



PENRITH CITY

THE COMMERCIAL HUB OF SYDNEY'S WESTERN SUBURBS

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St Clair is a suburb within the Penrith City Council, experiencing tremendous growth following the development of its surrounding suburbs. Residential development forecasts assume the number of dwellings in Penrith City will increase by an average of 1250 dwellings per annum to 96,665 in 2036.

In the foothills of the Blue Mountains escarpment and served by the M4 highway and Western rail line, Penrith city is the commercial hub of Sydney's western suburbs. There are plans in place for additional mixed use development including offices, retail, services and housing but already the suburb is home to Westfield, Nepean Village and Panthers, an ever-expanding leagues club adjoining the Nepean River.

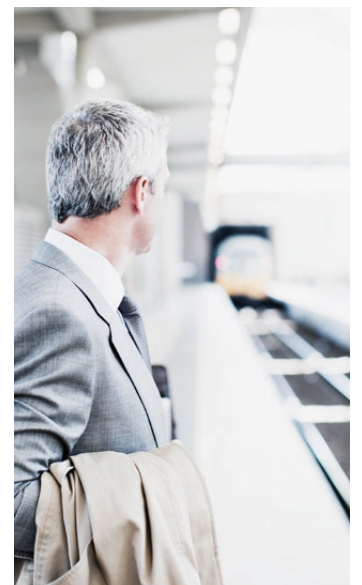
GROWTH IS UNDERWAY.



The location 50 kilometres west of the CBD keeps residential real estate relatively affordable with a mix of housing styles divided evenly between freestanding homes and townhouses/apartments, and much stock dating back to a building boom in the 1960s and 1970s. A robust investor market means around 50 per cent of locals rent. The newer housing estates that have sprung up in and around Penrith have drawn more people to the area and the state government has committed to improving infrastructure and growing employment opportunities to keep up with demand.



The Australian and NSW governments are funding a 10 year, \$3.6 billion road investment program for western Sydney. The Western Sydney Infrastructure Plan (WSIP) will deliver major road infrastructure upgrades to support integrated transport for the western Sydney region and capitalise on the economic benefits from developing a Western Sydney airport at Badgerys Creek. WSIP will also improve road transport capacity to cater for future traffic from more than 300,000 people moving into the South West Growth Centre and around 57,000 jobs in the Western Sydney Employment Area when fully developed. This work will transform the region's economy and make western Sydney an even better place to live and do business.



KEY FEATURES

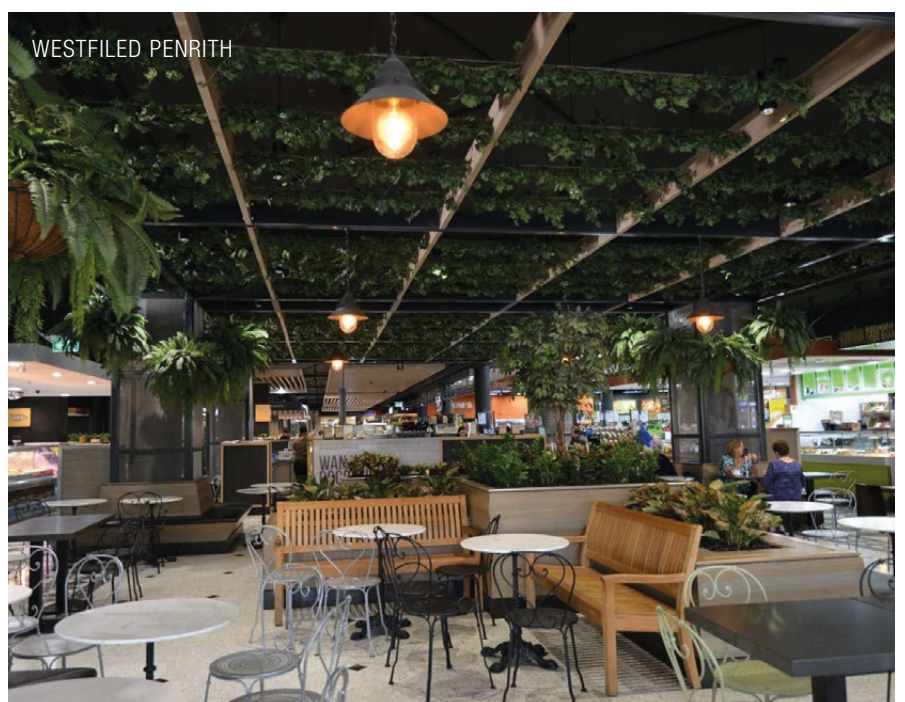
The Australian Government is funding a \$200 million Local Roads Package as part of the Western Sydney Infrastructure Plan. Funding has now been allocated for Penrith City Council to improve road safety and traffic flow efficiency at key intersections along Erskine Park Road.

Key features of the proposed upgrade

- Erskine Park Road and Bennett Road
 - upgrade the intersection and install new traffic signals
- Erskine Park Road and Peppertree Drive – upgrade the existing intersection to a new seagull intersection
- Erskine Park Road and Coonawarra Drive – upgrade the existing intersection to a new seagull intersection
- Erskine Park Road & Explorers Way
 - upgrade the intersection and install new traffic signals
- Erskine Park Road between Coonawarra Drive and Bennett Road – upgrade to four lane median separated dual carriageway (two lanes in each direction) and a new shared user path

At the completion of the Erskine Park Road Upgrade, Erskine Park Road will be widened to a four lane dual carriageway between Bennett Road and Explorers Way to join the existing four lane sections towards the M4 Motorway and Swallow Drive.

The upgrade will significantly improve road safety and traffic efficiency.



HISTORY

CELEBRATING its bicentennial this year, it is apparent that in those 200 years, so much of Penrith has come about through sheer grit and necessity.

After explorer and developer William Cox built a road across the Blue Mountains in 1814, Penrith took hold.

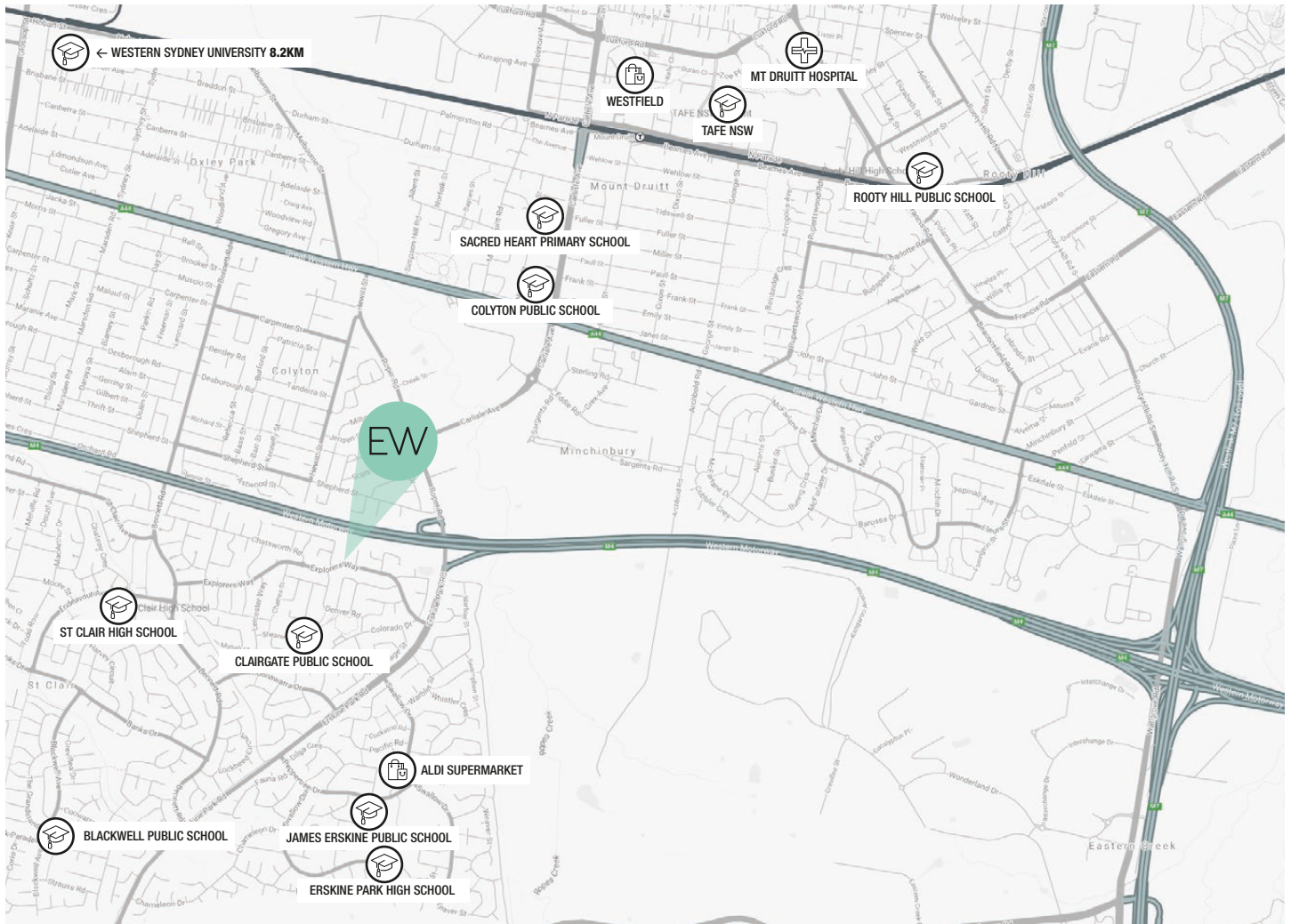
It was a relatively unplanned and transient town – it grew from a single building in 1815 to a town large enough to warrant a courthouse in 1817 and a post office 10 years later.

Penrith was the third town in NSW to receive electricity (1889), not just to light the streets, as was typical at the time, but for houses and shops as well.

That's pretty impressive considering that an act to supply electric lighting in London had only been in place since 1882.



NEARBY AMMENITIES



Located only minutes to M4 Western Motorway

25 mins to Paramatta via M4

42 mins to the airport via M7 & M5

48 mins to Sydney CBD via M4

Education

- Banks Public School
- Blackwell Public School
- St Clair Public School
- Clairgate Public School
- Western Sydney University Campus - Quakers Hill
- Tafe NSW, Mount Druitt College
- Western Sydney University Penrith Campus
- Western Sydney University Werrington North campus

Shops and Amenity

3 mins St Clair Shopping Centre

12 mins to Westfield – Mount Druitt

17 mins to Westfield – Penrith

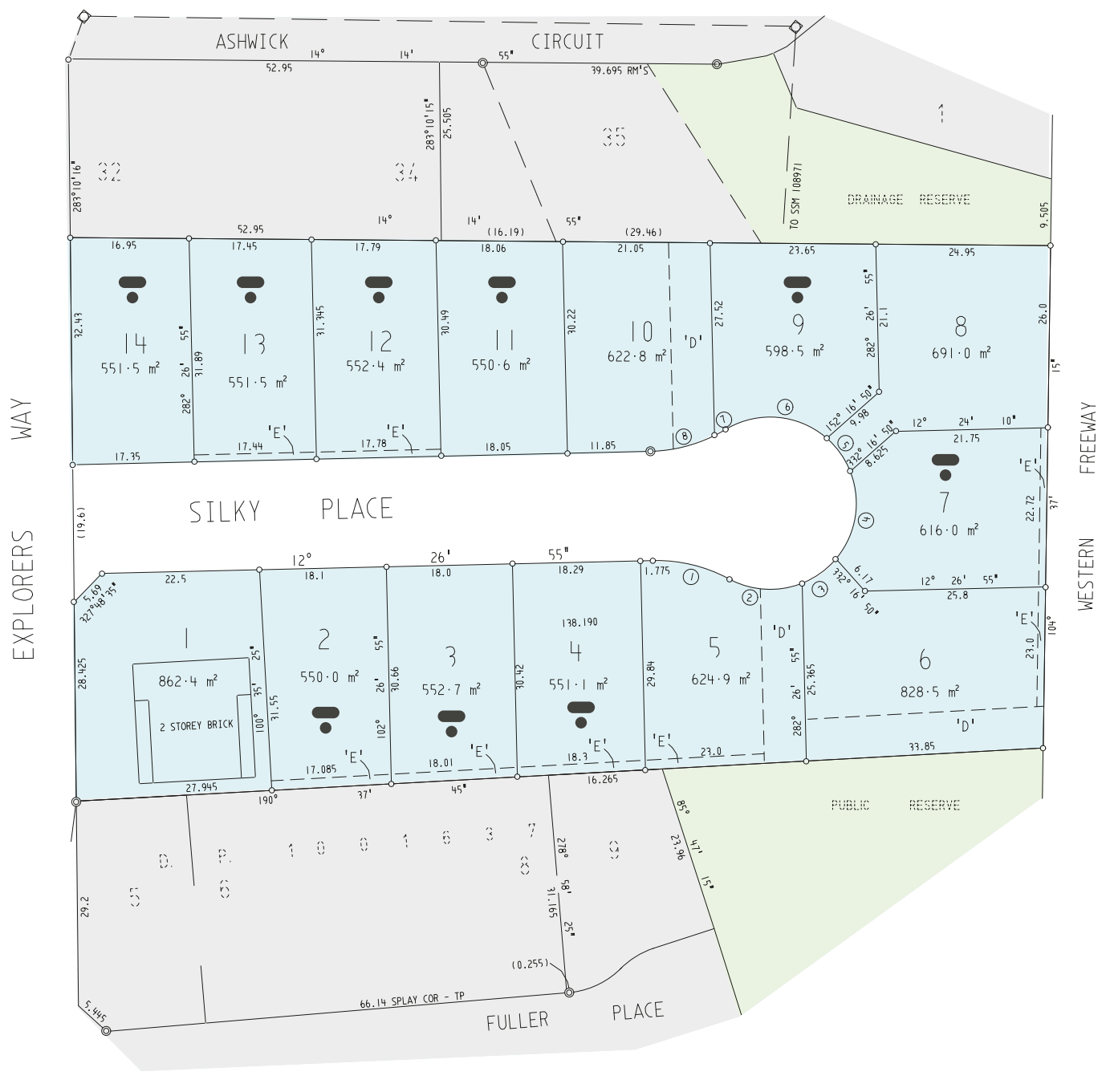
Local Attractions

Among an eclectic mix of historically relevant and modern attractions the region has a lot to offer.

Some of the many local attractions include:

- Close to Eastern Creek
- Featherdale Wildlife Park
- Wet and Wild Sydney
- Whalan Reserve
- Nepean Rowing Club
- The Joan Sutherland Theatre
- Museum of Fire
- Sake Brewery
- Penrith Festival

ESTATE PLAN



NEW STANDARD INCLUSIONS

Tribeca is committed to continuous improvement in our designs and product.

We have improved our already fantastic standard inclusions to now feature multiple improvements, making your Tribeca home or investment unmatched in quality at no extra cost.

OUR NEW IMPROVED STANDARD INCLUSIONS

Our new improved standard specifications include:

- Additional planting to the landscaping
- Additional LED lights across the home and the outdoor alfresco areas
- Additional double powerpoints to each room
- New Handheld shower rail
- Niches to bathroom and ensuite showers
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)
- Colour through concrete driveways

“
OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.
”



TRIBECA HOME INCLUSIONS

Tribeca's fixed price
House & Land packages
that are ready to move into
straight away, with
no hidden or extra costs.

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing



6 star rated
energy efficiency



Statutory 7 year
structural warranty



Complete Settlement
Process guidance



Customer Service
& progress updates



Professional
colour selection



Ducted air
conditioning



Independent final
building inspection



Minimum six month
defect liability period



ASK ABOUT OUR
NEW
IMPROVED STANDARD
INCLUSIONS

TRIBECA

TRIBECA HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

“

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

”

DESIGNED FOR LIFE

“

Every Tribeca home is well fitted out with connectivity, Convenience and safety measures.

”



EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

“

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

”



WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

“

Combining living zones that support a busy lifestyle with the Need for rest and reflection.

”



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.



FUTURES.



REIMAGINED.

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