

25 March 2021

Edward Ottery
Scentre Group

Westfield Penrith Development Application – SEPP 55 Advice

Dear Edward,

JBS&G Australia Pty Ltd (JBS&G) was engaged by Scentre Group (Scentre) to provide environmental consultancy services associated with the Westfield Penrith Development Application (DA) for alterations and additions to the central portion of the Westfield Penrith shopping centre adjacent Riley and Jane Streets, Penrith. This advice considers whether site conditions warrant the need for a preliminary site investigation into potential contamination within the development area given the minor extent of ground disturbance involved in the works and the land use will remain commercial in nature.

From development plans provided, the works predominantly involve alterations and additions to the existing shopping centre. The development works will require minimal ground disturbance within the development area, limited to footings below the existing basement for construction of a proposed travelator. Relevant plans are presented in **Attachment 2**.

Given the very limited extent of ground disturbance beneath the existing basement, advice has been sought regarding potential contamination risks and the need for a formal preliminary investigation of contamination to support the DA.

Review of historical aerial photographs showing the development area indicate the area was historically predominantly residential and vacant land to at least the mid 1960s. Construction of a ground level shopping centre was underway by 1970 and completed prior to 1978, with the corner of Riley and Jane Streets being a ground level asphalt carpark to support the new shopping centre that existing until the late 1980s. By the late 1990s the ground level carpark and shopping centre had been replaced by the existing multi-level shopping and cinema complex in its current layout. Plans of the current centre show the basement carpark extends across the entire previous ground level carpark and shopping centre. This would have required the excavation of all topsoil/fill that may have previously existing below the site down to natural soil/rock.

The Penrith 1:100,000 scale geological map shows the site is in an area underlain by Quaternary aged fluvial deposits of gravel, sand, silt and clay, underlain by Ashfield Shale bedrock units including claystone-siltstone and fine sandstone-siltstone which are known to be relatively shallow (<10 to 15m) in the order of 10 to 15 m in the vicinity of the site.

Given the historical land use and removal of all topsoil to natural soil/rock, there is unlikely to be any residual historical contamination immediately below the site's basement. Given the distance to the nearest identified potential contamination source in the area, being a dry cleaner on Henry Street some 300m to the southwest, with a number of large basements in between, there is unlikely to be any associated contamination migration impacting soil/rock underlying the site's basement.

With regards to *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55) and associated SEPP 55 Planning Guidelines, no known historical contaminating activities as listed in Table 1 of the guidelines are known to have occurred within the development area based on

historical aerals. Further, known uses such as rural residential, retail and carparking activities prior to excavation of the basement would only pose a low risk of surficial impact, which would have been addressed in excavating the current basement area. As such, Initial evaluation of potential contamination herein indicates it is very unlikely contamination exists below the basement area such that the development area would not be suitable for the proposed development and existing shopping centre use.

On this basis JBS&G consider that further preliminary or detailed site investigation of contamination is not warranted, and risks to workers can be managed appropriately through standard construction environmental and health and safety controls.

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email mbennett@jbsg.com.au.

Yours sincerely:



Matthew Bennett, CEnvP SC
Senior Principal
JBS&G Australia Pty Ltd

Attachments

- 1) Limitations
- 2) Site Plans

Attachment 1 – 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.

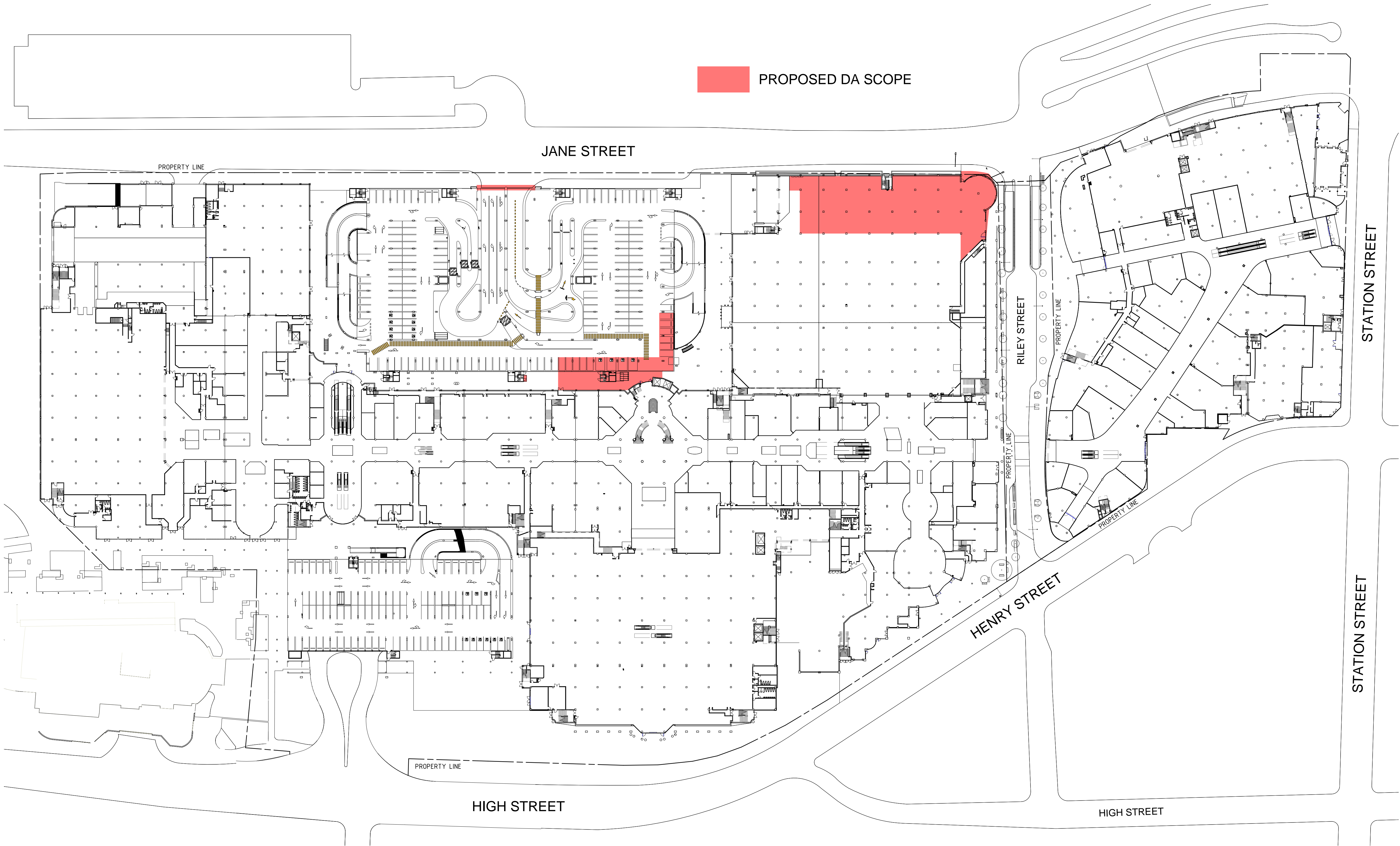
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the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

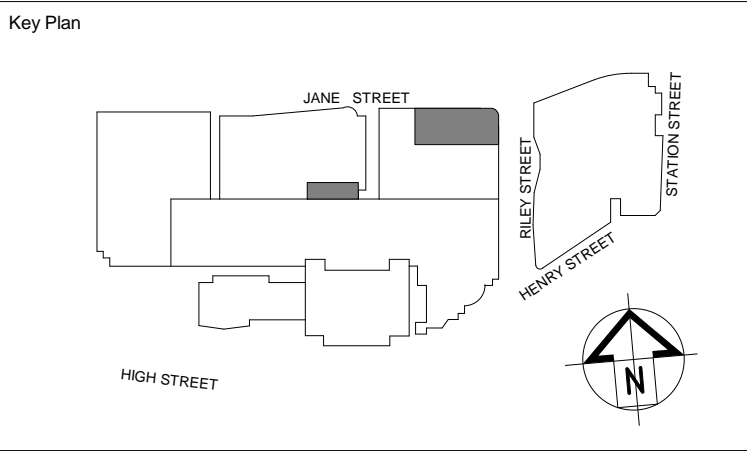
This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the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

Attachment 2 – Site Plans



1 SITE PLAN
1 : 750

Rev	Date	By	Chk	Description
1	30/03/2021	EO		DA SET FINAL ISSUE
P5	03/03/2021	EO		DA SET ISSUE FOR COORDINATION
P4	09/02/2021	EO		DA SET ISSUE FOR COORDINATION
P3	04/02/2021	EO		DA SET ISSUE FOR INFORMATION
P2	28/08/2020			FOR INFORMATION



SCENTRE GROUP
Creating Extra-ordinary Places, Connecting & Enriching Communities

GPT
The GPT Group

PENRITH

DEVELOPMENT APPLICATION

Scentre Design and Construction Pty Limited
85 Castlereagh Street, Sydney NSW 2000
Phone (02) 9358 7000 Fax (02) 9028 8500
GPO Box 4004 Sydney NSW 2001
ACN 000 267 265

Title
SITE PLAN

General Note
ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. REFER TO ALL DETAIL DRAWINGS, STRUCTURAL, MECHANICAL & SERVICES DRAWINGS BEFORE COMMENCING WORK. REFER ANY DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE FROM DRAWINGS. COPYRIGHT OF THE DESIGN SHOWN HEREIN IS RETAINED BY SCENTRE DESIGN AND CONSTRUCTION. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
NOTE: MAJOR TENANT SCOPE: MSB FOR LIGHT AND POWER, MECHANICAL AND REFRIGERATION SPACES TO BE LOCATED BY TENANT

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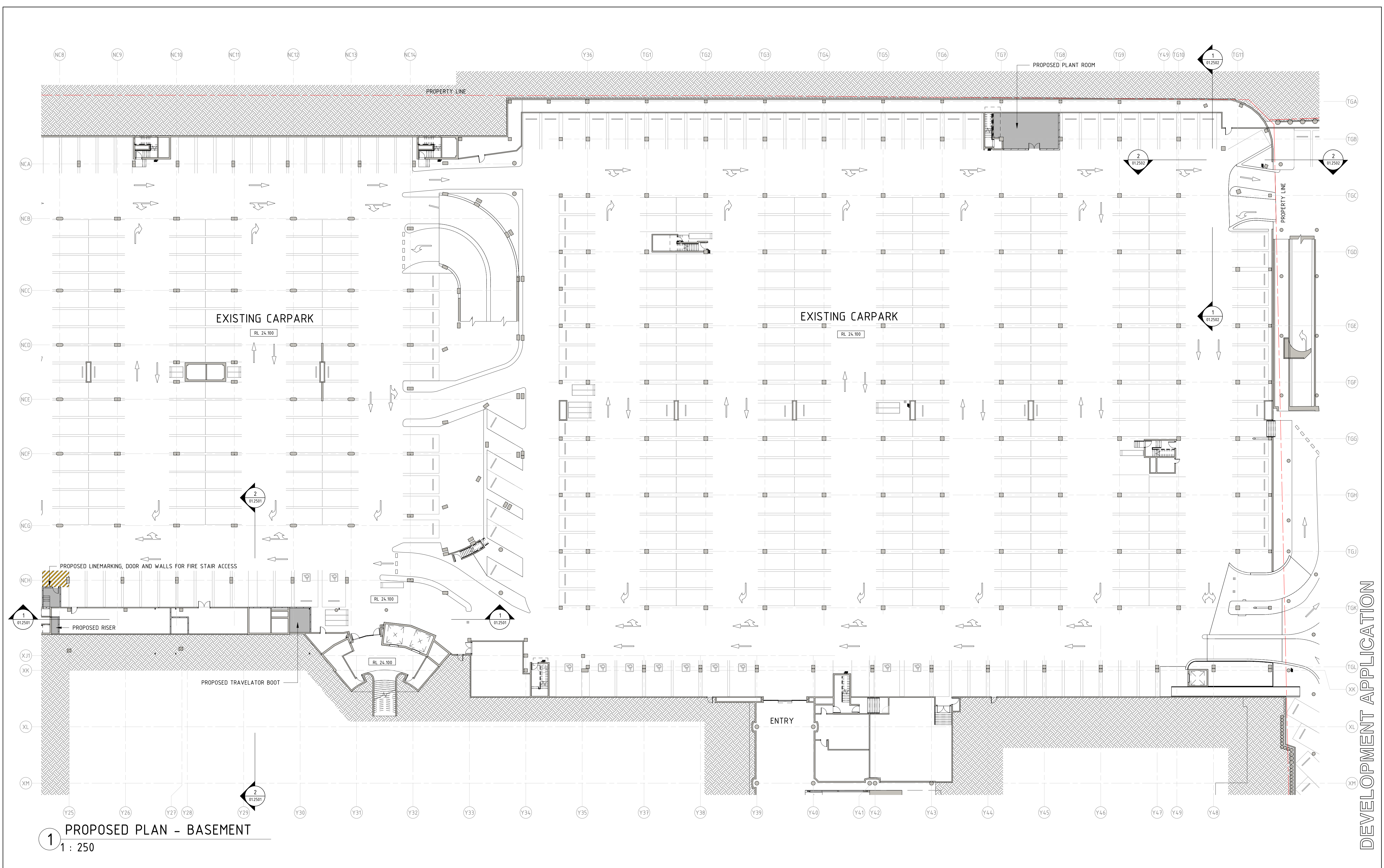
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Drawing No.
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Revision
1

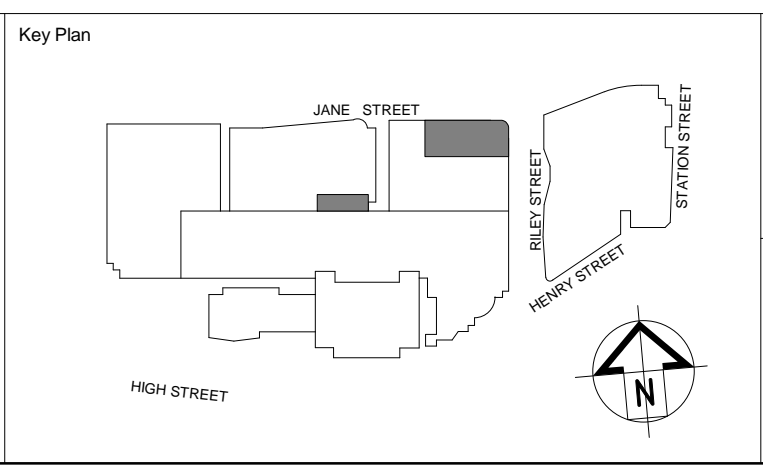


1 PROPOSED PLAN - BASEMENT
1 : 250

Rev	Date	By	Chk	Description
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P5	03/03/2021	EO		DA SET ISSUE FOR COORDINATION
P4	09/02/2021	EO		DA SET ISSUE FOR COORDINATION
P3	04/02/2021	EO		DA SET ISSUE FOR INFORMATION
P2	28/08/2020			FOR INFORMATION

MLP LEGEND	
	MINI MAJOR
	MALL
	VERTICAL TRANSPORT
	LANDSCAPE PLANTER
	BOH

PARKING MODIFICATION			
LEVEL	LOST CARS	GAINED CARS	TOTAL INCREMENTAL
BASEMENT	-4		-4
LEVEL 1	-15	+4	-11
LEVEL 1M	-1		-1
LEVEL 2	-3	+2	-1
LEVEL 2M	-1		-1
LEVEL 3			
TOTAL	-24	+6	-18



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Drawing Scale

As indicated

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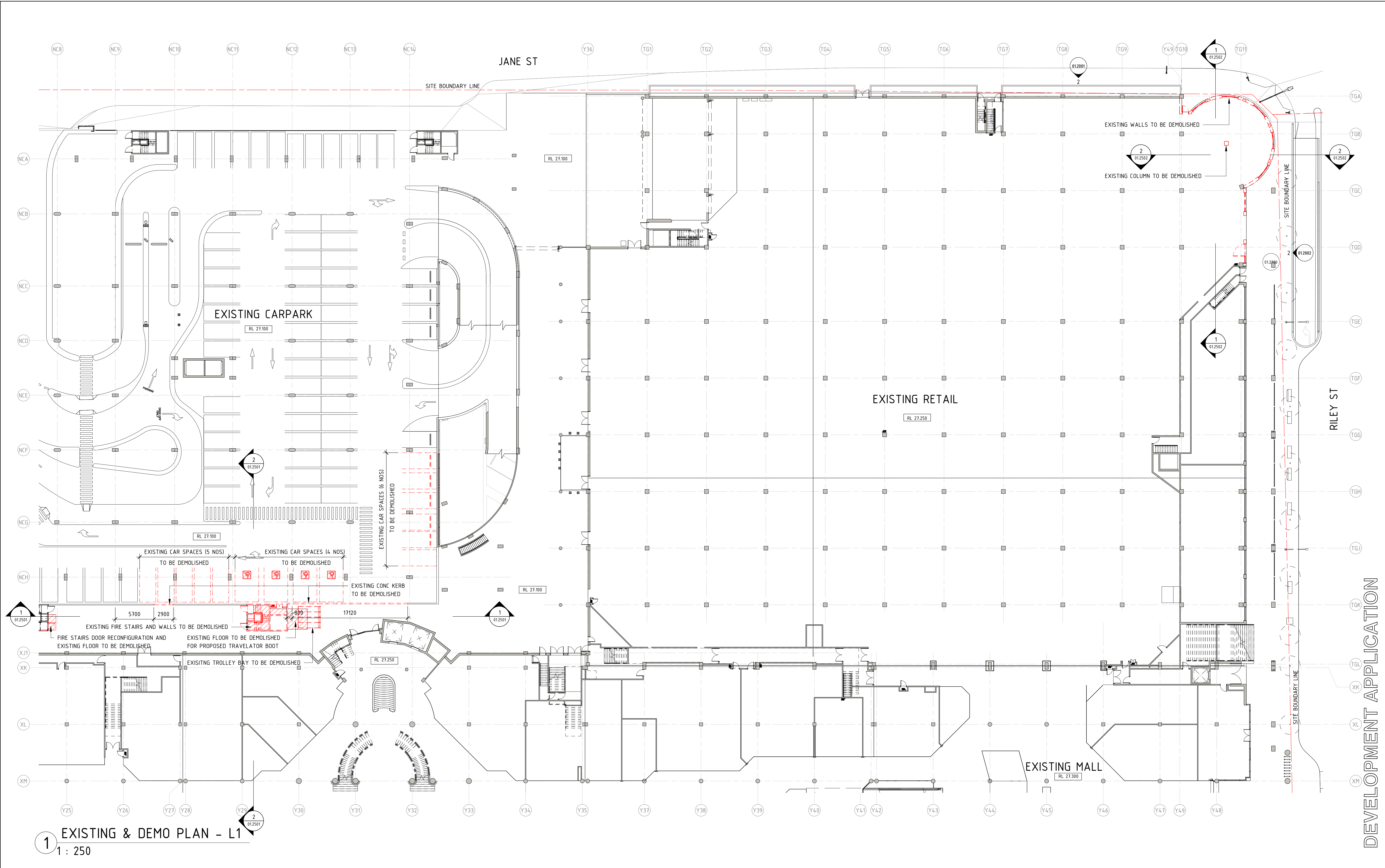
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Revision

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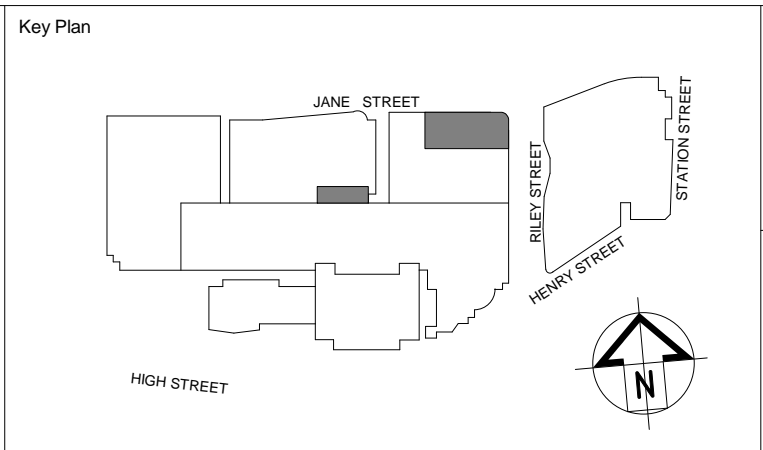


1 EXISTING & DEMO PLAN - L1
1 : 250

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P4	09/02/2021	EO		DA SET ISSUE FOR COORDINATION
P3	04/02/2021	EO		DA SET ISSUE FOR INFORMATION
P2	28/08/2020			FOR INFORMATION

DEMOLITION LEGEND	
---	ITEMS TO BE DEMOLISHED
///	FLOORS TO BE DEMOLISHED

PARKING MODIFICATION			
LEVEL	LOST CARS	GAINED CARS	TOTAL INCREMENTAL
BASEMENT	-4		-4
LEVEL 1	-15	+4	-11
LEVEL 1M	-1		-1
LEVEL 2	-3	+2	-1
LEVEL 2M	-1		-1
LEVEL 3			
TOTAL	-24	+6	-18



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Title
**EXISTING & DEMO PLAN
LEVEL 1**

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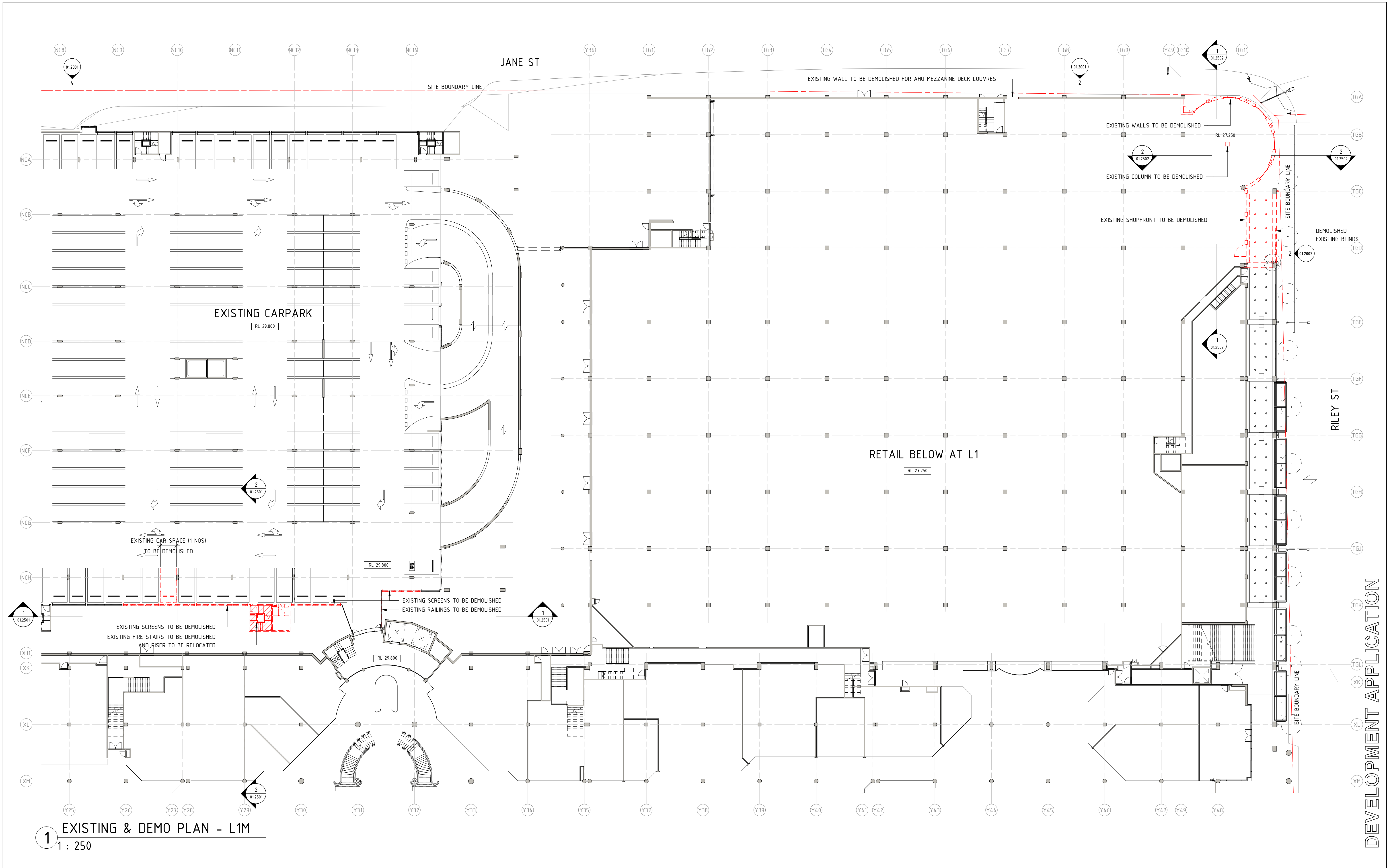
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SDC-01.0552

DEVELOPMENT APPLICATION

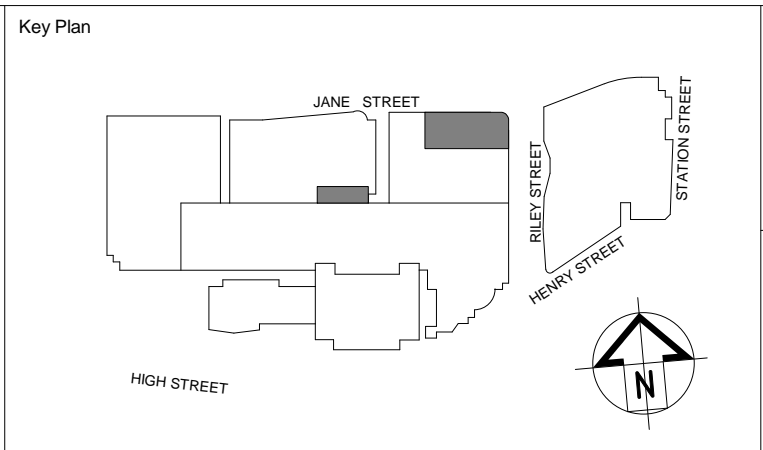


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P3	04/02/2021	EO		DA SET ISSUE FOR INFORMATION
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DEMOLITION LEGEND	
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LEVEL 1M	-1		-1
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Title

**EXISTING & DEMO PLAN
LEVEL 1M**

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BY TENANT

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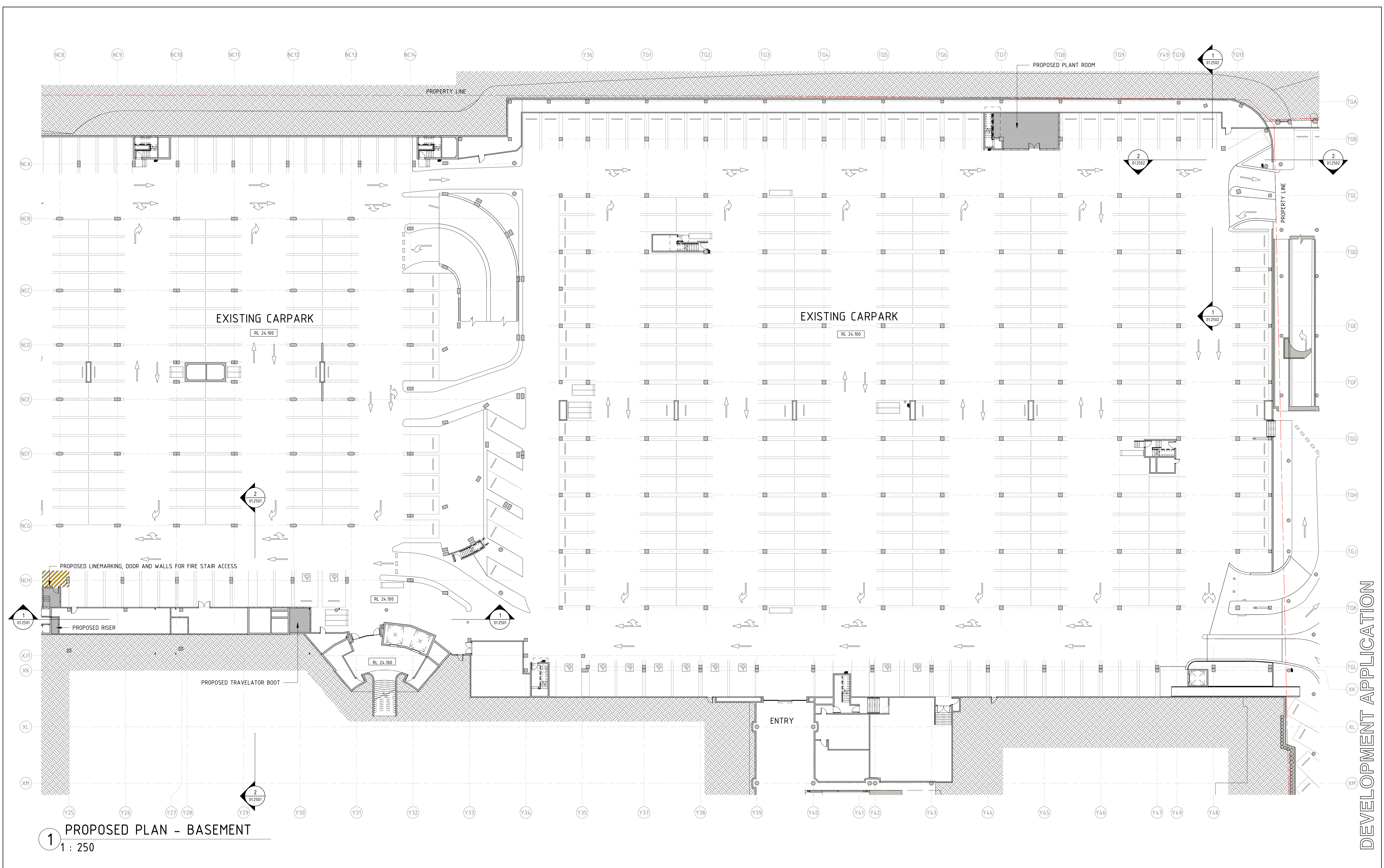
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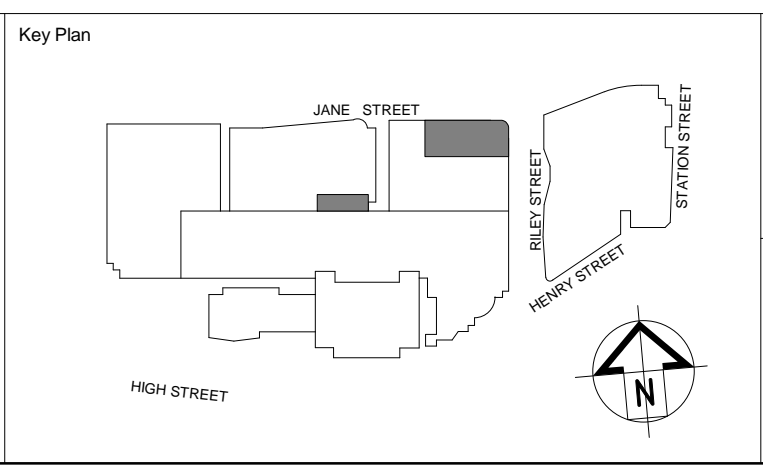


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PROPOSED PLAN BASEMENT

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Drawing No.

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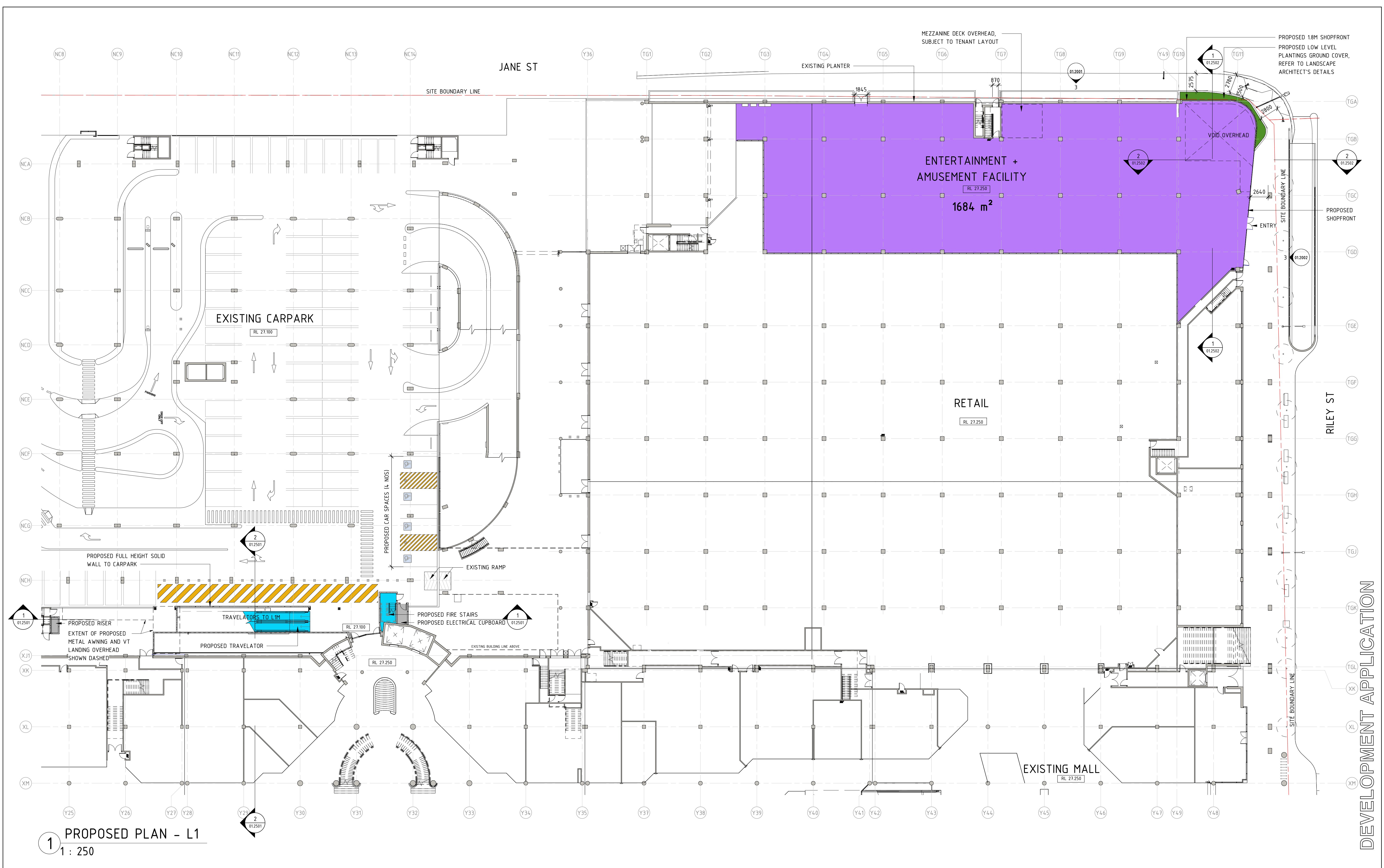
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Revision

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DEVELOPMENT APPLICATION

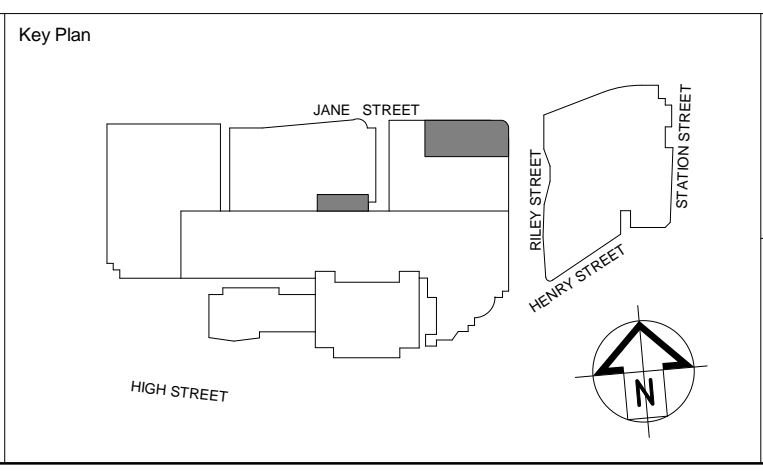


1 PROPOSED PLAN - L1
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MLP LEGEND			
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	LANDSCAPE PLANTER		
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LEVEL 2M	-1		-1
LEVEL 3			
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Creating Extra-ordinary Places, Connecting & Enriching Communities

The GPT Group

DEVELOPMENT APPLICATION

Title

PROPOSED PLAN LEVEL 1

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Drawing Scale

As indicated

Scale Bar 1:1

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Project No.

D6914

Drawing No.

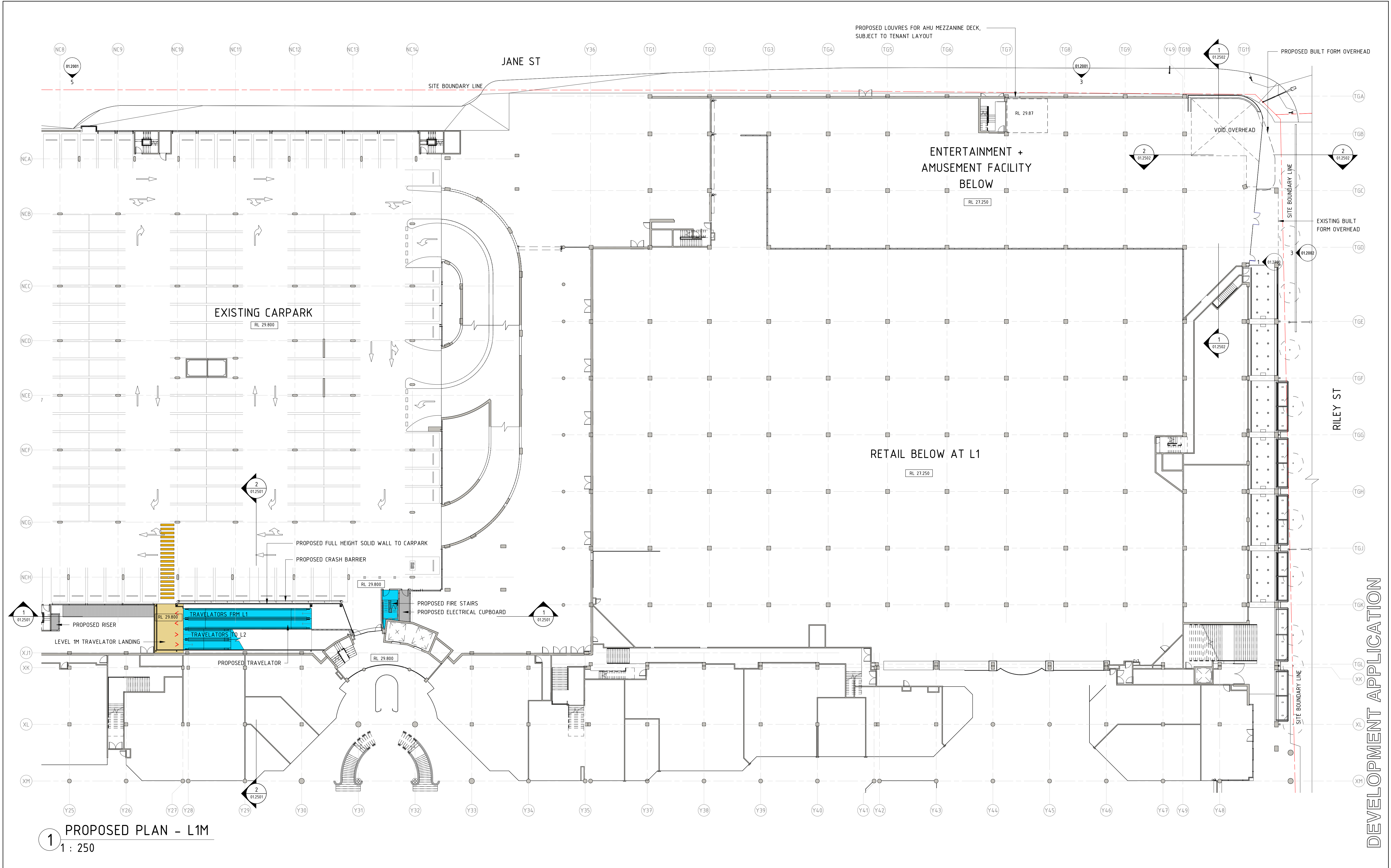
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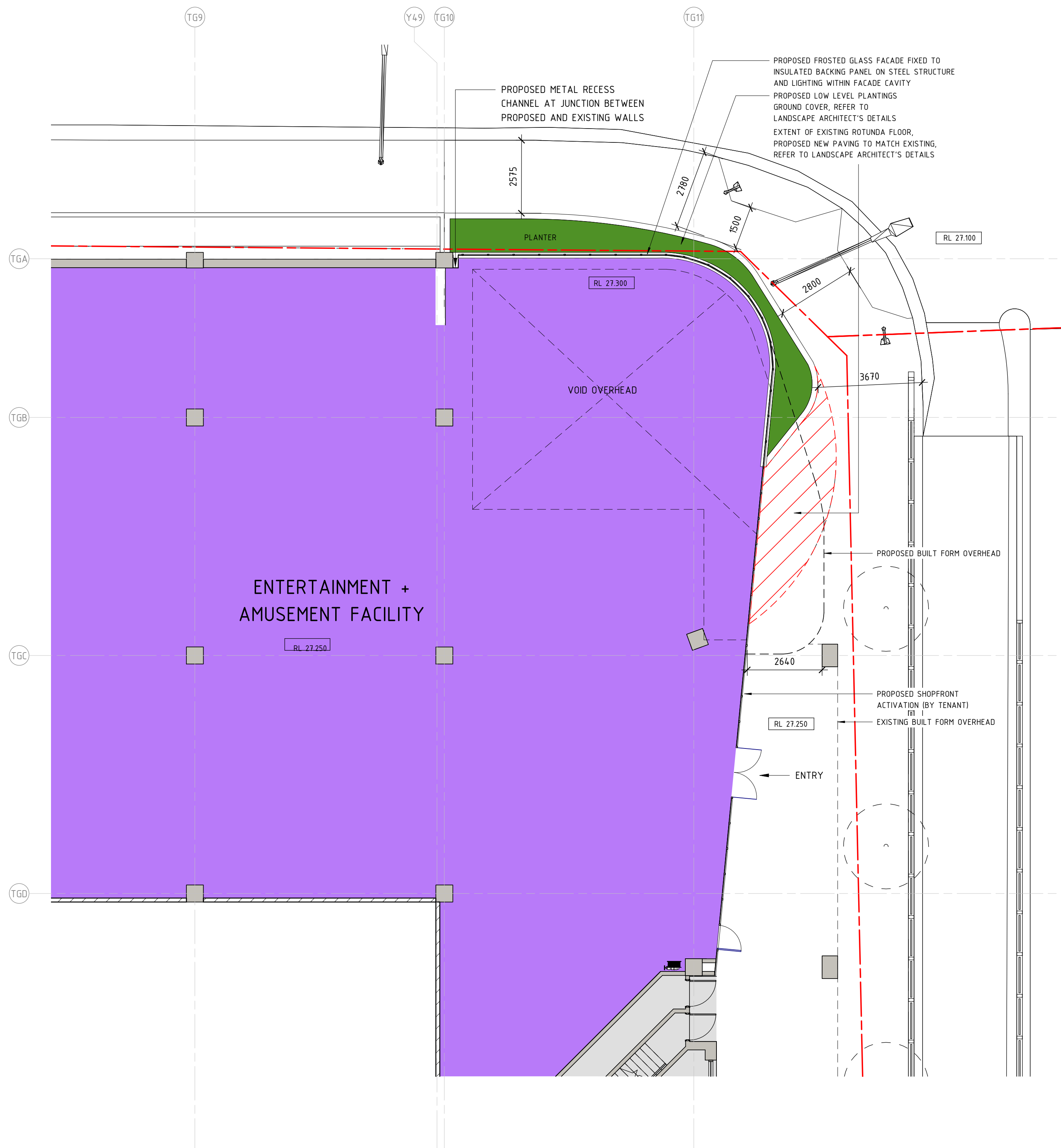
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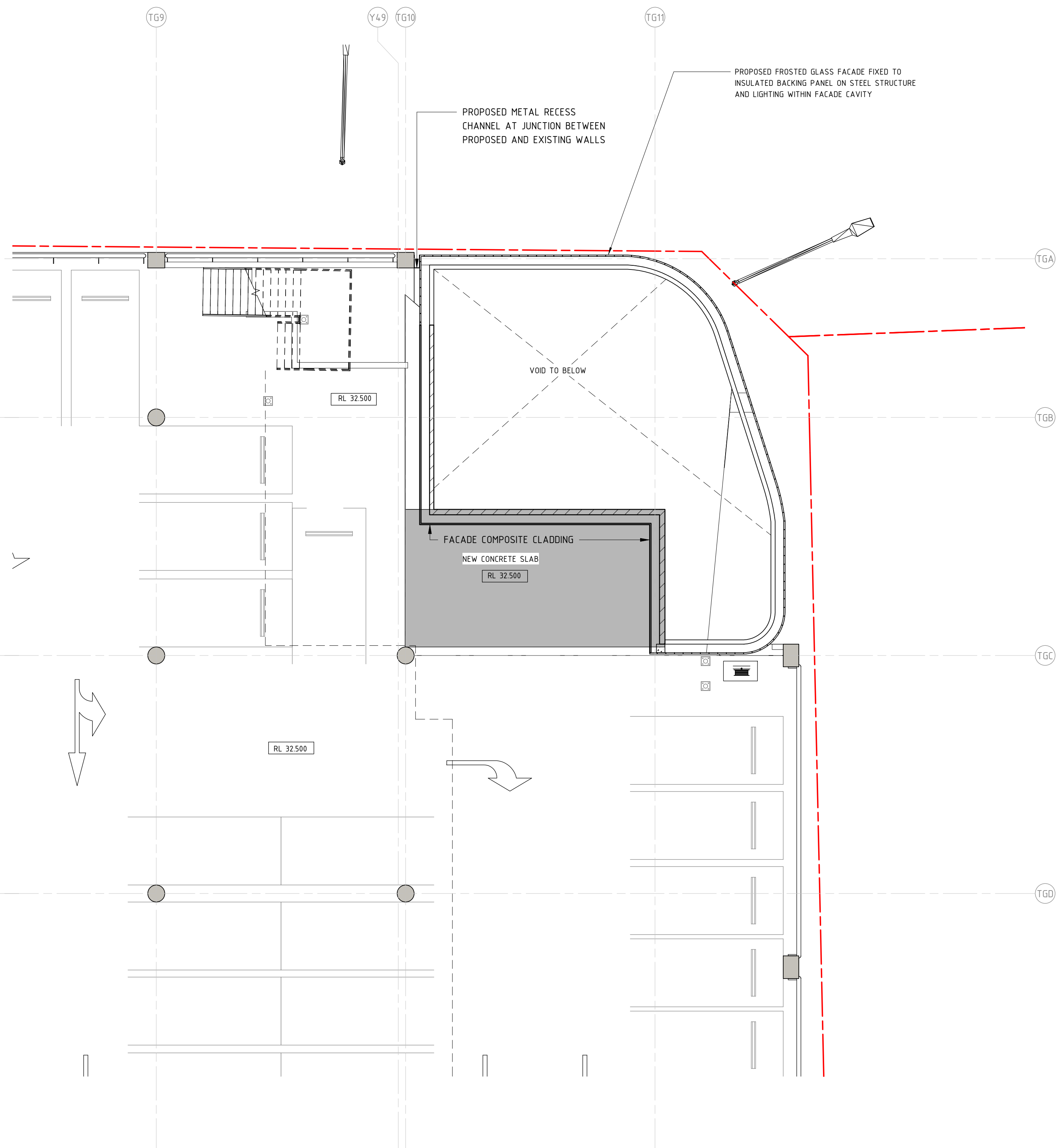
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1 FACADE CORNER DETAIL PLAN - L1
1 : 100



2 FACADE CORNER DETAIL PLAN - L2
1 : 100

DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
1	30/03/2021	EO		DA SET FINAL ISSUE
P5	03/03/2021	EO		DA SET ISSUE FOR COORDINATION
P4	09/02/2021	EO		DA SET ISSUE FOR COORDINATION
P3	04/02/2021	EO		DA SET ISSUE FOR INFORMATION
P2	28/08/2020			FOR INFORMATION



SCENTRE GROUP
Creating Extra-ordinary Places, Connecting & Enriching Communities

GPT
The GPT Group

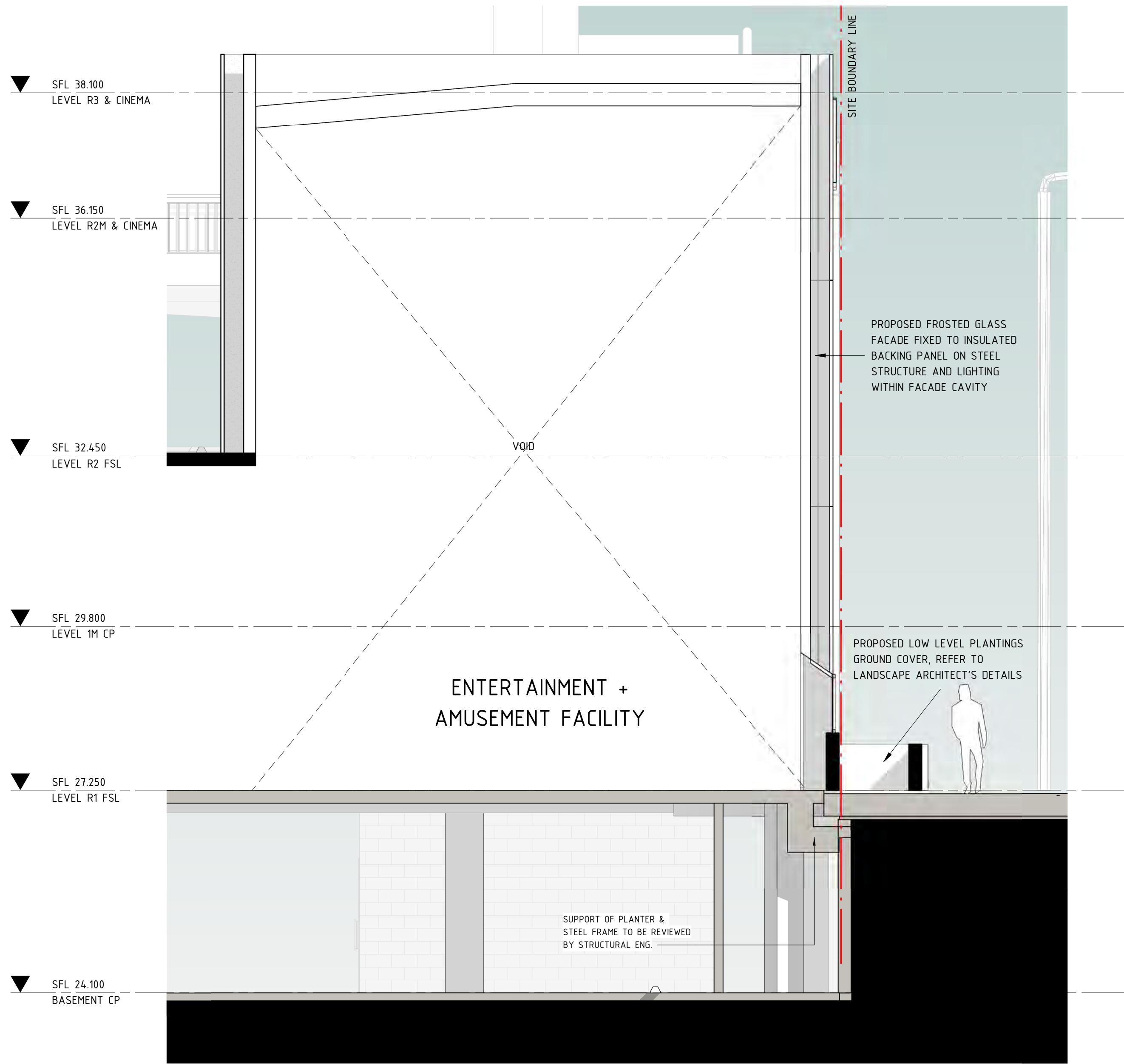
PENRITH

DEVELOPMENT APPLICATION

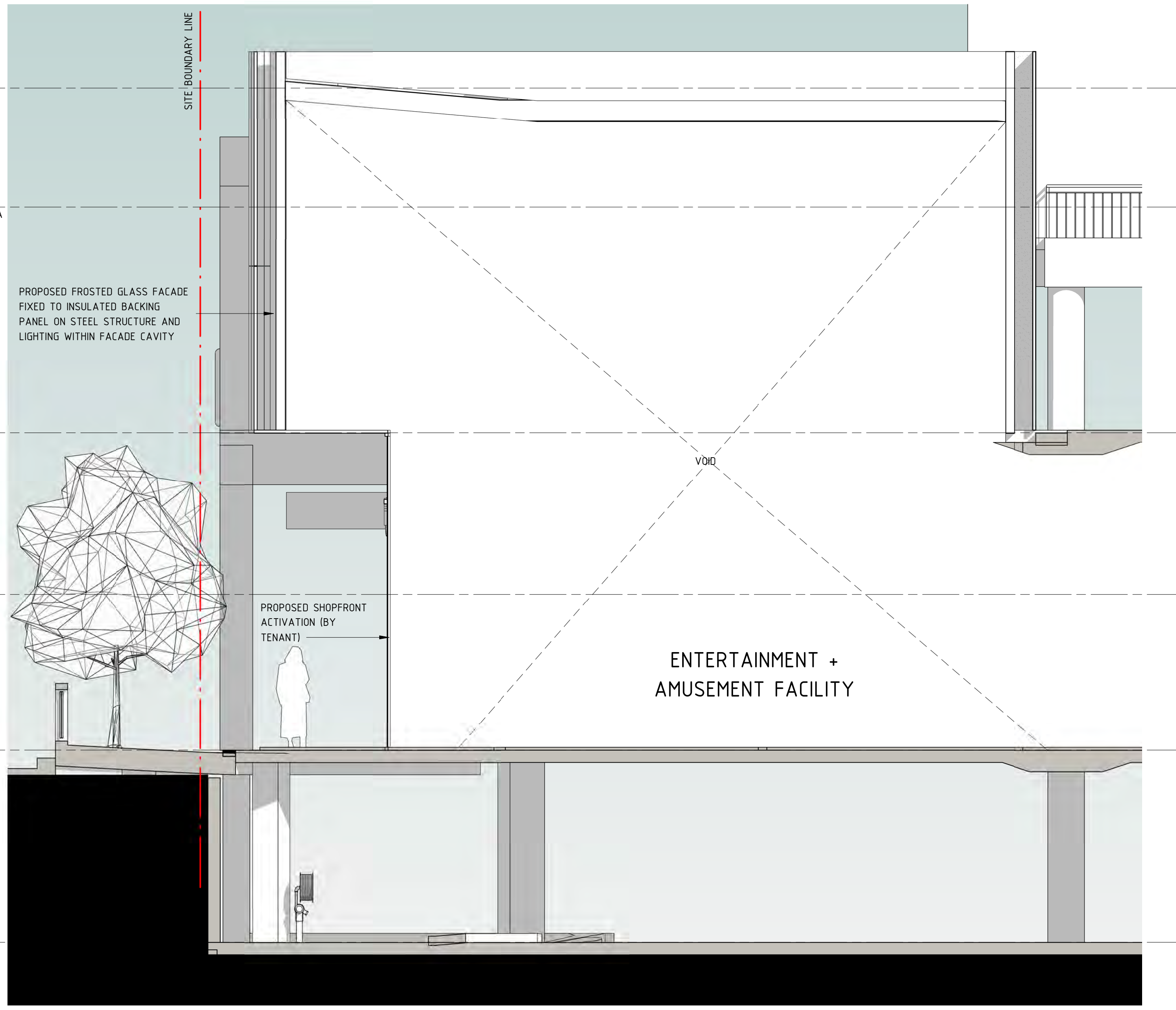
Scentre Design and Construction Pty Limited
85 Castlereagh Street, Sydney NSW 2000
Phone (02) 9358 7000 Fax (02) 9028 8500
GPO Box 4004 Sydney NSW 2001
ACN 000 267 265

FACADE CORNER DETAIL PLANS
<small>General Note ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. REFER TO ALL DETAIL DRAWINGS. STRUCTURAL, MECHANICAL & SERVICES DRAWINGS BEFORE COMMENCING WORK. REFER ANY DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE FROM DRAWINGS. COPYRIGHT OF THE DESIGN SHOWN HEREIN IS RETAINED BY SCENTRE DESIGN AND CONSTRUCTION. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION. NOTE - MAJOR TENANT SCOPE: MSB FOR LIGHT AND POWER, MECHANICAL AND REFRIGERATION SPACES TO BE LOCATED BY TENANT</small>

Drawing Scale 1 : 100	Scale Bar 1:1 0 10 20 30 40 50
Project No. D6914	Plot Date 24/03/2021 3:39:41 PM
Drawing No. SDC-01.1000	Revision 1



1 PROPOSED SECTION STUDY - CORNER - 01
1 : 50

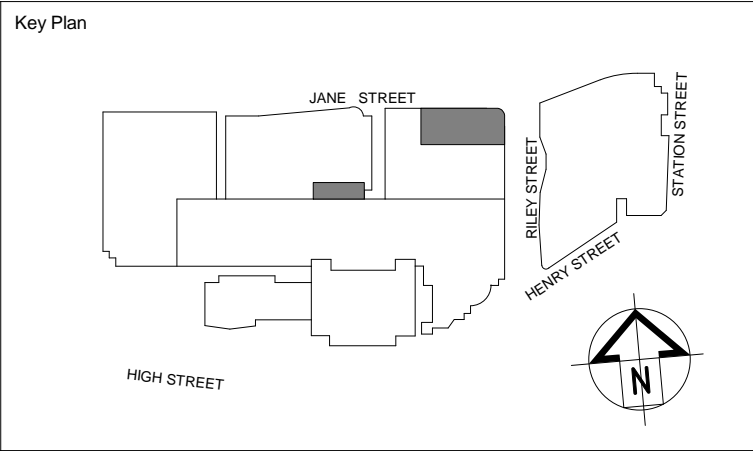


2 PROPOSED SECTION STUDY - CORNER - 02
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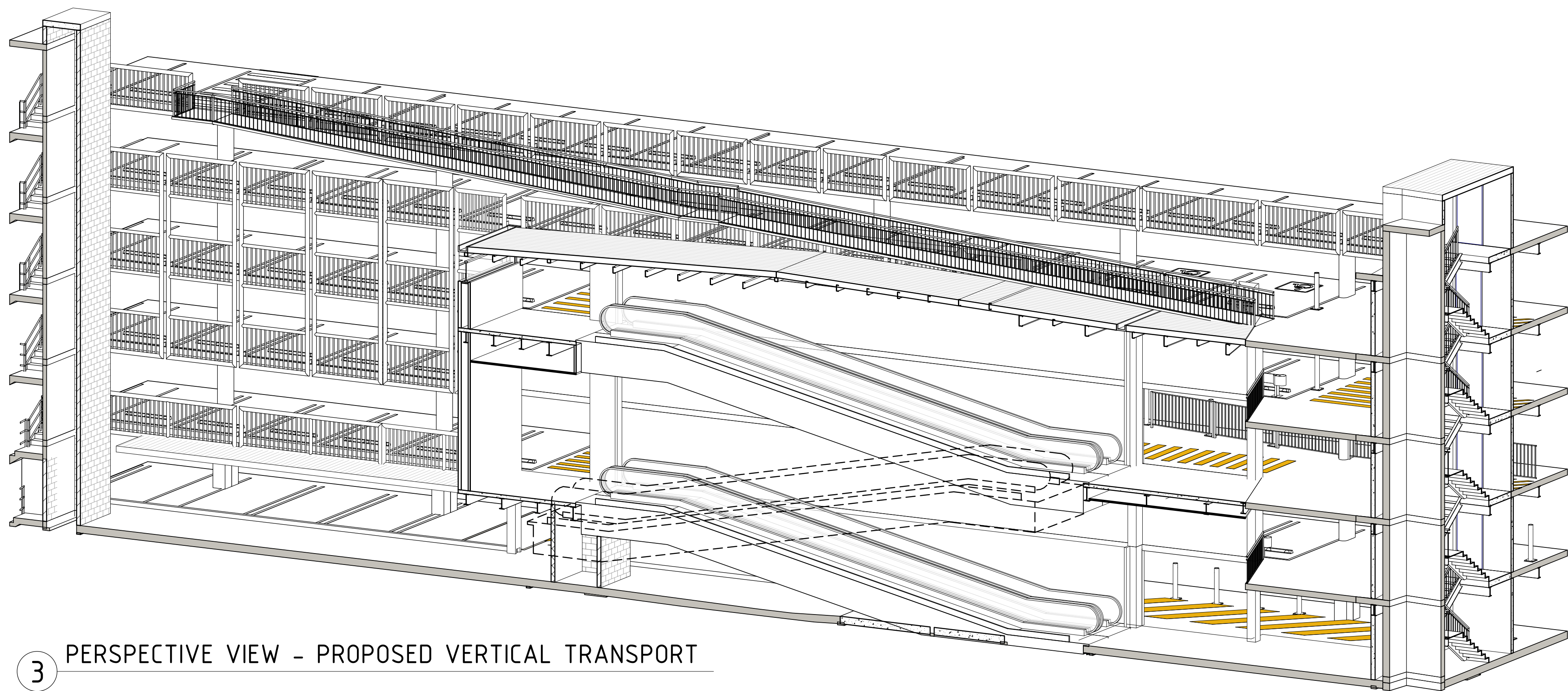
NOTE: PLANTER STRUCTURAL THICKNESS TBC BY STRUCTURAL ENG.

DEVELOPMENT APPLICATION

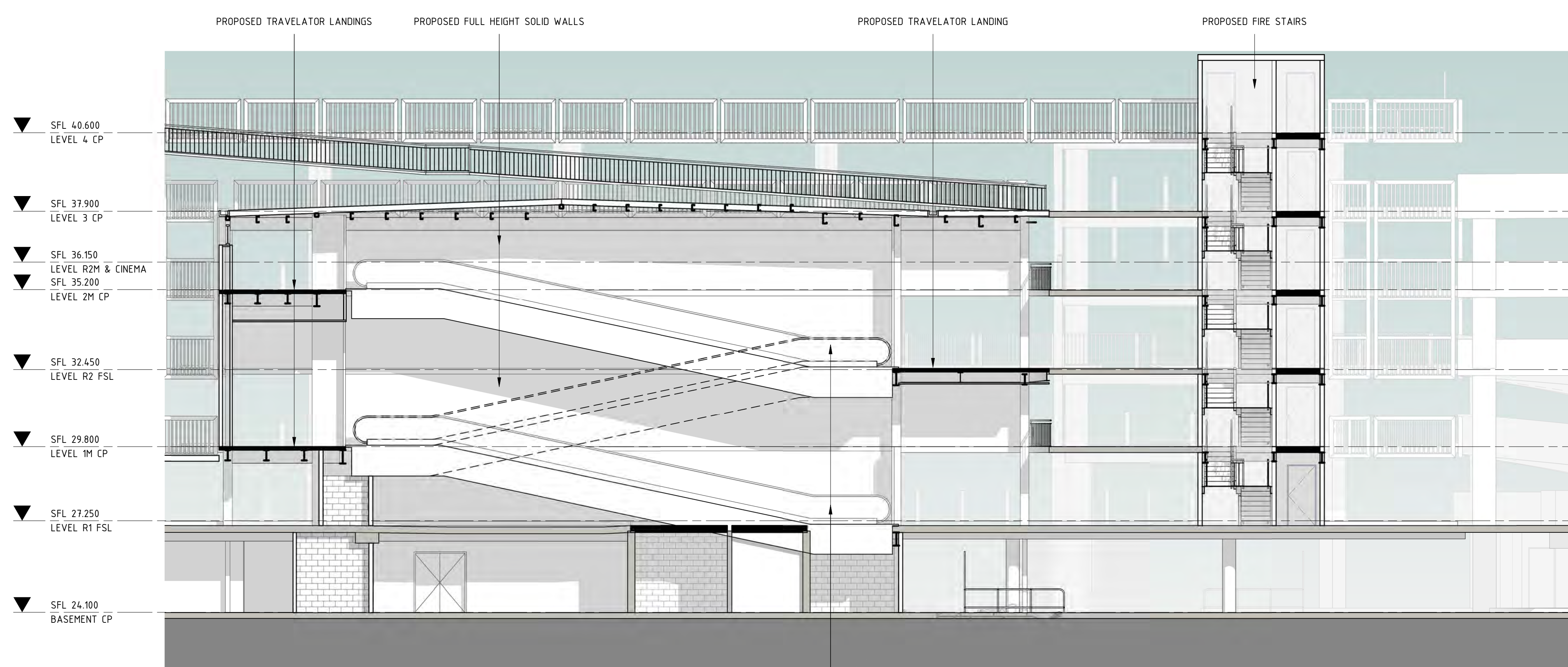
Rev.	Date	By	Chk.	Description
1	30/03/2021		EO	DA SET FINAL ISSUE
P2	06/02/2021		EO	DA SET ISSUE FOR COORDINATION



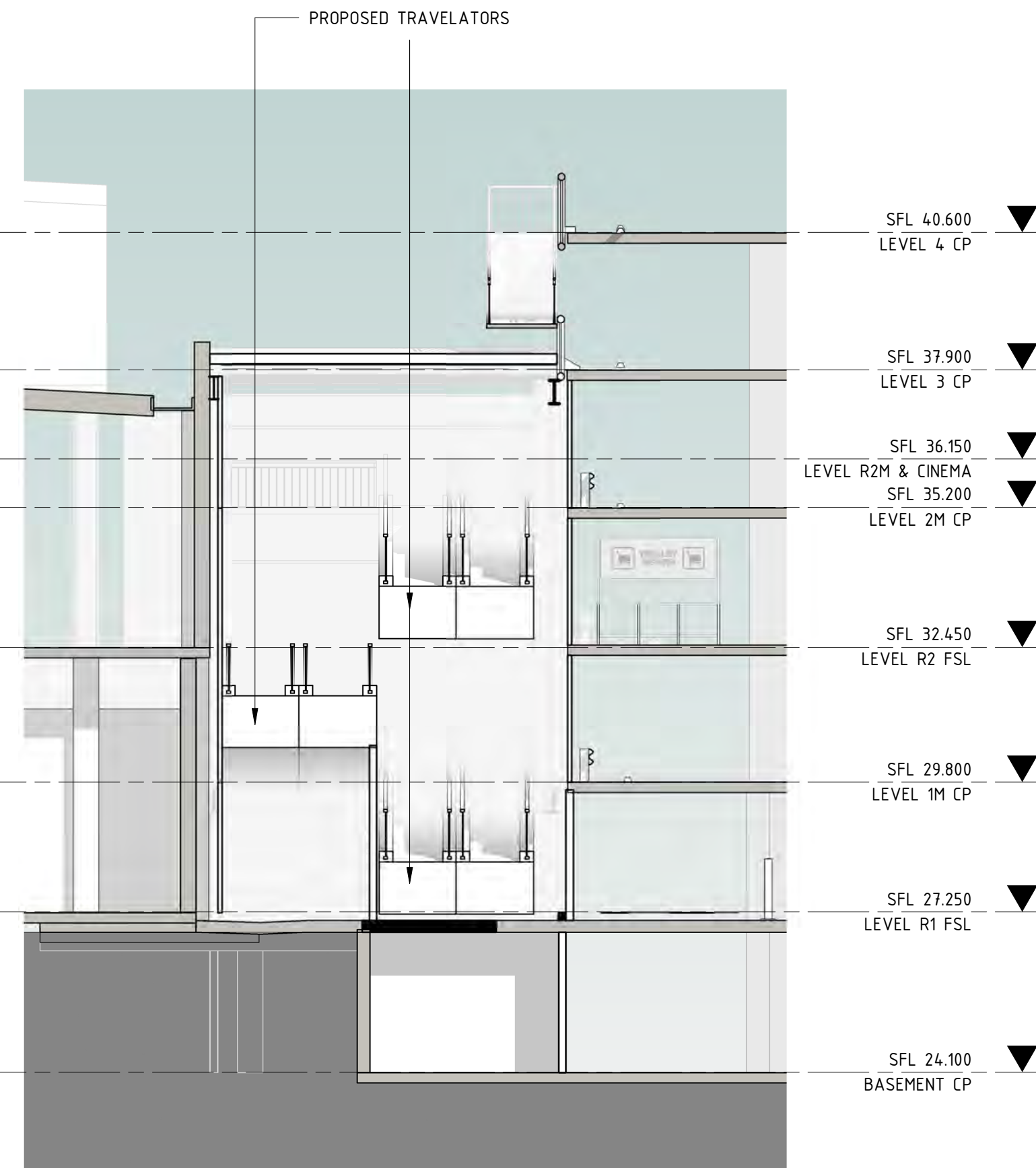
<div>SCENTRE GROUP</div> <div>Creating Extra-ordinary Places, Connecting & Enriching Communities</div>	<div>PENRITH</div> <div>DEVELOPMENT APPLICATION</div> <div>Scentre Design and Construction Pty Limited 46 Castlereagh Street, Sydney NSW 2100 Phone (02) 9358 7000 Fax (02) 9028 8500 GPO Box 4004 Sydney NSW 2001 ACN 000 267 265</div>	<div>Title</div> <div>FACADE CORNER DETAIL SECTIONS</div> <div>General Note</div> <div>ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. REFER TO ALL DETAIL DRAWINGS, STRUCTURAL, MECHANICAL & SERVICES DRAWINGS BEFORE COMMENCING WORK. REFER ANY DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE FROM DRAWINGS. COPYRIGHT OF THE DESIGN SHOWN HEREIN IS RETAINED BY SCENTRE DESIGN AND CONSTRUCTION. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION. NOTE - MAJOR TENANT SCOPE: MSB FOR LIGHT AND POWER, MECHANICAL AND REFRIGERATION SPACES TO BE LOCATED BY TENANT</div>	<div>Drawing Scale</div> <div>1 : 50</div>	<div>Scale Bar 1:1</div> <div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></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3 PERSPECTIVE VIEW - PROPOSED VERTICAL TRANSPORT



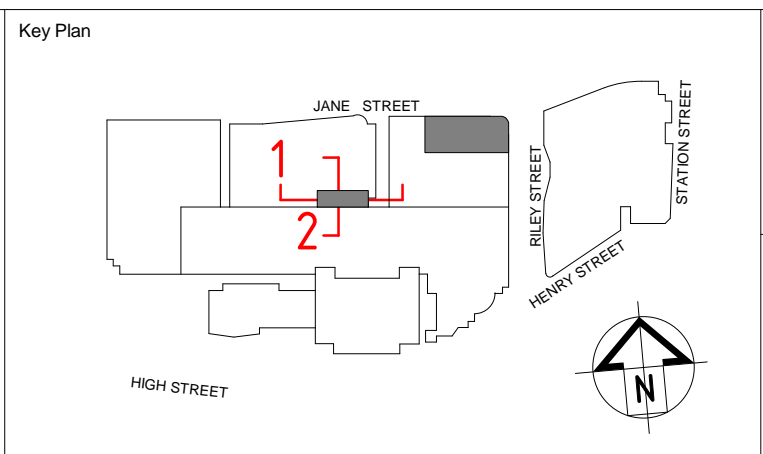
1 PROPOSED SECTION - VERTICAL TRANSPORT 01
1 : 100



2 PROPOSED SECTION - VERTICAL TRANSPORT 02
1 : 100

DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
1	30/03/2021	EO		DA SET FINAL ISSUE
P5	03/03/2021	EO		DA SET ISSUE FOR COORDINATION
P4	09/02/2021	EO		DA SET ISSUE FOR COORDINATION
P3	04/02/2021	EO		DA SET ISSUE FOR INFORMATION
P2	28/08/2020			FOR INFORMATION



SCENTRE GROUP
Creating Extra-ordinary Places, Connecting & Enriching Communities

GPT
The GPT Group

PENRITH

DEVELOPMENT APPLICATION

Scentre Design and Construction Pty Limited
85 Castlereagh Street Sydney NSW 2000
Phone (02) 9358 7000 Fax (02) 9028 8500
GPO Box 4004 Sydney NSW 2001
ACN 000 267 265

Title
**PROPOSED SECTIONS
VERTICAL TRANSPORT**

General Note
ALL DIMENSIONS TO BE CHECKED ON SITE. WRITTEN DIMENSIONS ONLY TO BE USED. REFER TO ALL DETAIL DRAWINGS. STRUCTURAL, MECHANICAL & SERVICES DRAWINGS BEFORE COMMENCING WORK. REFER ANY DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE FROM DRAWINGS. COPYRIGHT OF THE DESIGN SHOWN HEREIN IS RETAINED BY SCENTRE DESIGN AND CONSTRUCTION. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION. NOTE: MAJOR TENANT SPACE: USH FOR LIGHT AND POWER, MECHANICAL AND REFRIGERATION SPACES TO BE LOCATED BY TENANT

Drawing Scale 1 : 100	Scale Bar 1:1 0 10 20 30 40 50
Project No. D6914	Plot Date 23/03/2021 6:48:28 PM
Drawing No. SDC-01.2501	Revision 1