specific health inquiries call the NSW Department of Health on **1300 066 055**
- If you have any questions about the EPA's PFAS investigation program, please call the Environment Line on **131 555** or email info@environment.nsw.gov.au (<mailto:info@environment.nsw.gov.au>)

Page last updated 23 November 2020

For business and industry



For local government



Contact us

131 555 (tel:131555)

Online (<https://yoursay.epa.nsw.gov.au/epa-website-feedback>)

info@epa.nsw.gov.au (<mailto:info@epa.nsw.gov.au>)

EPA Office Locations (</about-us/contact-us/locations>)

- [Accessibility \(/about-us/contact-us/website-service-standards/help-index\)](/about-us/contact-us/website-service-standards/help-index)
- [Disclaimer \(/about-us/contact-us/website-service-standards/disclaimer\)](/about-us/contact-us/website-service-standards/disclaimer)
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- [Copyright \(/about-us/contact-us/website-service-standards/copyright\)](/about-us/contact-us/website-service-standards/copyright)


(<https://www.linkedin.com/company/epa-nsw>)


(https://twitter.com/epa_nsw)


(<https://www.youtube.com/channel/UCv3p3v3p3p3p3p3p3p3p3p3>)

Find us on

Appendix G NSW and Australian Heritage Searches

Search for NSW Heritage

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 Heritage NSW.
- **Section 2** - contains heritage items listed by the **Heritage Council of NSW** under the Heritage Act. This includes listing on the State Heritage Register, an Interim Heritage Order or protected under section 136 of the Heritage Act. This information is provided by Heritage NSW.
- **Section 3** - contains items listed by **local councils** on Local Environmental Plans under the Environmental Planning and Assessment Act 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 Heritage Act.

Your search returned 14 records.

Item name	Address	Suburb	LGA	SHR
Ahrens Fox PS2 Fire Engine (1929).	1 Museum Drive	Penrith	Penrith	01717
Craithes House	34-40 Borec Road	Penrith	Penrith	00378
Dennis Big 6 Fire Engine (1939).	1 Museum Drive	Penrith	Penrith	01718
Edward Smith Headquarters Switchboard (1909).	1 Museum Drive	Penrith	Penrith	01901
Emu Plains (Nepean River) Underbridge	Off Bruce Neale Dr, Steel Trusses 1.3 Km Past Station	Penrith	Penrith	01830
Fire and Rescue NSW Heritage Fleet	Museum Drive	Penrith	Penrith	01902
Ford 21W Fire Brigade Mobile Canteen (1942).	Museum Drive	Penrith	Penrith	01900
NSW Fire Brigades No 10 Vehicle Number Plates	Castlereagh Road	Penrith	Penrith	01519
Penrith Railway Station group	Great Western Railway	Penrith	Penrith	01222
Shand Mason 7 inch Manual Fire Engine (1869).	1 Museum Drive	Penrith	Penrith	01898
Shand Mason Curricl Ladders (1898).	1 Museum Drive	Penrith	Penrith	01899
Shand Mason Fire Engine (1891).	Museum Drive	Penrith	Penrith	01716
Torin Building	26 Coombes Drive	Penrith	Penrith	01796
Victoria Bridge	Nepean River, Great Western Highway	Penrith	Penrith	01950

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

Your search returned 103 records.

Item name	Address	Suburb	LGA	Information source
1841 Tilley 5 inch Manual Fire Engine	1 Museum Drive	Penrith	Penrith	SGOV
1869 Shand Mason 7" Manual Fire Engine	1 Museum Drive	Penrith	Penrith	SGOV
1891 Shand Mason Steamer Fire Engine	1 Museum Drive	Penrith	Penrith	SGOV
1898 Shand Mason Curricl Ladders Fire Engine	1 Museum Drive	Penrith	Penrith	SGOV

1890 Stand Mason Carriage Ladders - Fire Engine	1 Museum Drive	Penrith	Penrith	SGOV
1916 Garford Type 64 Chain Drive Fire Engine	1 Museum Drive	Penrith	Penrith	SGOV
1929 Ahrens Fox PS2 Fire Engine	1 Museum Drive	Penrith	Penrith	SGOV
1939 Dennis Big 6 Fire Engine	1 Museum Drive	Penrith	Penrith	SGOV
1942 Ford 21W Fire Brigade Mobile Canteen	1 Museum Drive	Penrith	Penrith	SGOV
1949 Dennis F1 Fire Engine (Scout Car)	1 Museum Drive	Penrith	Penrith	SGOV
Australian Arms Hotel	359 High Street	Penrith	Penrith	LGOV
Bank of New South Wales (Former)	354-360 High Street	Penrith	Penrith	LGOV
Bennetts Wagons	2151(a) Castlereagh Road	Penrith	Penrith	LGOV
Brick Villa	318 - 320 High Street	Penrith	Penrith	LGOV
Broadville - Victorian House	98 Station Street	Penrith	Penrith	LGOV
Combewood - House, Garden, Trees and Original Entrance Drive	234-256 Coreen Avenue	Penrith	Penrith	LGOV
Commissioner's Uniform (NSW Fire Brigades) - Ian Mac Dougall	1 Museum Drive	Penrith	Penrith	SGOV
Cottage	10-12 North Street	Penrith	Penrith	LGOV
Cottage	288 High Street	Penrith	Penrith	LGOV
Cottage	169 Cox Avenue	Penrith	Penrith	LGOV
Craithes - Dwelling, Trees, Outbuildings and Carriage Loop	34-40 Borec Road	Penrith	Penrith	LGOV
Cram Place-Building, Coach House, Well, Pump & Cast Iron Fence	338-340 High Street	Penrith	Penrith	LGOV
Edward Smith Headquarters Switchboard - 1909	1 Museum Drive	Penrith	Penrith	SGOV
Edwardian Cottage	2068 Castlereagh Road	Penrith	Penrith	LGOV
Emu Plains (Nepean River) Underbridge	Off Bruce Neale Dr, Steel Trusses 1.3 Km Past Station	Penrith	Penrith	SGOV
Explorers Memorial	Memorial Avenue	Penrith	Penrith	LGOV
Federation Cottage	80 Woodriff Street	Penrith	Penrith	LGOV
Ferry Crossing	Nepean River - Ferry Road	Penrith	Penrith	LGOV
Ferry Crossing	Punt Road, Nepean River	Emu Plains	Penrith	LGOV
Fulton's Store (Former)	413-423 High Street	Penrith	Penrith	LGOV
Governor Phillip Special Hospital (Original Building)	64 Glebe Place	Penrith	Penrith	LGOV
High Street Shop	538-540 High Street	Penrith	Penrith	LGOV
High Street Shop	550-556 High Street	Penrith	Penrith	LGOV
High Street Shop	437 High Street	Penrith	Penrith	LGOV
High Street Shop	371-375 High Street	Penrith	Penrith	LGOV
High Street Shop	377-381 High Street	Penrith	Penrith	LGOV
High Street Shop	383 High Street	Penrith	Penrith	LGOV
High Street Shop	387-389 High Street	Penrith	Penrith	LGOV
High Street Shop	391-393 High Street	Penrith	Penrith	LGOV
High Street Shop	425 - 427 High Street	Penrith	Penrith	LGOV
High Street Shop	449-451 High Street	Penrith	Penrith	LGOV
High Street Shop	542 High Street	Penrith	Penrith	LGOV
High Street Shops	361-365 High Street	Penrith	Penrith	LGOV
Hornseywood Conservation Area	Brown, Derby and Castlereagh Street, Penrith	Penrith	Penrith	LGOV
Kelvin Brae - Federation House	142 High Street	Penrith	Penrith	LGOV
Kentucky - Villa	146 Station Street	Penrith	Penrith	LGOV
Lemongrove Conservation Area	Lemongrove Road, Macquarie Avenue, Hemmings Street and The Crescent, Penrith	Penrith	Penrith	LGOV
Lemongrove Lodge	22-24 Lemongrove Avenue	Penrith	Penrith	LGOV
Madang Park - Farmhouse & Trees	475-487 Jamison Road	Penrith	Penrith	LGOV
Memorials and lamp stand, St Nicholas of Myra Catholic Church	332-338 High Street	Penrith	Penrith	LGOV
Memory Park	400 High Street	Penrith	Penrith	LGOV
Methodist Church (Former)	74 Henry Street	Penrith	Penrith	LGOV
Minnamurra- house	43 Warwick Street	Penrith	Penrith	LGOV

Museum of Fire (Former Penrith Power Station)	1 Museum Drive	Penrith	Penrith	LGOV
NSW Fire Brigades Heritage Fleet	1 Museum Drive	Penrith	Penrith	SGOV
NSWFB 'No. 10' Vehicle Number Plates	1 Museum Drive	Penrith	Penrith	SGOV
Original building	Glebe Place	Penrith	Penrith	SGOV
Peach Tree Creek Bridge	Great Western Highway	Penrith	Penrith	SGOV
Peachtree Creek Bridge	Crossing Great Western Highway	Penrith	Penrith	LGOV
Penrith Administrative Office - Building_BOOM	57 Henry Street	Penrith	Penrith	SGOV
Penrith Ambulance Station	668-672 High Street	Penrith	Penrith	LGOV
Penrith Council Chambers(Former)	129-133 Henry Street	Penrith	Penrith	LGOV
Penrith Infants Department (1884 Building)	57 Henry Street	Penrith	Penrith	LGOV
Penrith Public School - Building_B00A and Significant Trees	194 High Street	Penrith	Penrith	SGOV
Penrith Public School and Palms Trees	194 High Street	Penrith	Penrith	LGOV
Penrith Railway Station group	Lot 31 Jane Street	Penrith	Penrith	LGOV
Penrith Railway Station Group and Residence	Station Street	Penrith	Penrith	SGOV
Penrith School of Arts (Former)	7 Castlereagh Street	Penrith	Penrith	LGOV
Penrith Weir	Nepean River	Penrith	Penrith	SGOV
Presbyterian Manse (former)	154 Derby Street	Penrith	Penrith	LGOV
Prospect Electricity Building (former)	59 Station Street	Penrith	Penrith	LGOV
Pumping Station (former) (partially demolished)	20 Memorial Avenue	Penrith	Penrith	LGOV
Railway Bridge	Over Nepean River	Penrith	Penrith	LGOV
Rectory (Former)	95 Glebe Place	Penrith	Penrith	LGOV
Red Cow Hotel	569-595 High Street	Penrith	Penrith	LGOV
Rowing Course	Nepean River	Penrith	Penrith	LGOV
Seidler House	31-33 Nepean Avenue	Penrith	Penrith	LGOV
St Aubyns Terrace	255-265 High Street	Penrith	Penrith	LGOV
St Stephen's Anglican Church, Hall & Cemetery	258-280 High Street	Penrith	Penrith	LGOV
St. Stephens Cemetery	High Street	Penrith	Penrith	LGOV
St. Stephens Church Hall	High Street	Penrith	Penrith	LGOV
Station Masters House (Former)	Jane Street	Penrith	Penrith	LGOV
Sydney Water Supply Canal	Camden Valley Way and Elizabeth Drive (between)	Liverpool	Liverpool	GAZ
TAFE Building	115-119 Henry Street	Penrith	Penrith	LGOV
The Cottage- Dwelling and Pine Trees	39 Warwick Street	Penrith	Penrith	LGOV
The Lodge	48-56 Leland Street	Penrith	Penrith	LGOV
The Willows - House	65 Mulgoa Road	Penrith	Penrith	LGOV
Thornton Hall	Lot 11 The Crescent	Penrith	Penrith	LGOV
Torin Factory Building	26, 26a, 26b Coombes Drive	Penrith	Penrith	LGOV
Victoria Bridge	Great Western Highway	Penrith	Penrith	GAZ
Victoria Bridge	Great Western Highway	Penrith	Penrith	LGOV
Victoria Bridge over Nepean River	Great Western Highway	Penrith	Penrith	SGOV
Victorian Cottage	163 Derby Street	Penrith	Penrith	LGOV
Victorian Cottage	194 Derby Street	Penrith	Penrith	LGOV
Victorian House	6 Rawson Avenue	Penrith	Penrith	LGOV
Victorian House	148 Station Street	Penrith	Penrith	LGOV
Victorian House	2083-2089 Castlereagh Road	Penrith	Penrith	LGOV
Victorian House- Dwelling and Camphour Laurel Tree	50 Warwick Street	Penrith	Penrith	LGOV
Victorian Terrace & Interwar Shop	219-221 High Street	Penrith	Penrith	LGOV
Victorian Villa	150 Lethbridge Street	Penrith	Penrith	LGOV
Warwick Street Conservation Area	Warwick Street	Penrith	Penrith	LGOV
Weatherboard Cottage	71 Parker Street	Penrith	Penrith	LGOV
Weatherboard Cottage	41-43 Camden Street	Penrith	Penrith	LGOV

Weir	Nepean River Bruce Neil Drive	Penrith	Penrith	LGOV
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There was a total of 117 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 Heritage NSW 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.

Red Cow Hotel

Item details

Name of item:

Red Cow Hotel

Type of item:

Built

Group/Collection:

Commercial

Category:

Hotel

Primary address:

569-595 High Street, Penrith, NSW 2750

Local govt. area:

Penrith

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
569-595 High Street	Penrith	Penrith			Primary Address
Westfield Penrith High Street	Penrith	Penrith			Alternate Address

Statement of significance:

Completed around 1865, the Red Cow Inn is rare in Penrith LGA for its historic association with a family of note in the region and in eloquently demonstrating the impact of the coming of the railway had on the development of commerce. The building is unique in Penrith as an extant inn of the mid nineteenth century. The building forms part of a precinct of buildings with historic associations with the railway station.

Date significance updated: 03 Mar 05

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).

Description

Physical description:

Two storey stone and brick masonry hotel located on Station Street near the railway station. At the time of inspection the hotel site was under redevelopment revealing the rear stone masonry façade. The Station Street elevation is characterised by its symmetrical Mid Victorian Georgian architectural style with a hipped roof with boxed-in eaves and multi-paned upper floor windows. The original windows have dressed sandstone lintels, sills and quoins. The distinctive face brick work has sandstone quoins. The ground floor elevation has been altered in the inter-war era and is characterised by its glazed wall tiles and cement rendered wall, label moulds and string course.

Modifications and dates:

Inter-war addition and remodelling of façade. Recent major redevelopment at the rear and side

History

Historical notes:

The sign of the Red Cow was initially established at an inn at the Ropes Creek crossing of the Western Highway (either Colyton or Mount Druitt) in 1841. From 1846 the licensee was Thomas Smith. With the promise of the railway coming to Penrith, Smith purchased land in 1860 near the station. The new hotel was completed around 1865. The original public bar is believed to have been a modest pavilion-like structure with a flat roof (now demolished) with the extant hotel being built a little later using materials and fittings from the ruin of Jamison's mansion at Regentville. The hotel was associated with the coaching trade for some years and the large site had a pleasure garden. Thomas Smith was an alderman on Penrith Council. His sons were Thomas R Smith, also an alderman and noted mayor, and Sydney Smith, a member of state parliament.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	Push westward-
3. Economy-Developing local, regional and national economies	Commerce-Activities relating to buying, selling and exchanging goods and services	Rural villages-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Tourism and recreation-

Assessment of significance

SHR Criteria a)

[Historical significance]

The completion of the inn in the 1860s demonstrates one consequence of the coming of the railway to the town and the shift of commercial premises to the area around the railway.

SHR Criteria b)

[Associative significance]

The inn was founded by Thomas Smith a long-term publican in the region and alderman of Penrith Council.

SHR Criteria c)

[Aesthetic significance]

The building is an excellent, albeit altered, example of a large mid nineteenth century inn. The use of contrasting brick and sandstone elements and its Georgian elevation provides an item of high streetscape interest. The scale of the building provides marked contrast to the earlier generation of inns at Emu Plains and thus demonstrates the evolution of licenced hotel architecture over the middle decades of the nineteenth century.

The remnant inter-war era fitout demonstrates evolving public attitudes to hotel design.

SHR Criteria e)

[Research potential]

The documented use of materials sourced from Jamison's mansion at Regentville provides opportunity for research into this long lost relict of high significance.

SHR Criteria f)

[Rarity]

The building is unique in Penrith as an extant inn of the mid nineteenth century

Integrity/Intactness:

Fair

Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Penrith Local Environmental Plan 2010	690	22 Sep 10		
Heritage study		2260690	01 Nov 07		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Penrith Heritage Study Review	2005	P-54	Paul Davies Pty. Ltd.	Paul Davies Pty Ltd	Y e s

References, internet links & images

Type	Author	Year	Title	Internet Links
Written			Nepean Times 24/8/1889	
Written	Palmer-Frederick, J		Romancing the Inns on the Western Road	

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name:

Local Government

Database number:

2260690

[Return to previous page](#)

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the [Database Manager](#).

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Appendix H Photographic Log

PHOTOGRAPH 1: BOREC HOUSE – FACING NORTH-WEST



PHOTOGRAPH 2: BOREC HOUSE – FACING NORTH



PHOTOGRAPH 3: INDICATIVE BASEMENT PHOTO



PHOTOGRAPH 4: INDICATIVE BASEMENT PHOTO



Job No: 60168

Client: Scentre Group Design

Version: R01 Rev A

Date: 24/02/2021

Drawn By: CB

Checked By: CB

Not to Scale

Coord. Sys n/a

Preliminary Site Investigation

APPENDIX H – PHOTO LOG

PHOTOGRAPH 5: RESTAURANTS IN NORTH-WESTERN PORTION



PHOTOGRAPH 6: NORTH-WESTERN PORTION FACING SOUTH



Job No: 60168

Client: Scentre Group Design

Version: R01 Rev A

Date: 24/02/2021

Drawn By: CB

Checked By: CB

Not to Scale

Coord. Sys n/a

Preliminary Site Investigation

APPENDIX H – PHOTO LOG

Appendix I Council Planning Certificates

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

Property No: 784815
Your Reference: 60168
Contact No:

Issue Date: 20 January 2021
Certificate No: 21/00177

Issued to: C Bielby
Level 1 50 Margaret Street
SYDNEY NSW 2000

PRECINCT 2010

DESCRIPTION OF LAND

County: CUMBERLAND

Parish: CASTLEREAGH

Location: Westfield Penrith 569-595 High Street PENRITH NSW 2750

Land Description: Lot 1 DP 1137699

- PART 1 PRESCRIBED MATTERS -

In accordance with the provisions of Section 10.7(2) of the Act the following information is furnished in respect of the abovementioned land:

1 NAMES OF RELEVANT PLANNING INSTRUMENTS AND DCPs

1(1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Penrith Local Environmental Plan 2010, published 22nd September 2010, as amended, applies to the land.

Sydney Regional Environmental Plan No.9 - Extractive Industry (No.2), gazetted 15 September 1995, as amended, applies to the local government area of Penrith.

Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean River (No. 2 - 1997), gazetted 7 November 1997, as amended, applies to the local government area of Penrith (except land to which State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies).

The following State environmental planning policies apply to the land (subject to the exclusions noted below):

State Environmental Planning Policy No.19 - Bushland in Urban Areas. (Note: This policy does not apply to certain land referred to in the National Parks and Wildlife Act 1974 and the Forestry Act 1916.)

State Environmental Planning Policy No.21 - Caravan Parks.

State Environmental Planning Policy No.33 - Hazardous and Offensive Development.

State Environmental Planning Policy No.50 - Canal Estate Development. (Note: This policy does not apply to the land to which State Environmental Planning Policy (Penrith Lakes Scheme) 1989 applies.

State Environmental Planning Policy No.55 - Remediation of Land.

State Environmental Planning Policy No.64 - Advertising and Signage.

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

State Environmental Planning Policy No.65 - Design Quality of Residential Apartment Development.
State Environmental Planning Policy No.70 - Affordable Housing (Revised Schemes).
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Note: This policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only as detailed in clause 4, 4A and 4B of the policy.)
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
State Environmental Planning Policy (State Significant Precincts) 2005.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
State Environmental Planning Policy (Infrastructure) 2007.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
State Environmental Planning Policy (Affordable Rental Housing) 2009.
State Environmental Planning Policy (State and Regional Development) 2011.
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.
State Environmental Planning Policy (Educational Establishments and Child Care Centre Facilities) 2017.
State Environmental Planning Policy (Primary Production and Rural Development) 2019.
State Environmental Planning Policy (Western Sydney Aerotropolis) 2020.

1(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act:

(Information is provided in this section only if a proposed environmental planning instrument that is or has been the subject of community consultation or on public exhibition under the Act will apply to the carrying out of development on the land.)

Draft State Environmental Planning Policy (Environment) applies to the land.

Draft State Environmental Planning Policy (Remediation of Land) applies to the land.

Draft State Environmental Planning Policy (Housing Diversity) 2020 applies to the land.

Draft State Environmental Planning Policy (Cumberland Plain Conservation) applies to the land.

Draft State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies to the land.

Draft State Environmental Planning Policy (Infrastructure) 2007 applies to the land.

Draft State Environmental Planning Policy (Educational Establishments and Child Care Centre Facilities) 2017 applies to the land.

1(3) The name of each development control plan that applies to the carrying out of development on the land:

Penrith Development Control Plan 2014 applies to the land.

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2 ZONING AND LAND USE UNDER RELEVANT LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

2(a)-(d) the identity of the zone; the purposes that may be carried out without development consent; the purposes that may not be carried out except with development consent; and the purposes that are prohibited within the zone. Any zone(s) applying to the land is/are listed below and/or in annexures.

(Note: If no zoning appears in this section see section 1(1) for zoning and land use details (under the Sydney Regional Environmental Plan or State Environmental Planning Policy that zones this property).)

Zone B3 Commercial Core (Penrith Local Environmental Plan 2010)

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of Penrith City Centre as the business, retail and cultural centre for the region.

2 Permitted without consent

Nil

3 Permitted with consent

Amusement centres; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Sex services premises; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals

4 Prohibited

Bed and breakfast accommodation; Farm stay accommodation; Pond-based aquaculture; Any other development not specified in item 2 or 3

Flood planning

All or part of the subject land is identified in Penrith Local Environmental Plan 2010 (PLEP 2010) Clause 7.2 Flood Planning. Development consent is required for any development on land to which Clause 7.2 of PLEP 2010 applies.

Additional information relating to Penrith Local Environmental Plan 2010

Note 1: Under the terms of Clause 2.4 of Penrith Local Environmental Plan 2010 development may be carried out on unzoned land only with development consent.

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Note 2: Under the terms of Clause 2.6 of Penrith Local Environmental Plan 2010 land may be subdivided but only with development consent, except for the exclusions detailed in the clause.

Note 3: Under the terms of Clause 2.7 of Penrith Local Environmental Plan 2010 the demolition of a building or work may be carried out only with development consent.

Note 4: A temporary use may be permitted with development consent subject to the requirements of Clause 2.8 of Penrith Local Environmental Plan 2010.

Note 5: Under the terms of Clause 4.1A of Penrith Local Environmental Plan 2010, despite any other provision of this plan, development consent must not be granted for dual occupancy on an internal lot in Zone R2 Low Density Residential.

Note 6: Under the terms of Clause 5.1 of Penrith Local Environmental Plan 2010 development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

Note 7: Under the terms of Clause 5.3 of Penrith Local Environmental Plan 2010 development consent may be granted to development of certain land for any purpose that may be carried out in an adjoining zone.

Note 8: Clause 5.10 of Penrith Local Environmental Plan 2010 details when development consent is required/not required in relation to heritage conservation.

Note 9: Under the terms of Clause 5.11 of Penrith Local Environmental Plan 2010 bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note 10: Under the terms of Clause 7.1 of Penrith Local Environmental Plan 2010 (PLEP 2010) development consent is required for earthworks unless the work is exempt development under PLEP 2010 or another applicable environmental planning instrument, or the work is ancillary to other development for which development consent has been given.

Note 11: Sex services premises and restricted premises may only be permitted subject to the requirements of Clause 7.23 of Penrith Local Environmental Plan 2010.

2(e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

(Information is provided in this section only if any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.)

2(f) whether the land includes or comprises critical habitat:

(Information is provided in this section only if the land includes or comprises critical habitat.)

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2(g) whether the land is in a conservation area (however described):

(Information is provided in this section only if the land is in a conservation area (however described).)

2(h) whether an item of environmental heritage (however described) is situated on the land:

(Information is provided in this section only if an item of environmental heritage (however described) is situated on the land.)

An item/Items of environmental heritage (identified in Penrith Local Environmental Plan 2010) is/are situated on the land.

***2A ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY
(SYDNEY REGION GROWTH CENTRES) 2006***

(Information is provided in this section only if the land is within any zone under State Environmental Planning Policy (Sydney Region Growth Centres) 2006.)

3 COMPLYING DEVELOPMENT

HOUSING CODE

(The Housing Code only applies if the land is within Zones R1, R2, R3, R4 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

RURAL HOUSING CODE

(The Rural Housing Code only applies if the land is within Zones RU1, RU2, RU3, RU4, RU6 or R5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Rural Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental

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planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

LOW RISE HOUSING DIVERSITY CODE

(The Low Rise Housing Diversity Code only applies if the land is within Zones R1, R2, R3 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Low Rise Housing Diversity Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

GREENFIELD HOUSING CODE

(The Greenfield Housing Code only applies if the land is within Zones R1, R2, R3, R4 or RU5 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones, and if the land is identified as a Greenfield Housing Code Area by the Greenfield Housing Code Area Map complying development under the Greenfield Housing Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

HOUSING ALTERATIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Housing Alterations Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or

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a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

GENERAL DEVELOPMENT CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the General Development Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

COMMERCIAL AND INDUSTRIAL ALTERATIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

SUBDIVISIONS CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Subdivisions Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

DEMOLITION CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Demolition Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an

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environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

COMMERCIAL AND INDUSTRIAL (NEW BUILDINGS AND ADDITIONS) CODE

(The Commercial and Industrial (New Buildings and Additions) Code only applies if the land is within Zones B1, B2, B3, B4, B5, B6, B7, B8, IN1, IN2, IN3, IN4 or SP3 under Penrith Local Environmental Plan 2010 or an equivalent zone in a non standard template planning instrument.)

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. If the land is within the relevant zones complying development under the Commercial and Industrial (New Buildings and Additions) Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

FIRE SAFETY CODE

- The land contains an item of environmental heritage, a heritage item and/or a draft heritage item. Complying development under the Fire Safety Code **may not** be carried out on any part of the land that is identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is located an item that is so identified, or that comprises, or on which there is, a draft heritage item. Complying development **may** be carried out on any part of the land that is not identified as an item of environmental heritage or a heritage item by an environmental planning instrument or on which is not located an item that is so identified, or that does not comprise, or on which there is not, a draft heritage item. Plans of the above items may be found in the applicable planning instrument(s)/draft planning instrument(s).

(NOTE: (1) Council has relied on Planning and Infrastructure Circulars and Fact Sheets in the preparation of this information. Applicants should seek their own legal advice in relation to this matter with particular reference to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

(2) Penrith Local Environmental Plan 2010 (if it applies to the land) contains additional complying development not specified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.)

4 COASTAL PROTECTION

The land is not affected by the operation of sections 38 or 39 of the Coastal Protection Act 1979, to the extent that council has been so notified by the Department of Public Works.

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5 MINE SUBSIDENCE

The land is not proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6 ROAD WIDENING AND ROAD REALIGNMENT

The land is not affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993, or
- (b) an environmental planning instrument, or
- (c) a resolution of council.

7 COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

(a) Council Policies

The land is affected by the Asbestos Policy adopted by Council.

The land is not affected by any other policy adopted by the council that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

(b) Other Public Authority Policies

The Bush Fire Co-ordinating Committee has adopted a Bush Fire Risk Management Plan that covers the local government area of Penrith City Council, and includes public, private and Commonwealth lands.

The land is not affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

7A FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

(1) Development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) (if such uses are permissible on the land) is subject to flood related development controls.

(2) Development on the land or part of the land for industrial or commercial purposes (if such uses are permissible on the land) is subject to flood related development controls.

Development on the land or part of the land for purposes other than industrial or commercial, or for purposes other than those referred to in (1) above, will be considered on a merits based approach and flood related development controls may apply.

Note: The land is subject to Penrith Development Control Plan 2014 Section C3.5 Flood Planning. On application and payment of the prescribed fee Council may be able to provide in writing a range of advice in regard to the extent of flooding affecting the property.

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8 LAND RESERVED FOR ACQUISITION

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

9 CONTRIBUTIONS PLANS

The Cultural Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith.

The Penrith City Local Open Space Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, excluding industrial areas and the release areas identified in Appendix B of the Plan (Penrith Lakes, Cranebrook, Sydney Regional Environmental Plan No. 30 - St Marys, Waterside, Thornton, the WELL Precinct, Glenmore Park and Erskine Park).

The Penrith City District Open Space Facilities Development Contributions Plan applies anywhere residential development is permitted within the City of Penrith, with the exclusion of industrial lands and the Penrith Lakes development site.

The Penrith City Centre Civic Improvement Plan applies to the land.

Penrith Citywide Section 7.12 Development Contributions Plan for non-residential development applies to all land in the City of Penrith LGA, with the exception of land within the Lambridge Estate, WELL Precinct and Penrith City Centre that are currently subject to other development contributions plans for non-residential development.

9A BIODIVERSITY CERTIFIED LAND

(Information is provided in this section only if the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.)

10 BIODIVERSITY STEWARDSHIP SITES

(Information is provided in this section only if Council has been notified by the Chief Executive of the Office of Environment and Heritage that the land is land to which a biobanking stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* relates.)

10A NATIVE VEGETATION CLEARING SET ASIDES

(Information is provided in this section only if Council has been notified of the existence of a set aside area by Local Land Services or it is registered in the public register under which section 60ZC of the *Local Land Services Act 2013* relates).

11 BUSH FIRE PRONE LAND

The land is not identified as bush fire prone land according to Council records.

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12 PROPERTY VEGETATION PLANS

(Information is provided in this section only if Council has been notified that the land is land to which a property vegetation plan approved under the *Native Vegetation Act 2003* applies and continues in force.)

13 ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006

(Information is provided in this section only if Council has been notified that an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.)

14 DIRECTIONS UNDER PART 3A

(Information is provided in this section only if there is a direction by the Minister in force under section 75P(2)(c1) of the Act (repealed on 1st October 2011) that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.)

15 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS AFFECTING SENIORS HOUSING

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (seniors housing), of which the council is aware, issued under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 18(2) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.)

16 SITE COMPATIBILITY CERTIFICATES FOR INFRASTRUCTURE

(Information is provided in this section only if there is a valid site compatibility certificate (infrastructure), of which council is aware, in respect of proposed development on the land.)

17 SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

(Information is provided in this section only if:

- (a) there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land; and/or
- (b) any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 have been imposed as a condition of consent to a development application in respect of the land.)

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18 PAPER SUBDIVISION INFORMATION

(Information is provided in this section only if a development plan adopted by a relevant authority applies to the land or is proposed to be subject to a consent ballot, or a subdivision order applies to the land.)

19 SITE VERIFICATION CERTIFICATES

(Information is provided in this section only if there is a current site verification certificate, of which council is aware, in respect of the land.)

NOTE: The following matters are prescribed by section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate

(a) (Information is provided in this section only if, as at the date of this certificate, the land (or part of the land) is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.)

(b) (Information is provided in this section only if, as at the date of this certificate, the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.)

(c) (Information is provided in this section only if, as at the date of this certificate, the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.)

(d) (Information is provided in this section only if, at the date of this certificate, the land subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.)

(e) (Information is provided in this section only if the land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 - a copy of which has been provided to Council.)

Note: Section 10.7(5) information for this property may contain additional information regarding contamination issues.

20 LOOSE FILL ASBESTOS INSULATION

(Information is provided in this section only if there is a residential premises listed on the register of residential premises that contain or have contained loose-fill asbestos insulation (as required by Division 1A of Part 8 of the Home Building Act 1989))

21 AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(Information is provided in this section only if Council is aware of any “affected building notice” and/or a “building product rectification order” in force for the land).

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22 STATE ENVIRONMENTAL PLANNING POLICY – WESTERN SYDNEY AEROTROPOLIS 2020

The land may be subject to additional planning considerations under State Environmental Planning Policy (Western Sydney Aerotropolis) 2020):

	Planning Control	Affected?
(a)	Subject to an ANEF or ANEC contour of 20 or greater	No
(b)	Affected by the Lighting Intensity and Wind Shear Map	No
(c)	Affected by the Obstacle Limitation Surface Map	No
(d)	Affected by the “public safety area” on the Public Safety Area Map	No
(e)	Within the “3km zone” or the “13km zone” of the Wildlife Buffer Zone Map	No

Note: The Environmental Planning and Assessment Amendment Act 2017 commenced operation on the 1 March 2018. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017, and Environmental Planning and Assessment Regulation 2000.

Information is provided only to the extent that Council has been notified by relevant government departments.

10.7(5) Certificate**This Certificate is directed to the following
relevant matters affecting the land**

When information pursuant to section 10.7(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 10.7(6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

Note:

- Council’s 10.7(5) information does not include development consent or easement information. Details of development consents may be obtained by making enquiries with Council’s Development Services Department pursuant to section 12 of the Local Government Act 1993 or (for development applications lodged after January 2007) by viewing the Online Services area at www.penrithcity.nsw.gov.au. Details of any easements may be obtained from a Title Search at Land and Property Information New South Wales.
- This certificate does not contain information relating to Complying Development Certificates.
- This certificate may not provide full details of development rights over the land.

*** Biodiversity Conservation Act 2016**

When considering any development application Council must have regard to the Biodiversity Conservation Act 2016. Please note that this legislation may have application to any land throughout the city. Interested persons should make their own enquiries in regard to the impact that this legislation could have on this land.

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*** Covenant(s)**

This land is affected by a covenant or covenants.

*** Preservation of Trees and Vegetation**

See Chapter C2 of Penrith Development Control Plan 2014 for specific controls relating to the preservation of trees and vegetation.

*** Development Control Plan General Information**

Penrith Development Control Plan 2014 which applies to the land, sets out requirements for a range of issues that apply across the Penrith Local Government Area, including:

- Site Planning and Design Principles
- Vegetation Management
- Water Management
- Land Management
- Waste Management
- Landscape Design
- Culture and Heritage
- Public Domain
- Advertising and Signage
- Transport, Access and Parking
- Subdivision
- Noise and Vibration, and
- Infrastructure and Services.

The Development Control Plan also specifies requirements relating to various types of land uses including:

- Rural Land Uses
- Residential Development
- Commercial and Retail Development, and
- Industrial Development

as well as for a number of specific activities, including child care centres; health consulting rooms; educational establishments; parent friendly amenities; places of public worship; vehicle repair stations; cemeteries, crematoria and funeral homes; extractive industries; and telecommunication facilities.

The Development Control Plan also details requirements relating to key precincts within the Penrith Local Government Area, including:

- Caddens
- Claremont Meadows Stage 2
- Cranebrook
- Emu Heights
- Emu Plains
- Erskine Business Park
- Glenmore Park
- Kingswood
- Mulgoa Valley
- Orchard Hills

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- Penrith
- Penrith Health and Education Precinct
- Riverlink Precinct
- St Clair,
- St Marys / St Marys North, and
- Sydney Science Park.

Penrith Development Control Plan 2014 may be accessed at
<https://www.penrithcity.nsw.gov.au/Building-and-Development/Planning-and-Zoning/Planning-Controls/Development-Control-Plans/>

*** Penrith City Centre Controls**

See Part 8 of Penrith Local Environmental Plan 2010 and Chapter E11 of Penrith Development Control Plan 2014 for specific controls relating to Penrith City Centre (which includes the subject property).

*** Active Street Frontage**

The land is identified as an “Active Street Frontage” on the Penrith Local Environmental Plan 2010 (PLEP 2010) Active Street Frontages Map. See Clause 7.8 of PLEP 2010 for details.

*** Serviced Apartment Controls**

See Part 7.26 of Penrith Local Environmental Plan 2010 for specific controls relating to Serviced Apartments (which includes the subject property).

- Council holds environmental report(s) relating to the subject property. Copies of the report(s) are available from Council for inspection by interested persons. Interested persons should satisfy themselves as to the state of the land and in relation to any matter or thing, including any documents referred to in, or disclosed by, this notation.

* Council holds environmental report(s) relating to the subject property. Copies of the report(s) are available from Council for inspection by interested persons. Interested persons should satisfy themselves as to the state of the land and in relation to any matter or thing, including any documents referred to in, or disclosed by, this notation.

Report Title, Prepared by, Date

Preliminary Site Investigation: Westfield Penrith Alterations and Additions High Street, Penrith NSW, prepared by JBS&G Australia Pty Ltd, dated 2 October 2019 (Ref. No. 55324/124934 (Rev 1).

Council Ref No.

Document Set ID 8915914 DA19/0744

Additional matters that consent authority must consider

Clause 92 (1)(f) of *Environmental Planning and Assessment Regulation 2000* (the Regulation) applies to the land. Relevantly this clause provides:

- (f) *in the case of a development application for development for the erection of a building for residential purposes on land in Penrith City Centre, the Development Assessment Guideline: An*

PLANNING CERTIFICATE UNDER SECTION 10.7

Environmental Planning and Assessment Act, 1979

Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre published by the Department of Planning and Environment on 28 June 2019.

A copy of this Guideline is available on the website of the Department.

Clause 92(1)(a)-(e) of the Regulation may also apply to the land.

Warwick Winn
General Manager

PER



Please note:

Certain amendments to the Environmental Planning and Assessment Act 1979 No 203 (Act) commenced on 1 March 2018.

The Environmental Planning and Assessment (Amendment) Act 2017 No 60 makes structural changes to the Act and, as a consequence, the Act has been renumbered in a decimal format. For example, Section 149 Planning Certificates have become Section 10.7 Certificates. Some of the information in this certificate may refer to the previous version of the Act.

Council is committed to updating all relevant documents in a timely manner. This will include planning instruments, applications, approvals, orders, certificates, forms and other associated documents in both printed and electronic versions. Council is required to implement these changes and regrets any inconvenience caused to the local business, industry and the community.

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