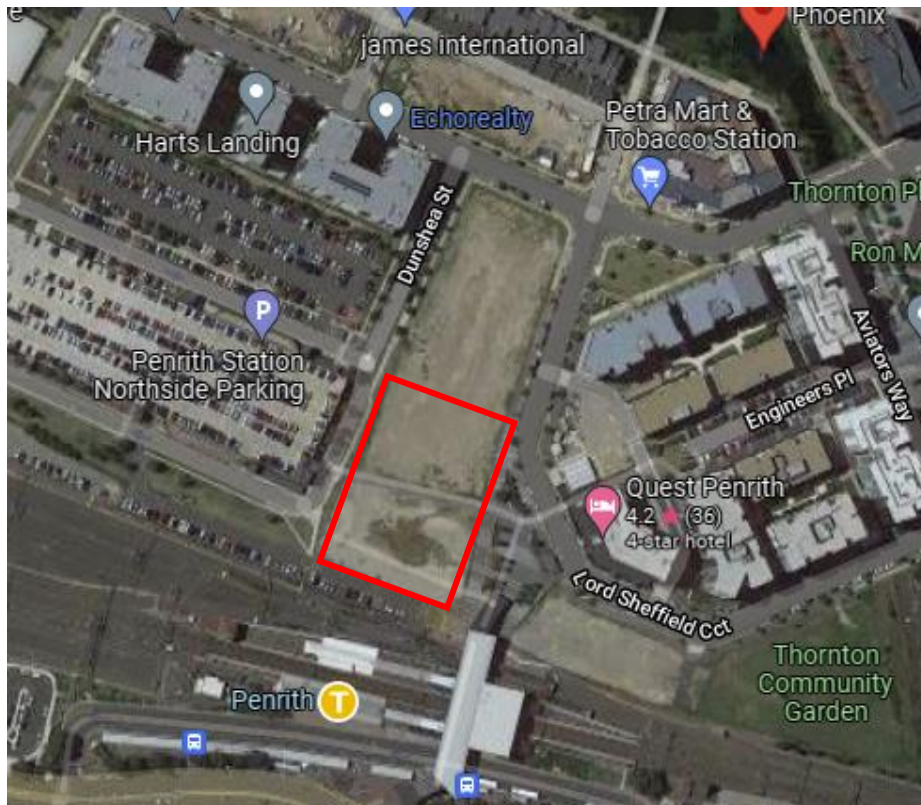


CAPITAL INVESTMENT VALUE REPORT

(Not for Bank Use)



Source: Google Maps

Submission No. DA01

Project: Proposed Mixed Use Development
Thornton Village Centre
Penrith NSW 2750

Applicant: Thornton Operations Pty Ltd

Builder: Developer Managed

Job Code: Q21C178

Report Date: 22 November 2021

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<i>Appendix A</i>	<i>Council Schedule</i>
<i>Appendix B</i>	<i>Elemental Cost Estimate Summary</i>
<i>Appendix C</i>	<i>Assumed Schedule of Finishes</i>
<i>Appendix D</i>	<i>Indicative Area Analysis</i>
<i>Appendix E</i>	<i>Reduced Architectural Drawings</i>

1. Instruction

We have undertaken a study of the latest Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing a **Capital Investment Value Report**.

2. Location

The subject property is located at Thornton Village Centre, Penrith NSW 2750. The location of the Subject Property is depicted on the cover page.

3. Brief Development Description – DA01

The proposal includes the construction of a Mixed use Development with associated basement car parking, at Thornton Village Centre, Penrith NSW 2750. The proposed development consists of:

- Four hundred and fifty five (455) x car parking spaces within Basement 1 to Level 4;
- Three hundred and sixteen (316) x residential units within Level 2 to Level 30;
 - Twenty one (21) x Studio Units
 - One hundred and two (102) x 1 bedroom Units.
 - One hundred and sixty six (166) x 2 Bedroom Units.
 - Twenty seven (27) x 3 Bedroom Units.

Typically, each residential unit comprises of a bathroom, ensuite, laundry, living/dining, kitchen, bedrooms and balcony/terrace.

4. Construction Cost Estimate (DA01) – Capital Investment Value

The estimated cost of construction may be achieved in the vicinity of the following:

Description	Amount (\$)
Building Cost (Capital Investment Value)	104,239,014

Please refer to *Appendix B* for an Elemental Cost Estimate Summary prepared in general compliance with the criteria outlined by the NSW Government Department of Planning (Part 3A).

This indicative Capital Investment Value includes all costs necessary to establish and operate the development including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (**but excluding land costs and GST**).

5. Construction Cost Estimate (DA01) – Section 7.12 Levy

Description	Amount (\$)
Total Construction Cost (excl. GST)	101,627,261
Add Consultants Fees	2,611,753
Total Development Cost (excl. GST)	104,239,014
Add GST	10,423,901
Total Development Cost (incl. GST)	114,662,915

The required Council Schedule, titled “Registered Quantity Surveyor’s Detailed Cost Report” is attached in *Appendix A*. Our Construction Cost Estimate is prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (Reg 25J) - Section 7.12 Levy - Determination of proposed cost of Development.

Our Construction Cost Estimate may be considered at mid-range of recent costs, based on the proposed level of finishes and in the absence of structural and services drawings, Contract Documents and DA Conditions.

6. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented in Appendix D.

7. Quality of Finishes

Finishes may be considered of standard quality, as described in the attached Schedule of Finishes (Appendix C), prepared by Construction Consultants (QS) and based on information supplied by the Developer.

The quality of finishes proposed, are appropriate to the type, scale and location of this project.

8. Exclusions

Our Cost Estimate does not include the following:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Project Management costs;
- Building insurance costs;
- Major services diversions, external connections and /or improvement;
- Amplification / amendment to existing services;
- Underpinning of existing structure;

- Blinds / flyscreens;
- Amendments to plans, incomplete documentation;
- Taxes, levies and charges;
- Major electrical works (Substation);
- Decontamination works (Asbestos Removal, etc);
- Rock excavation;
- Roadworks and External Public Domain Works;
- Works outside the boundary;
- Dewatering / Drainage pits & pump-out;
- Fixed & Loose furniture;
- Commercial / Retail Fit-out
- Childcare Play Area Equipment;
- Medical Centre Special Equipment and Special Services
- Authorities Fees (\$7.12 Contribution and the like);
- Home automation and CBUS;
- Contingency allowance.

9. Documentation

Our Cost Estimate was based on supplied Architectural Drawings prepared by *Crone Partners Pty Ltd*, Project No. CA3759, Issue A, Dated 17/11/2021.

Please refer to Appendix D for a reduced copy of part of these drawings.

10. Design Assumptions / Parameters

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Reinforced concrete soldier piles / shotcrete to basement shoring;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (framed structure).

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

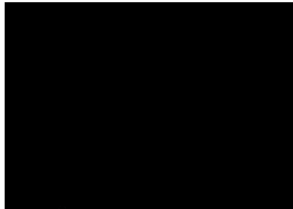
- Further Geotechnical investigation;
- Structural and services documentation;
- Contract conditions;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- DA Conditions.

11. Disclaimer

This Report is prepared in accordance with the Environmental Planning and Assessment Regulation 2000 (EPA) and must NOT be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact Construction Consultants (QS) directly.

This Certificate has been prepared for the sole purpose of providing a Cost Estimate for an indicative Capital Investment Value Report and DA Council Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



Michael M. Dakhoul *B. Build (Hons. 1) FAIQS MAIB MCIQB ICECA*
FAIQS Reg. No. 3618

Appendix A
Council Schedule

Registered Quantity Surveyors Report

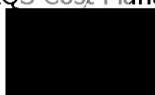
Complete this Registered Quantity Surveyor's Report if your Development costs are **\$500,000 or more**

DA Number:		Date:	
Applicant's name: Thornton Operations Pty Ltd		Development address: Thornton Village Centre Penrith NSW 2750	
Applicant's address:			
DEVELOPMENT DETAILS Proposed Mixed Use Development (DA01)			
GFA – Commercial (m2):	5,760	GFA – Parking (m2):	22,902
GFA – Residential (m2):	33,518	GFA – Other (m2):	N/A
GFA – Retail (m2):	N/A	Total GFA (m2):	62,179
Total development cost:	\$104,239,014 + GST	Total site area (m2):	5,962
Total construction cost:	\$101,627,261 + GST	Total car parking spaces:	455
Total GST:	\$10,423,901		
ESTIMATE DETAILS		Refer 'Appendix B'	
Professional fees (\$):		Construction (Commercial):	
% of construction cost:		Total construction cost:	
% of demolition cost:		\$/m ² of site area:	
Demolition and site preparation:		Construction (Residential):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Excavation:		Construction (Retail):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Fitout (Residential):		Fitout (Commercial):	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
Fitout (Retail):		Parking:	
Total construction cost:		Total construction cost:	
\$/m ² of site area:		\$/m ² of site area:	
\$/space			

I certify that I have:

- Inspected the plans the subject of the application for development consent;
- Prepared and attach an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- Calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- Included GST in the calculation of development cost; and
- Measured Gross Floor Areas in accordance with the Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed:



Name: Michael M. Dakhoul

Position and qualifications FAIQS No. 3618

Date: 22.11.2021

Appendix B

Elemental Cost Estimate Summary

Elemental Summary - Summary

Thornton Village Centre - DA01

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	13.82	232	14,402,594
AR	Demolition	0.00	0	-
XP	Site Preparation	2.02	34	2,107,045
SB	Substructure (Shoring, Excavation & Basement structure)	8.03	135	8,369,450
CL	Columns	2.72	46	2,834,227
UF	Upper floors	12.22	205	12,740,745
SC	Staircases	1.93	32	2,016,035
RF	Roof	2.38	40	2,484,229
EW	External Walls	10.60	178	11,050,915
WW	Windows	4.64	78	4,835,067
ED	External Doors	1.37	23	1,428,504
NW	Internal Walls	3.12	52	3,252,582
NS	Internal Screens	0.46	8	479,733
ND	Internal Doors	1.42	24	1,484,056
WF	Wall Finishes	2.73	46	2,840,850
FF	Floor Finishes	3.15	53	3,281,284
CF	Ceiling Finishes	2.34	39	2,443,030
FT	Fitments	4.35	73	4,539,280
PB	Hydraulic Services (incl. External Services)	1.99	33	2,078,360
AC	Mechanical Services (Basement and wet areas Ventilation, Air Conditioning if applicable)	2.26	38	2,360,124
FP	Fire Services	1.24	21	1,295,744
LP	Electrical Services	3.54	59	3,685,128
TS	Transportation Services (Lifts and the like)	2.94	49	3,060,499
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	0.78	13	810,700
XL	Landscaping and Improvements	1.37	23	1,426,592
BM	Builder's Margin	6.06	102	6,320,489
	Total Construction Cost (excl. GST)			101,627,261
	Add Consultants Fees	2.51	42	2,611,753
	Total Development Cost (excl. GST)	100.00	1,676	104,239,014
	Add GST			10,423,901
	Total Development Cost (incl. GST)			114,662,915

Appendix C

Assumed Schedule of Finishes

Proposed Mixed Use Development

Thornton Village Centre

ASSUMED SCHEDULE OF FINISHES

FIXTURES AND FINISHES

Kitchen appliances

Cooktop	Gas cooktop
Wall Oven	Electric multi-function
Rangehood	Re-circulating
Dishwasher	Free-standing
Sink	Stainless Steel 1 & ½ bowl

Laundry Fittings

Dryer	3.5kg basic
Laundry Tub	45 Litre tub / Cabinet

Tapware

Kitchen	Single Lever Mixer / Chrome
Vanity	Single Lever Mixer / Chrome
Bath	Single Lever Mixer / Chrome
Shower	Single Lever Mixer / Chrome

Bathroom Fittings

Main Bathroom	Standard
Ensuite	Standard
Shower Screens	Powdercoated alum. Semi-Frameless / Safety glass
Mirror	Wall mounted BE mirror above each vanity unit

Bathroom Sanitary ware

Bath	Stylus acrylic bath
WC Suite	Vitreous China Suite with 6/3 dual flush
Vanity Unit	Laminated top with Semi-recessed basin

Internal finishes and Fittings

Cornices	Standard Cove
Internal Doors	Hollow core - plain
Unit Front Doors	Solid – fire rated
Door Handles	Lockset to entry doors
	Metal lever to internal doors
Kitchen	Stone benchtop and laminated doors
Wardrobes	Mirrored doors
Walls	Set plasterboard and painted
Ceilings	Suspended set plasterboard / painted
Blinds	Excl.

Floor Finishes

Living / Dining / Kitchen
Bedrooms
Laundry
Bathroom / Ensuite
Balcony

Ceramic tiles
Carpet
Ceramic tiles
Ceramic tiles
Ceramic tiles

Fixtures

Hot water unit
Air conditioning
Security
Transportation

Centralised Gas system
Split system / 1 per unit
Audio intercom
Lifts

COMMERCIAL FINISHES

Floors
Internal Walls
Ceiling / light fittings
Shop front / Glazing
Air conditioning

Concrete slab
Face masonry
Excluded
Powdercoated aluminum frame / commercial grade
Excluded

BUILDING EXTERIOR

External walls
Windows and sliding doors
Balustrades
Roof
Individual Garage Doors
Main Basement Door
Letterboxes

Refer to architectural drawings
Powdercoat aluminum framed
Powdercoated metal / glass infills
Refer to architectural drawings
Not applicable
Automatic / overhead
Powder coated classic

Appendix D

Indicative Area Analysis

Indicative Area Analysis

Thornton Village Centre - DA01

Building Levels	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement 1	Parking Area	5,962		5,962
Ground Floor	Parking Area (incl. loading dock)	2,527		2,527
Ground Floor	Retail	1,211		1,211
Ground Floor	Supermarket	1,517		1,517
Ground Floor	Common Area - Commercial	349		349
Ground Floor	Common Area - Residential	284		284
Level 1	Parking Area	2,572		2,572
Level 1	Childcare	822	777	1,599
Level 1	Medical	652		652
Level 1	Common Area - Commercial	175		175
Level 2	Parking Area	4,163		4,163
Level 2	Unit	350	164	514
Level 2	Common Area	153		153
Level 3	Parking Area	4,128		4,128
Level 3	Unit	350	151	501
Level 3	Common Area	152		152
Level 4	Parking Area	3,550		3,550
Level 4	Unit	481	82	563
Level 4	Common Area	120		120
Level 5	Unit	1,279	205	1,484
Level 5	Common Area	435		435
Level 6	Unit	1,309	204	1,513
Level 6	Common Area	277		277
Level 7	Unit	1,309	204	1,513
Level 7	Common Area	277		277
Level 8	Unit	1,309	204	1,513
Level 8	Common Area	277		277
Level 9	Unit	1,309	204	1,513
Level 9	Common Area	277		277
Level 10	Unit	1,275	223	1,498
Level 10	Common Area	271		271
Level 11	Unit	1,267	223	1,490
Level 11	Common Area	271		271
Level 12	Unit	1,267	223	1,490
Level 12	Common Area	271		271
Level 13	Unit	690	110	800
Level 13	Common Area	154		154
Level 13	Plant Room	132		132
Level 14	Unit	690	110	800
Level 14	Common Area	154		154
Level 15	Unit	690	110	800
Level 15	Common Area	154		154
Level 16	Unit	690	110	800
Level 16	Common Area	154		154
Level 17	Unit	690	110	800

Indicative Area Analysis

Level 17	Common Area	154		154
Level 18	Unit	690	110	800
Level 18	Common Area	154		154
Level 19	Unit	690	110	800
Level 19	Common Area	154		154
Level 20	Unit	690	110	800
Level 20	Common Area	154		154
Level 21	Unit	690	110	800
Level 21	Common Area	154		154
Level 22	Unit	690	110	800
Level 22	Common Area	154		154
Level 23	Unit	690	110	800
Level 23	Common Area	154		154
Level 24	Unit	690	110	800
Level 24	Common Area	154		154
Level 25	Unit	656	153	808
Level 25	Common Area	155		155
Level 26	Unit	656	153	808
Level 26	Common Area	155		155
Level 27	Unit	656	153	808
Level 27	Common Area	155		155
Level 27	Plant Room	0		0
Level 28	Unit	656	153	808
Level 28	Common Area	155		155
Level 29	Unit	656	153	808
Level 29	Common Area	155		155
Level 30	Unit	419	67	486
Level 30	Common Area	118		118
Rooftop	Plant Room	124		124
Total		57,164	5,015	62,179

**F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

***U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

**** G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined. The G.F.A definition used here is different to the Gross Building Area defined in the ANZRPNG 4 Methods of Measurement used by Valuation and Property Industry Professionals*

Appendix E

Reduced Architectural Drawings

COLLABORATORS

- URBIS** LANDSCAPE AND PLANNER
Urbanis
Level 8/123 Pitt St, Sydney
NSW 2000
- S&B** SERVICES
S48
Level 5/309 George St, Sydney
NSW 2000
- ACOUSTIC LOGIC** ACOUSTIC ENGINEER
Acoustic Logic
9 Sarah St, Mascot NSW 2020
- NORTHROP** STRUCTURAL ENGINEER
Northrop
Level 11/345 George St, Sydney
NSW 2000
- at&l** CIVIL ENGINEER
AT&L
7/153 Walker St, North Sydney
NSW 2060
- Douglas Partners** GEOTECHNICAL ENGINEER
Douglas Partners
96-98 Hermitage Rd, West Ryde
NSW 2114
- BCA** BCA/ACCESS CONSULTANT
BCA Logic
Suite 302, Level 3/151 Castlereagh St,
Sydney NSW 2000
- Basix** BASIX CONSULTANT
IGS
75 Mary St, St Peters NSW 2044
- Stantec** TRAFFIC CONSULTANT
GTA (STANTEC)
16/207 Kent St, Sydney NSW
2000
- Elephant's Foot** FIRE ENGINEER
Affinity Fire
Suite 606/6A Glen St, Milsons
Point NSW 2061
- Elephant's Foot** WASTE MANAGEMENT
Elephant's Foot
44-48 Gibson Ave, Padstow
NSW 2211
- WINDTECH** REFLECTIVITY AND WIND
Windtech
607 Forest Rd, Bexley NSW
2207

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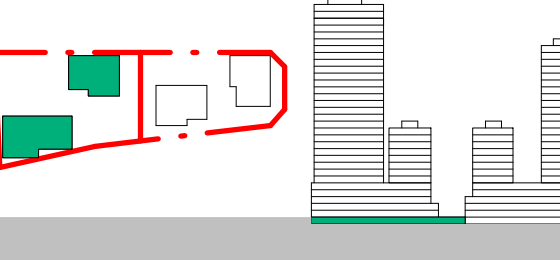
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NOTES:

A 17.11.2021 ISSUED FOR DEVELOPMENT APPLICATION

Rev Date By Revision Notes

KEY PLAN: KEY SECTION:



0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

PROJECT INFORMATION:

CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184,
192 and 41 Lord Sheffield Circuit Penrith NSW
2750)

DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL B1**

SHEET STATUS:
PRELIMINARY

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10509

REV:
A



COLLABORATORS

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NSW 2000
- SrB** SERVICES
S48
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NSW 2000
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Windtech
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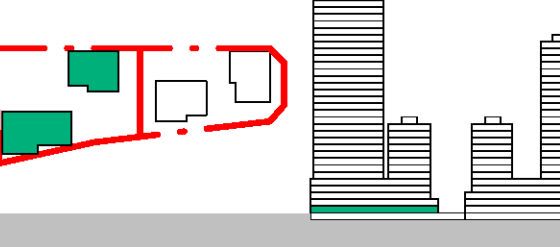
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Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184,

192 and 41 Lord Sheffield Circuit Penrith NSW

2750)

DRAWING TITLE:

PROPOSED FLOOR PLAN -

GROUND FLOOR

SHEET STATUS:

PRELIMINARY

DRAWING NUMBER:

DA-01-10510

CHECKED BY:

JV

REV:

A

CRONE
ARCHITECTS

Crone Partners Pty Ltd
Level 18, 680 George Street,
Sydney, NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

CLIENT
THORNTON OPERATIONS PTY LTD



COLLABORATORS

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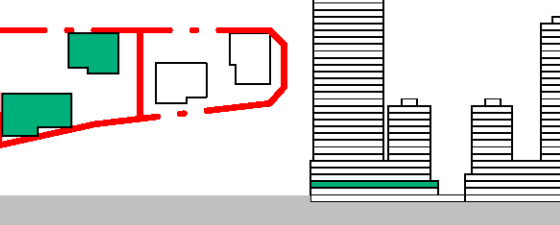
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PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184,
192 and 41 Lord Sheffield Circuit Penrith NSW
2750)

DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 01**

SHEET STATUS:
PRELIMINARY

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10511

REV:
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FILE LOCATION: C:\Users\laura\Documents\CA3759_THRN_CRN_DA_TATB_R18_210511_LVda01VE036.rvt
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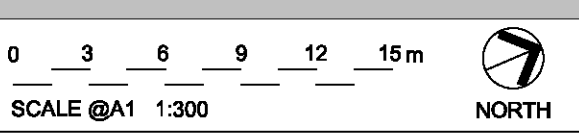
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PROJECT INFORMATION:

CA3759

Thornton Central Village

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DRAWING TITLE:

PROPOSED FLOOR PLAN -

LEVEL 02

SHEET STATUS:

PRELIMINARY

DRAWING NUMBER:

DA-01-10512

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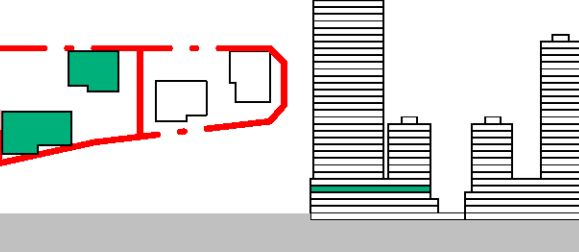
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DRAWING TITLE:

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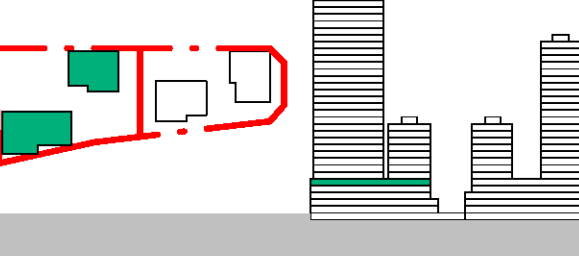
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**PROPOSED FLOOR PLAN -
LEVEL 04**

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FOR APPROVAL

DRAWING NUMBER:

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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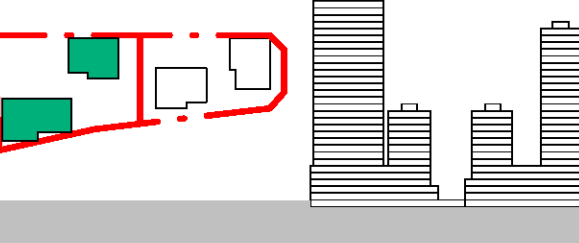
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PROJECT INFORMATION:

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Lot 3003, 3004 and 3005 of DP 1184498 (184,
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2750)

DRAWING TITLE:

**PROPOSED FLOOR PLAN -
LEVEL 05**

SHEET STATUS: FOR APPROVAL

DRAWING NUMBER: DA-01-10515

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REV: A

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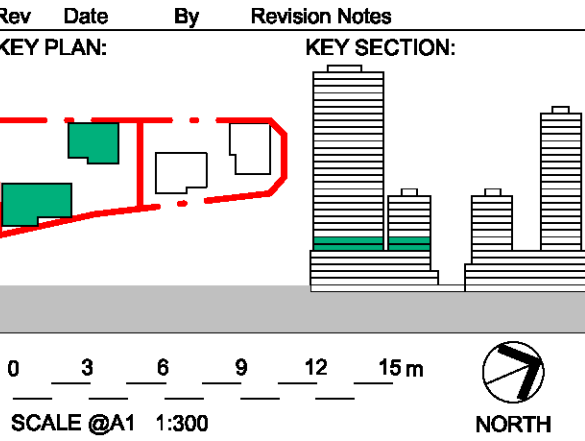
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192 and 41 Lord Sheffield Circuit Penrith NSW
2750)
DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 06**

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10516	REV: A

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ABN: 80 095 889 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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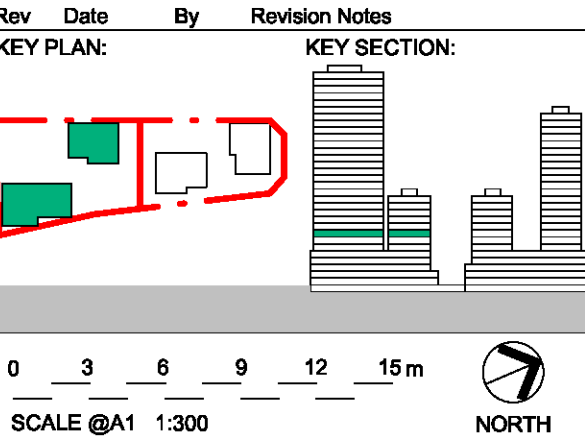
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Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 07

SHEET STATUS:	CHECKED BY:
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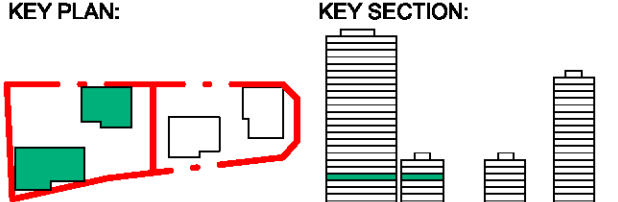
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PROJECT INFORMATION:

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PROPOSED FLOOR PLAN - LEVEL 10

SHEET STATUS:
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DRAWING NUMBER:
DA-01-10520

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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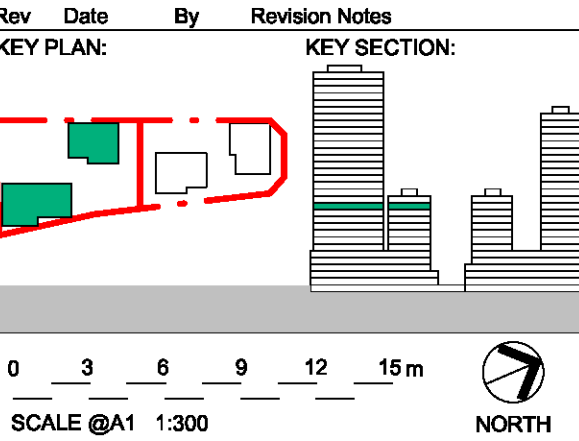
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**PROPOSED FLOOR PLAN -
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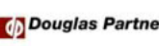
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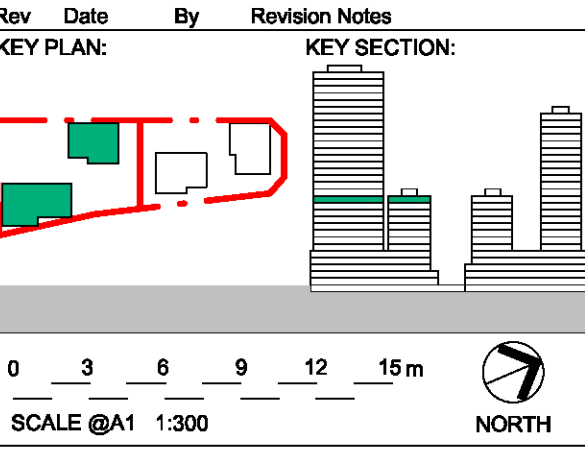
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PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184,
192 and 41 Lord Sheffield Circuit Penrith NSW
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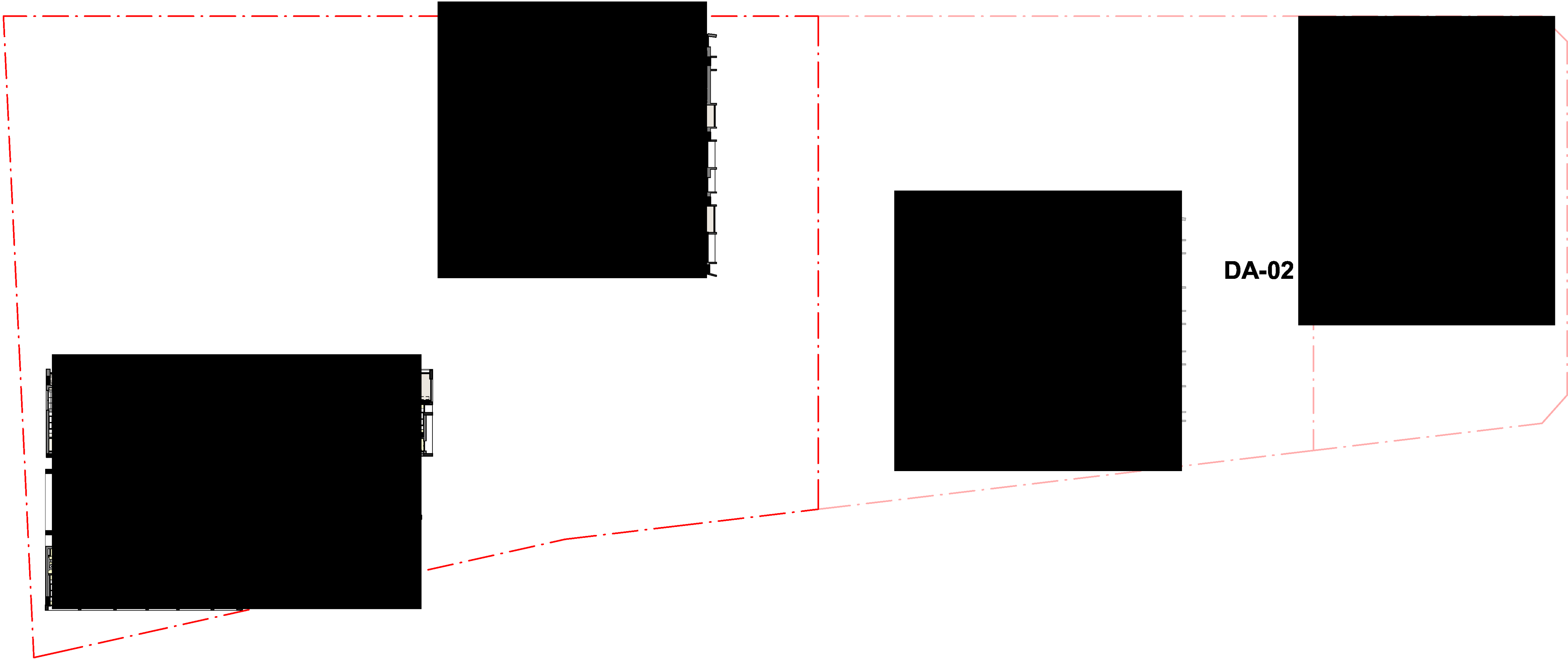
DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 12**

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10522

REV:
A



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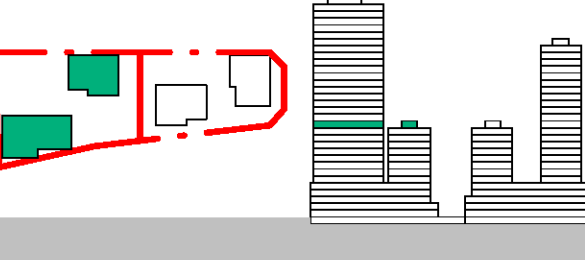
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KEY PLAN: KEY SECTION:



0 3 6 9 12 15 m
SCALE @A1 1:300
NORTH

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Lot 3003, 3004 and 3005 of DP 1184498 (184,
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2750)

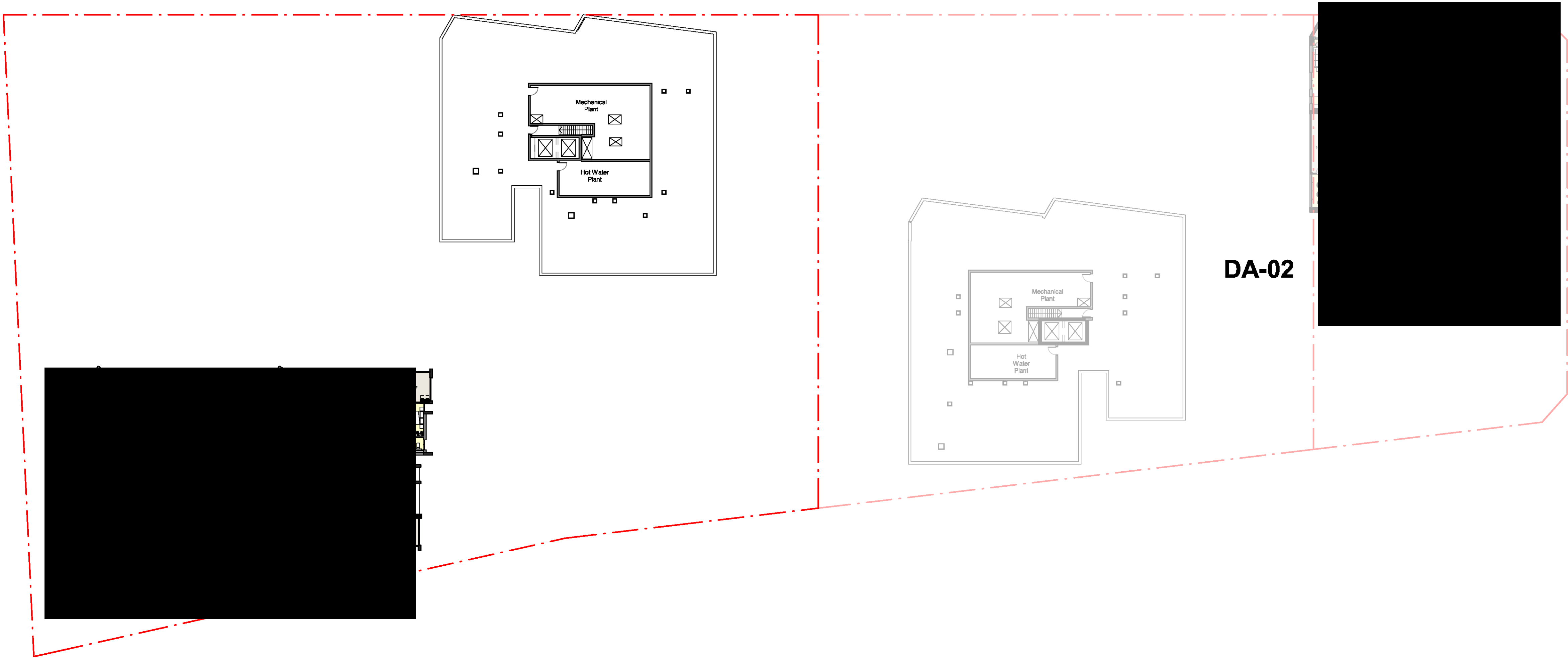
DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 13**

SHEET STATUS:
FOR APPROVAL

CHECKED BY:
JV

DRAWING NUMBER:
DA-01-10523

REV:
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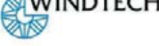
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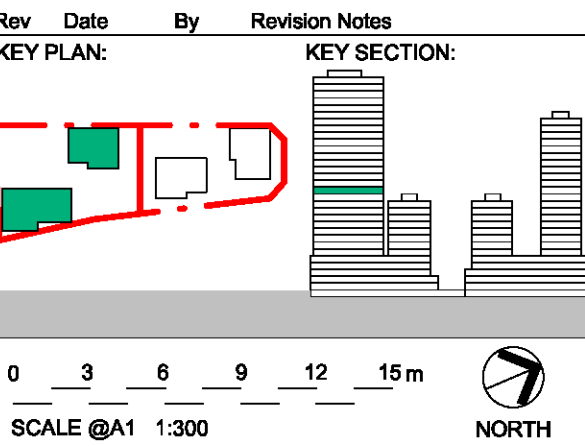
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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 14

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10524	REV: A

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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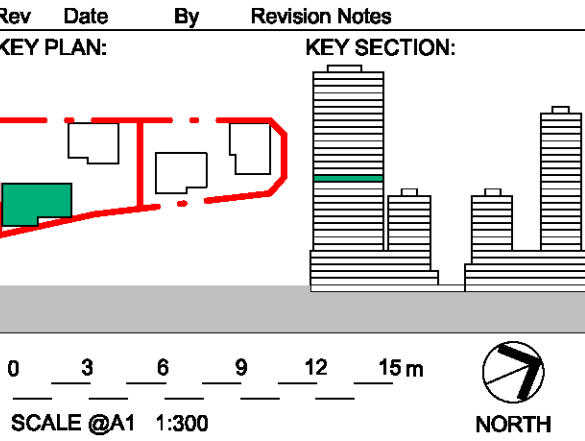
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Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 15

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10525	REV: A

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Nominated Architect: Greg Crone
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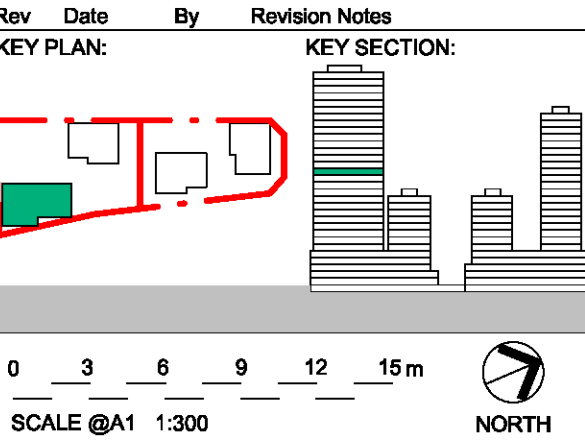
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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 16

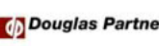
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DRAWING NUMBER: DA-01-10526	REV: A

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Nominated Architect: Greg Crone
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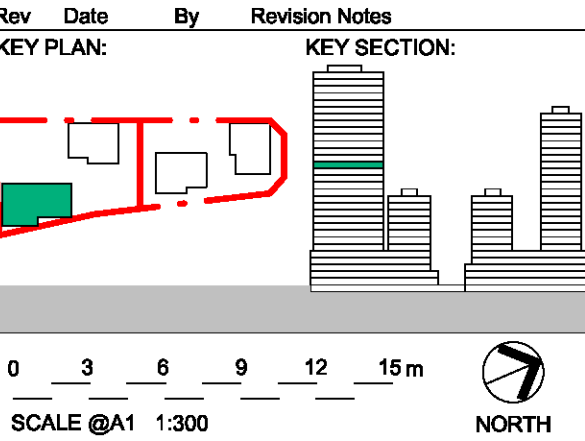
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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 17

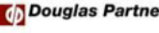
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DRAWING NUMBER:	REV:
DA-01-10527	A

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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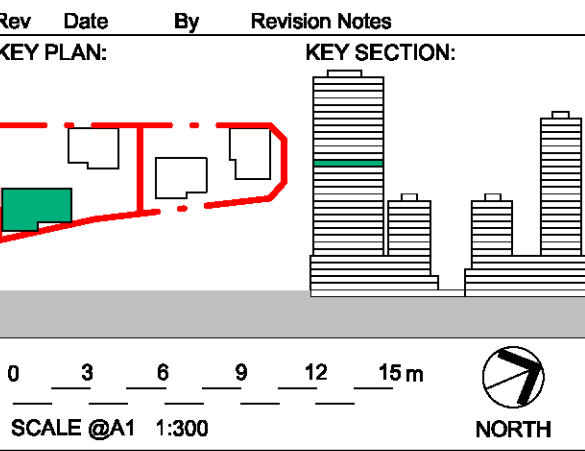
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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 18

SHEET STATUS:	CHECKED BY:
FOR APPROVAL	JV
DRAWING NUMBER:	REV:
DA-01-10528	A

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Nominated Architect: Greg Crone
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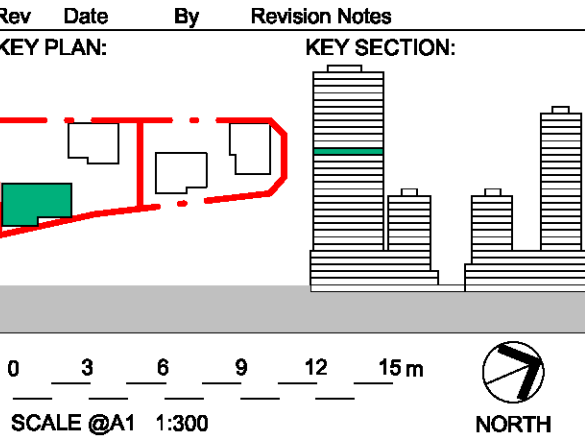
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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 19

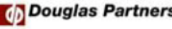
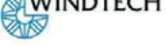
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Nominated Architect: Greg Crone
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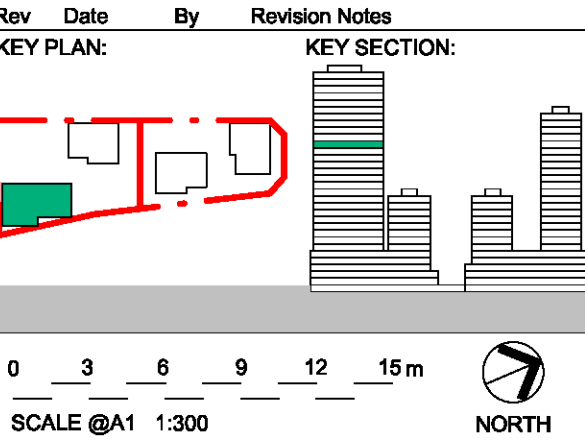
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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 20

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DRAWING NUMBER: DA-01-10530	REV: A

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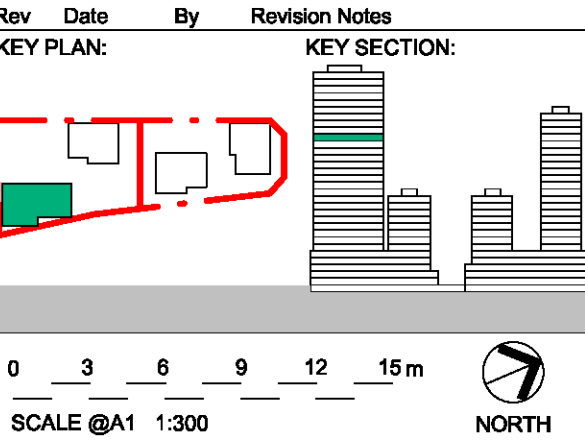
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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 21

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DRAWING NUMBER: DA-01-10531	REV: A

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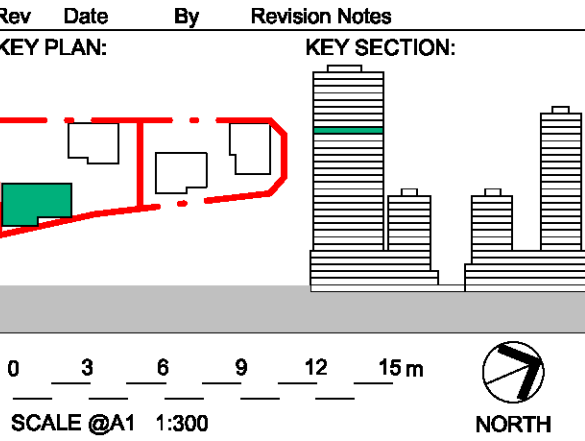
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DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 22

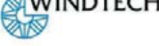
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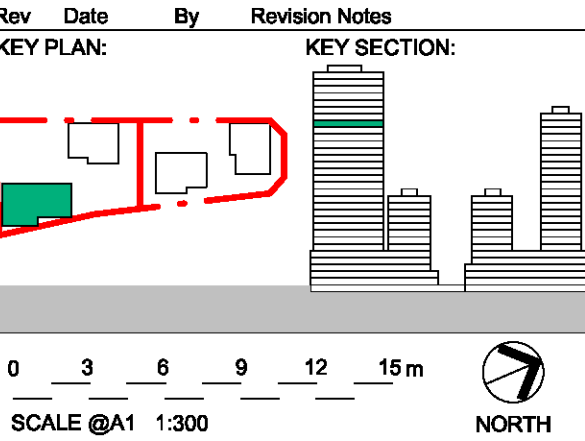
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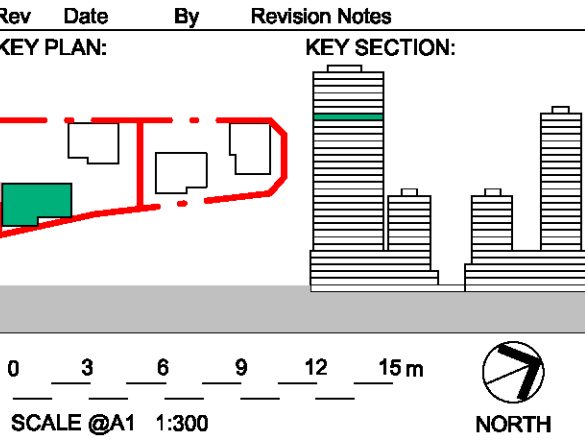
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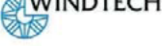
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Nominated Architect: Greg Crone
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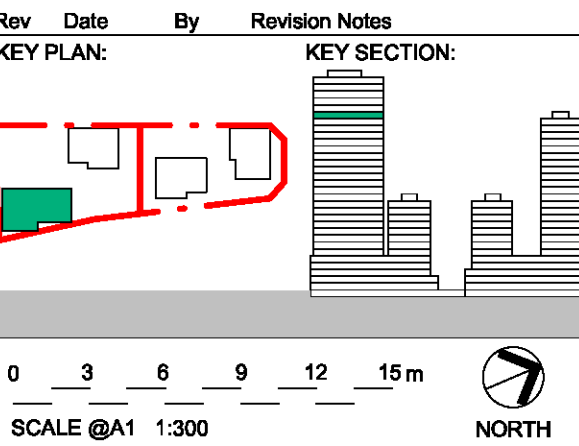
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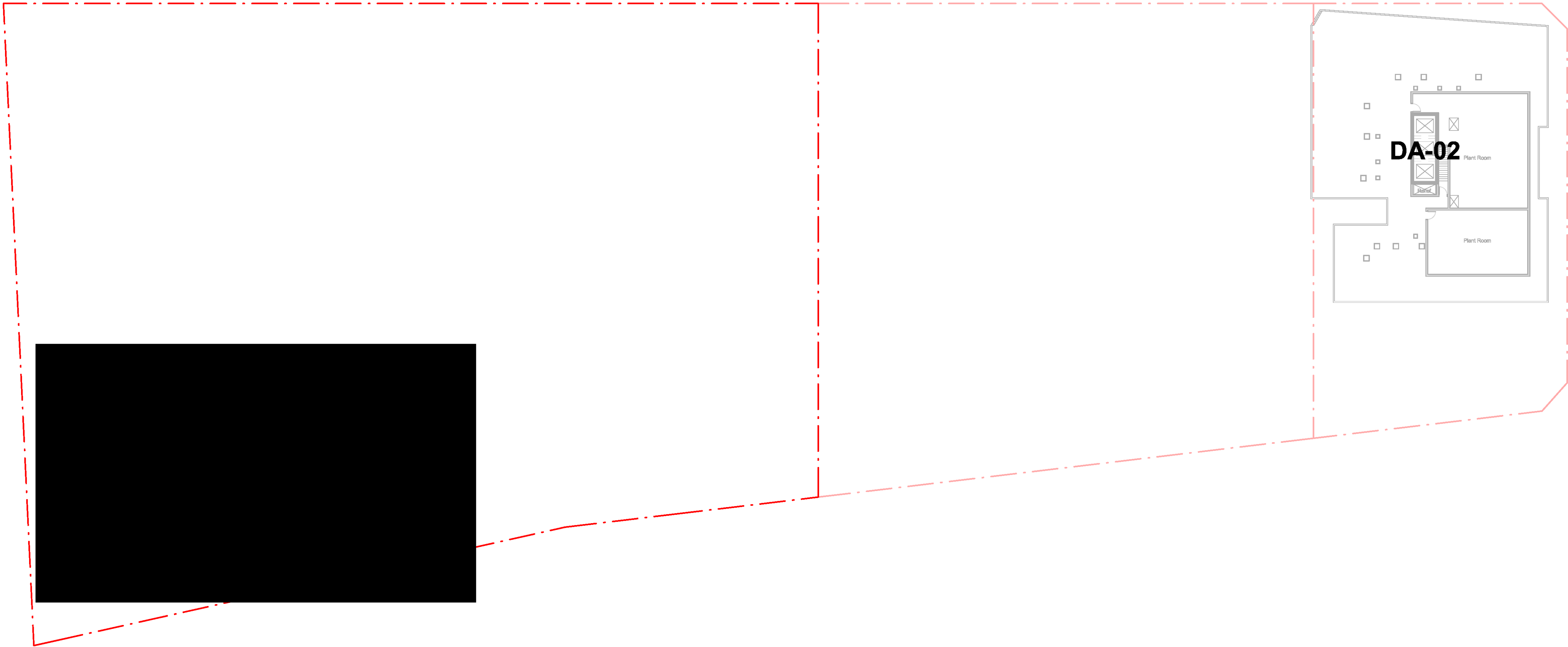
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DRAWING TITLE:
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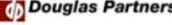
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Nominated Architect: Greg Crone
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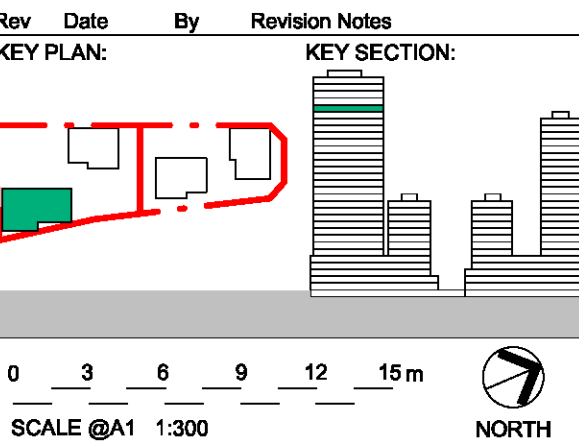
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DRAWING TITLE:
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DRAWING NUMBER: DA-01-10536	REV: A

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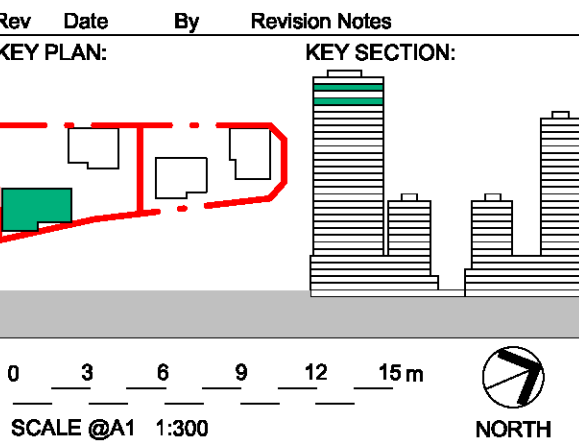
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PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 27

SHEET STATUS:	CHECKED BY:
FOR APPROVAL	JV
DRAWING NUMBER:	REV:
DA-01-10537	A

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Fax: +61 2 8295 5301
ABN: 80 095 889 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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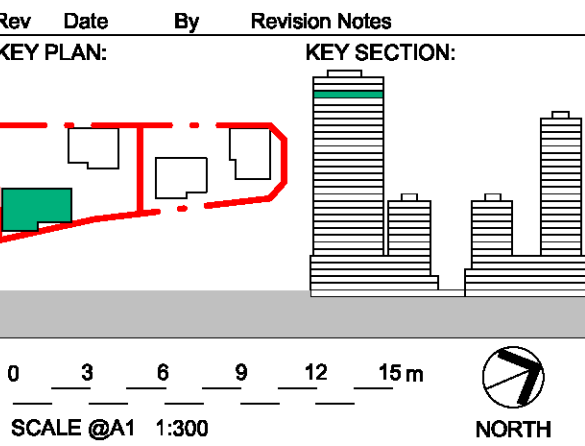
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Acoustic Logic
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PROJECT INFORMATION:
CA3759
Thornton Central Village
Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 28

SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10538	REV: A

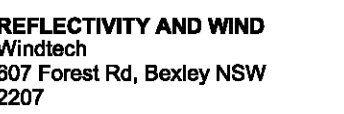
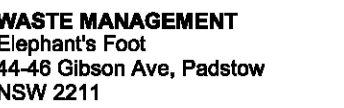
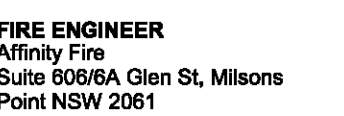
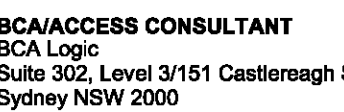
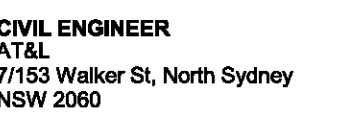
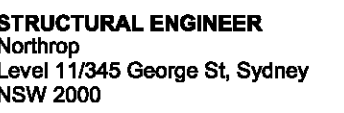
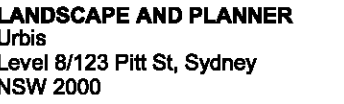
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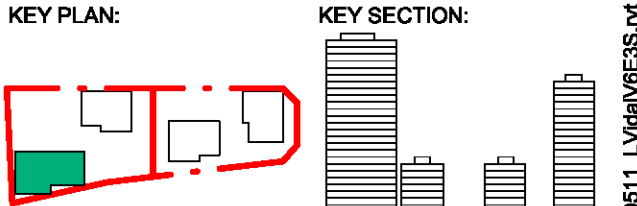
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Rev	Date	By	Revision Notes
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SCALE @A1 1:300
NORTH

PROJECT INFORMATION:

CA3759
Thornton Central Village
 Lot 3003, 3004 and 3005 of DP 1184498 (184,
 192 and 41 Lord Sheffield Circuit Penrith NSW
 2750)

DRAWING TITLE:
**PROPOSED FLOOR PLAN -
LEVEL 29**

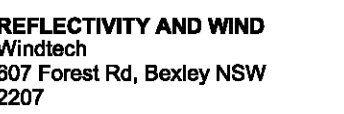
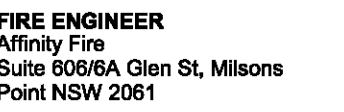
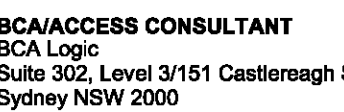
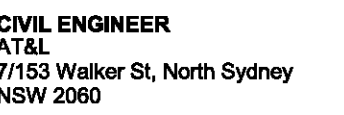
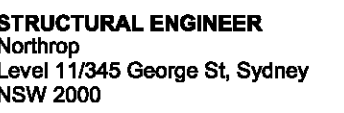
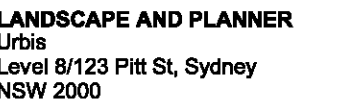
SHEET STATUS: FOR APPROVAL	CHECKED BY: JV
DRAWING NUMBER: DA-01-10539	REV: A

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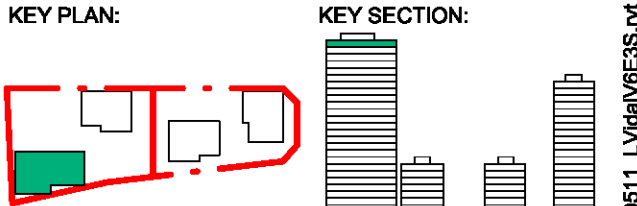
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Rev	Date	By	Revision Notes
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SCALE @A1 1:100
NORTH

PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 30

SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:

DA-01-10540

CHECKED BY:
Checker

REV:

A

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Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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44-48 Gibson Ave, Padstow
NSW 2211
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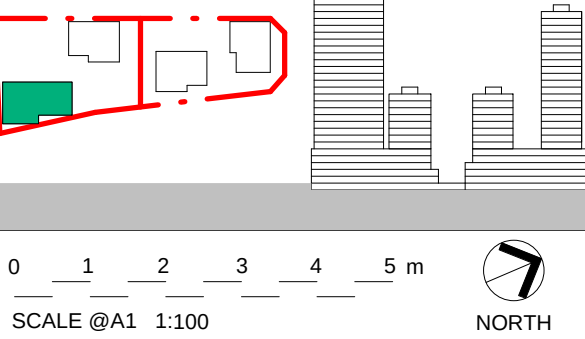
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Rev	Date	By	Revision Notes
KEY PLAN:			KEY SECTION:



SCALE @A1 1:100

NORTH

PROJECT INFORMATION:

CA3759

Thornton Central Village

Lot 3003, 3004 and 3005 of DP 1184498 (184, 192 and 41 Lord Sheffield Circuit Penrith NSW 2750)

DRAWING TITLE:

**PROPOSED FLOOR PLAN -
LEVEL 31**

SHEET STATUS:
FOR APPROVAL

DRAWING NUMBER:
DA-01-10541

CHECKED BY:
Checker

REV:
A

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ABN: 80 095 989 272
Nominated Architect: Greg Crone
- NSW Reg. No. 3929

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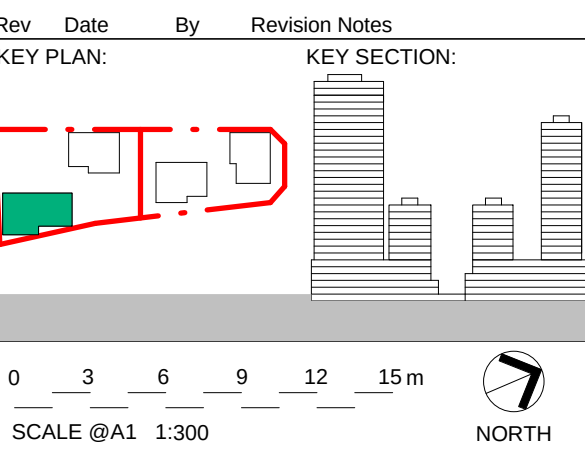
- **LANDSCAPE AND PLANNER**
Urbis
Level 8/123 Pitt St, Sydney
NSW 2000
- **SERVICES**
S4B
Level 5/309 George St, Sydney
NSW 2000
- **ACOUSTIC ENGINEER**
Acoustic Logic
9 Sarah St, Mascot NSW 2020
- **STRUCTURAL ENGINEER**
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DRAWING TITLE:
PROPOSED FLOOR PLAN - ROOF

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DRAWING NUMBER: DA-01-10542	REV: A

