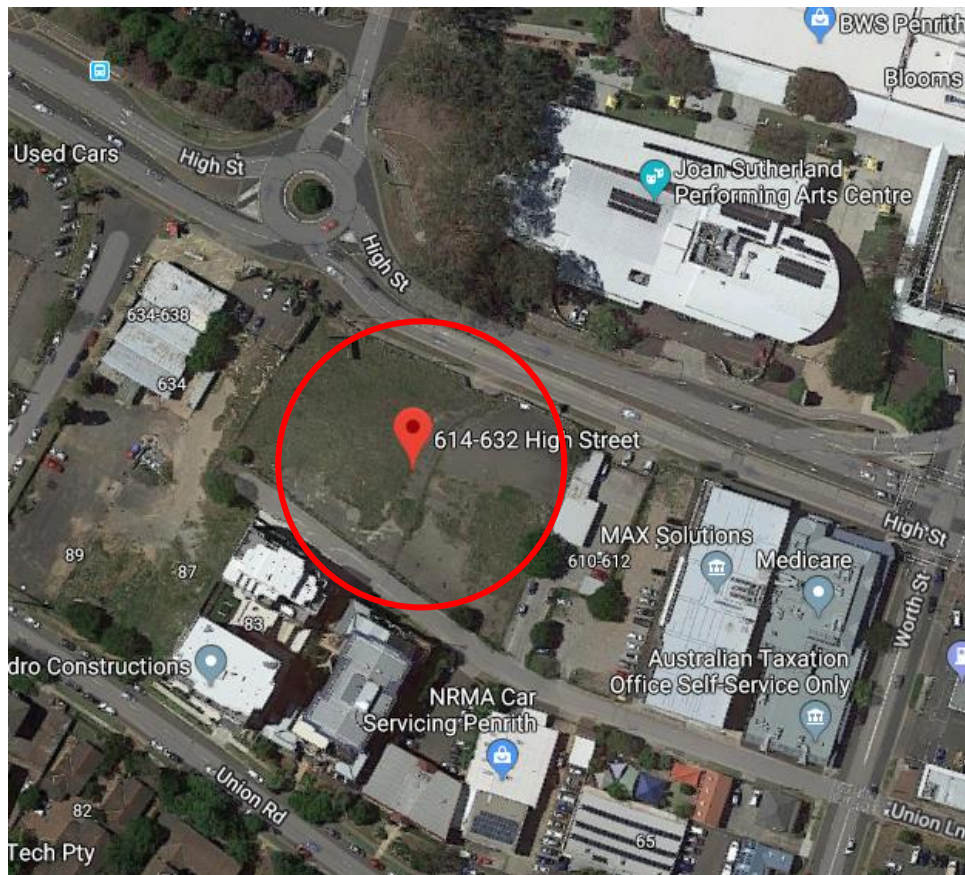


# CAPITAL INVESTMENT VALUE REPORT

(Not for Bank Use)



Source: Google Maps

**Project:** Proposed Mixed Use Development  
At Nos. 614-632 High Street  
Penrith NSW 2750

**Applicant:** Urban Apartments Pty Ltd  
C/- DKO Architecture Pty Ltd

**Builder:** Developer Managed

Report Date: 26 November 2019

## **Table of Contents**

1. Instruction .....	3
2. Location.....	3
3. Brief Development Description .....	3
4. Construction Cost Estimate – Capital Investment Value .....	3
5. Construction Cost Estimate – Section 7.12 Levy .....	4
6. Areas .....	4
7. Quality of Finishes.....	4
8. Exclusions.....	4
9. Documentation .....	5
10. Design Assumptions / Parameters .....	5
11. Disclaimer .....	6

<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 supplied 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 614-632 High St, Penrith. The site incorporates street frontage to High St. The location of the Subject Property is depicted on the cover page.

## 3. Brief Development Description

The proposal comprises the construction of a mixed use development with associated above ground car parking, at 614-632 High St, Penrith. The proposed Development consists of:

- Three hundred and fifty (350) x car parking spaces within Ground level to Level 3;
- Ten (10) x commercial area (Approx. 1,362 m<sup>2</sup>) in Tower A within Level 4 to level 6;
- Two hundred and eighty (280) x residential units in Tower B within Level 4 to Level 45:
  - One hundred and three (103) x One bed units;
  - One hundred and forty two (142) x Two bed units;
  - Thirty five (35) x Three bed unit.

Typically, each residential unit comprises of a bathroom, ensuite (excl. one bed units), laundry, living/dining, kitchen, bedrooms and balcony/terrace.

## 4. Construction Cost Estimate – Capital Investment Value

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

Description	Amount (\$)
<b>Building Cost (Capital Investment Value)</b>	<b>100,492,636</b>

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 – Section 7.12 Levy

Description	Amount (\$)
Total Construction Cost (excl. GST)	97,408,502
Add Consultants Fees	3,084,134
<b>Total Development Cost (excl. GST)</b>	<b>100,492,636</b>
Add GST	10,049,264
Total Development Cost (incl. GST)	110,541,900

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

The proposed finishes of the residential portion of the Development 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.

The Retails do not include any wall, floor nor ceiling fixtures and finishes. The fit-out (incl. loose furniture) of this area shall be completed by others, subject to individual tenancy requirements.

## 8. Exclusions

Our Cost Estimate does not include the following:

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



- Amendments to plans, incomplete documentation;
- Taxes, levies and charges;
- Decontamination works (Asbestos Removal, etc);
- External Roadworks;
- Rock excavation;
- Dewatering / Drainage Pit & Pump-out;
- Roadworks / Public Domain Works;
- Fixed & Loose furniture;
- Flyscreens / Blinds;
- Commercial / Retail Fit-out and FF&Es;
- Authorities Fees (S7.12 Contribution and the like);
- Contingency allowance.

## **9. Documentation**

Our Cost Estimate was based on Architectural Drawings supplied by *DKO Architecture Pty Ltd*, Job No. 00012012, Drawing Nos. DA000, DA001, DA100 to DA102, DA200 to DA220, DA300 to DA309 and DA400 to DA408, Issue A, Dated 08/11/2019.

Please refer to *Appendix E* 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 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 SURVEYOR'S DETAILED COST REPORT

Development Cost in excess of \$500,000  
\*A member of the Australian Institute of Quantity Surveyors

Development Application No: \_\_\_\_\_ Reference: \_\_\_\_\_  
Complying Development Certificate Application No: \_\_\_\_\_  
Construction Certificate No: \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant's Name: **Urban Apartments Pty Ltd C/- DKO Architecture Pty Ltd**  
Applicant's Address: \_\_\_\_\_  
Development Name: **Proposed Mixed Use Development**  
Development Address: **614-632 High Street, Penrith NSW 2750**

## DEVELOPMENT DETAILS:

Gross Floor Area – Commercial	2,255 m <sup>2</sup>	Gross Floor Area – Other	N/A m <sup>2</sup>
Gross Floor Area – Residential	37,525 m <sup>2</sup>	Total Gross Floor Area	53,370 m <sup>2</sup>
Gross Floor Area – Retail	N/A m <sup>2</sup>	Total Site Area	4,715 m <sup>2</sup>
Gross Floor Area – Car Parking	13,590 m <sup>2</sup>	Total Car Parking Spaces	350
<b>Total Development Cost</b>	100,492,636 + GST	\$	
<b>Total Construction Cost</b>	97,408,502 + GST	\$	
<b>Total GST</b>	10,049,264	\$	

## ESTIMATE DETAILS:

Refer to "Appendix B"

<b>Professional Fees</b>	\$	<b>Excavation</b>	\$
% of Development Cost	%	Cost per square metre of site area	\$ /m <sup>2</sup>
% of Construction Cost	%	<b>Car Park</b>	\$
<b>Demolition and Site Preparation</b>	\$	Cost per square metre of site area	\$ /m <sup>2</sup>
Cost per square metre of site area	\$ /m <sup>2</sup>	Cost per space	\$ /space
<b>Construction – Commercial</b>	\$	<b>Fit out – Commercial</b>	\$
Cost per square metre of commercial area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of commercial area	\$ /m <sup>2</sup>
<b>Construction Residential</b>	\$	<b>Fit out – Residential</b>	\$
Cost per square metre of residential area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of residential area	\$ /m <sup>2</sup>
<b>Construction – Retail</b>	\$	<b>Fit out – Retail</b>	\$
Cost per square metre of retail area	\$ /m <sup>2</sup>	Cost per m <sup>2</sup> of retail area	\$ /m <sup>2</sup>

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached 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 the S94A Development Contributions Plan of the Council
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed \_\_\_\_\_ Date: **26.11.2019**  
Name: **Michael M. Dakhoul**  
Position and Qualifications: **FAIQS No. 3618**

## **Appendix B**

### *Elemental Cost Estimate Summary*

# Elemental Summary - Summary

614-632 High Street, Penrith

Code	Item	%	Cost (\$) / m2	Total Cost (\$)
PR	Preliminaries	13.16	248	13,224,775
AR	Demolition (Vacan Site)	0.00	Excl.	Excl.
XP	Site Preparation	0.01	0	13,653
SB	Substructure (Excavation, Footings & Ground Floor Slab)	4.81	91	4,837,262
CL	Columns	2.45	46	2,464,902
UF	Upper floors	11.21	211	11,266,301
SC	Staircases	1.67	31	1,680,214
RF	Roof	0.72	14	727,037
EW	External Walls	9.76	184	9,806,218
WW	Windows	6.03	113	6,056,600
ED	External Doors	1.48	28	1,491,093
NW	Internal Walls	3.39	64	3,404,789
NS	Internal Screens	0.54	10	542,325
ND	Internal Doors	1.67	31	1,675,616
WF	Wall Finishes	2.69	51	2,699,110
FF	Floor Finishes	3.12	59	3,137,788
CF	Ceiling Finishes	2.02	38	2,028,137
FT	Fitments	4.73	89	4,749,827
PB	Hydraulic Services (incl. External Services)	6.90	130	6,933,950
AC	Mechanical Services (Basement and wet areas Ventilation, Air Conditioning if applicable)	1.92	36	1,925,297
FP	Fire Services	2.99	56	3,007,077
LP	Electrical Services	4.48	84	4,502,389
TS	Transportation Services (Lifts and the like)	4.55	86	4,572,445
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	0.59	11	597,333
XL	Landscaping and Improvements (incl. pool)	0.86	16	861,866
BM	Builder's Margin	5.18	97	5,202,497
	<b>Total Construction Cost (excl. GST)</b>			<b>97,408,502</b>
	Add Consultants Fees	3.07	58	3,084,134
	<b>Total Development Cost (excl. GST)</b>	<b>100.00</b>	<b>1,883</b>	<b>100,492,636</b>
	Add GST			10,049,264
	<b>Total Development Cost (incl. GST)</b>			<b>110,541,900</b>

## **Appendix C**

### *Assumed Schedule of Finishes*



# Proposed Mixed Use Development

*614-632 High St, Penrith*

## 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

Rinnai Infinity gas or equal  
Split system / 1 per unit  
Audio intercom  
Lift(s)

**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

### 614-632 High Street, Penrith

Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Ground Floor	Retail Area	893		893
Ground Floor	Common Area	819	173	992
Ground Floor	Parking Area	1,459		1,459
Mezzanine	Parking Area	2,260		2,260
Level 1	Parking Area	3,306		3,306
Level 2	Parking Area	3,272		3,272
Level 3	Parking Area	3,294		3,294
Tower A				
Level 4	Commercial Area	466		466
Level 4	Common Area	96	354	450
Level 5	Commercial Area	466		466
Level 5	Common Area	96	316	413
Level 6	Commercial Area	431		431
Level 6	Common Area	115	9	124
Tower B				
Level 4	Common Area	178	186	364
Level 4	Units	377	66	443
Level 5	Common Area	178	190	368
Level 5	Units	379	67	445
Level 6	Common Area	181		181
Level 6	Units	555	92	647
Level 7	Common Area	181		181
Level 7	Units	554	91	646
Level 8	Common Area	181		181
Level 8	Units	555	130	685
Level 9	Common Area	181		181
Level 9	Units	555	130	685
Level 10	Common Area	217		217
Level 10	Units	515	101	616
Level 11	Common Area	161		161
Level 11	Units	567	140	707
Level 12	Common Area	161		161
Level 12	Units	567	140	707
Level 13	Common Area	161		161
Level 13	Units	567	140	707
Level 14	Common Area	161		161
Level 14	Units	567	140	707
Level 15	Common Area	161		161
Level 15	Units	567	140	707
Level 16	Common Area	161		161
Level 16	Units	567	140	707
Level 17	Common Area	161		161
Level 17	Units	567	140	707
Level 18	Common Area	161		161
Level 18	Units	567	140	707
Level 19	Common Area	161		161
Level 19	Units	567	140	707
Level 20	Common Area	161		161
Level 20	Units	567	140	707
Level 21	Common Area	161		161

## Indicative Area Analysis

Level 21	Units	567	140	707
Level 22	Common Area	161		161
Level 22	Units	567	140	707
Level 23	Common Area	161		161
Level 23	Units	567	140	707
Level 24	Common Area	161		161
Level 24	Units	567	140	707
Level 25	Common Area	161		161
Level 25	Units	567	140	707
Level 26	Common Area	161		161
Level 26	Units	567	140	707
Level 27	Common Area	161		161
Level 27	Units	567	140	707
Level 28	Common Area	161		161
Level 28	Units	567	140	707
Level 29	Common Area	161		161
Level 29	Units	567	140	707
Level 30	Common Area	161		161
Level 30	Units	567	140	707
Level 31	Common Area	161		161
Level 31	Units	567	140	707
Level 32	Common Area	161		161
Level 32	Units	567	140	707
Level 33	Common Area	161		161
Level 33	Units	567	140	707
Level 34	Common Area	161		161
Level 34	Units	567	140	707
Level 35	Common Area	161		161
Level 35	Units	567	140	707
Level 36	Common Area	161		161
Level 36	Units	567	140	707
Level 37	Common Area	161		161
Level 37	Units	567	140	707
Level 38	Common Area	161		161
Level 38	Units	567	140	707
Level 39	Common Area	161		161
Level 39	Units	567	140	707
Level 40	Common Area	158	99	256
Level 40	Units	419	77	496
Level 41	Common Area	158		158
Level 41	Units	417	79	495
Level 42	Common Area	160		160
Level 42	Units	600	96	696
Level 43	Common Area	153		153
Level 43	Units	550	95	645
Level 44	Common Area	150		150
Level 44	Units	485	104	590
Level 45	Common Area	142		142
Level 45	Units	456	87	543
Roof	Common Area	58		58
<b>Total</b>		<b>46,771</b>	<b>6,598</b>	<b>53,370</b>

## Indicative Area Analysis

*\*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*





© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA



URBAN

DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956704590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542

DKO

Project Name  
Project Address

High Street Penrith  
614-632 High Street,  
Penrith, NSW 2750

Project Number  
Drawing Name  
Scale  
Date Commenced

00012012  
Ground Floor Plan  
1:200@A1  
March 2019

Client

Urban Apartments

Drawing Number  
Revision

DA200  
A





© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA



URBAN

DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956704590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542

DKO

Project Name  
Project Address

High Street Penrith  
614-632 High Street,  
Penrith, NSW 2750

Project Number  
Drawing Name  
Scale  
Date Commenced

00012012  
Mezzanine Floor Plan  
1:200@A1  
March 2019

Client

Urban Apartments

Drawing Number  
Revision

DA201  
A



© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA



DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956704690  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name  
Project Address

High Street Penrith  
614-632 High Street,  
Penrith, NSW 2750

Project Number  
Drawing Name  
Scale  
Date Commenced

00012012  
Level 1 Carpark  
1:200@A1  
March 2019

Client  
Urban Apartments

Drawing Number  
Revision

DA202  
A









© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA



DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81955704590  
NSW: Nominated Architects  
Koos de Keijzer 5767  
David Randerson 8542



Project Name  
Project Address

High Street Penrith  
614-632 High Street,  
Penrith, NSW 2750

Project Number  
Drawing Name  
Scale  
Date Commenced

00012012  
Level 3 Carpark  
1:200@A1  
March 2019

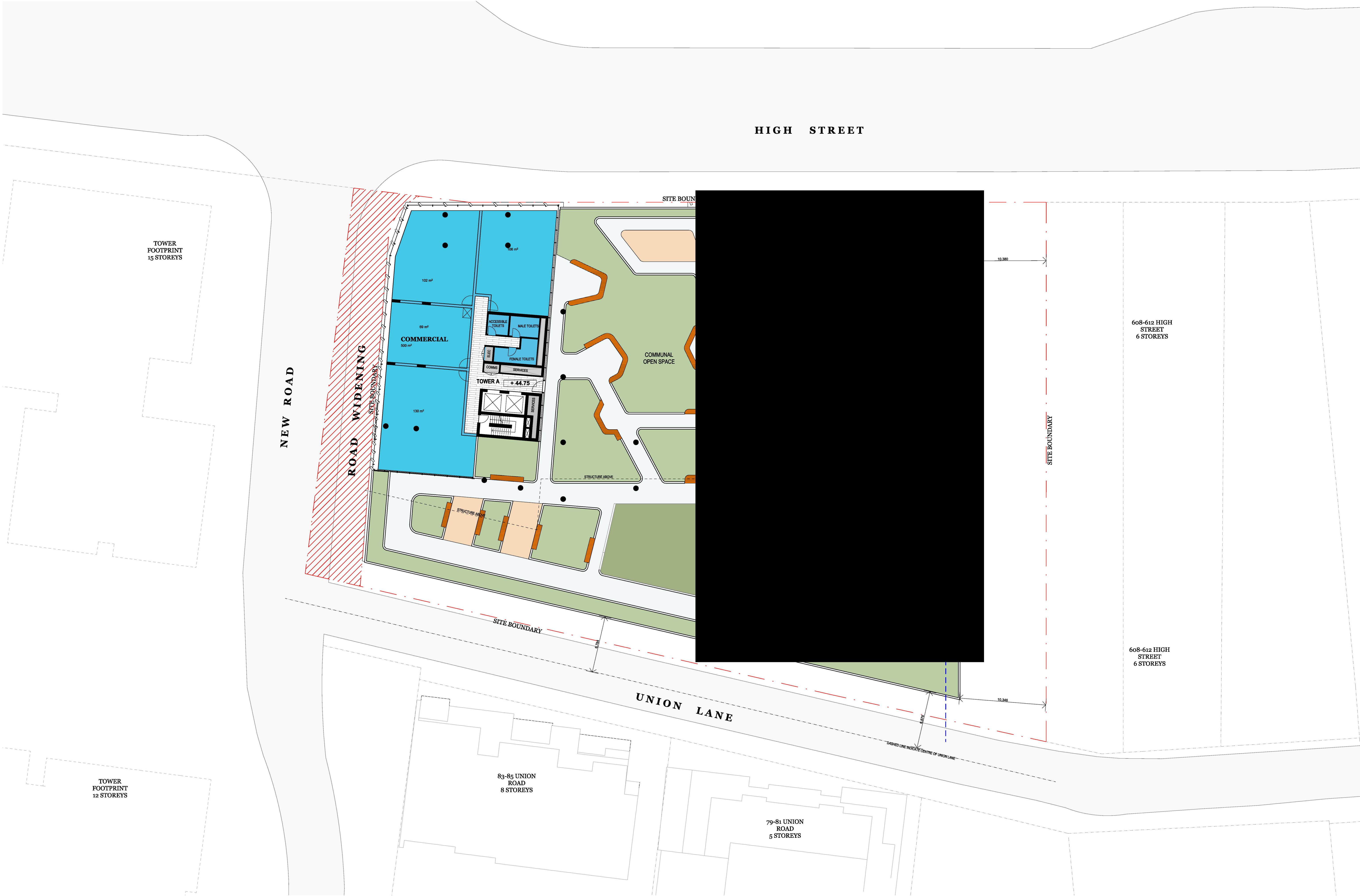
Client

Urban Apartments

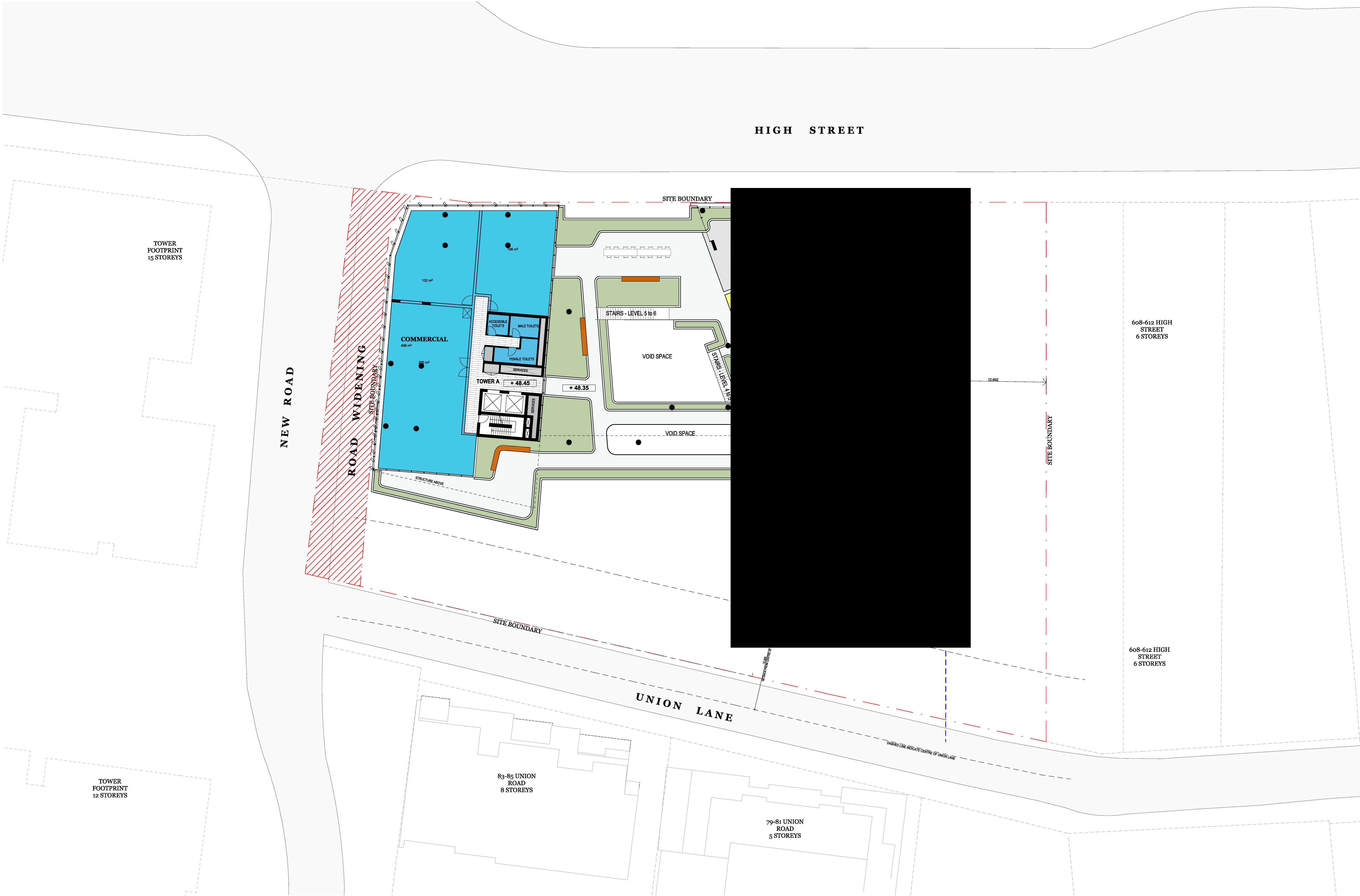
Drawing Number  
Revision

DA204  
A

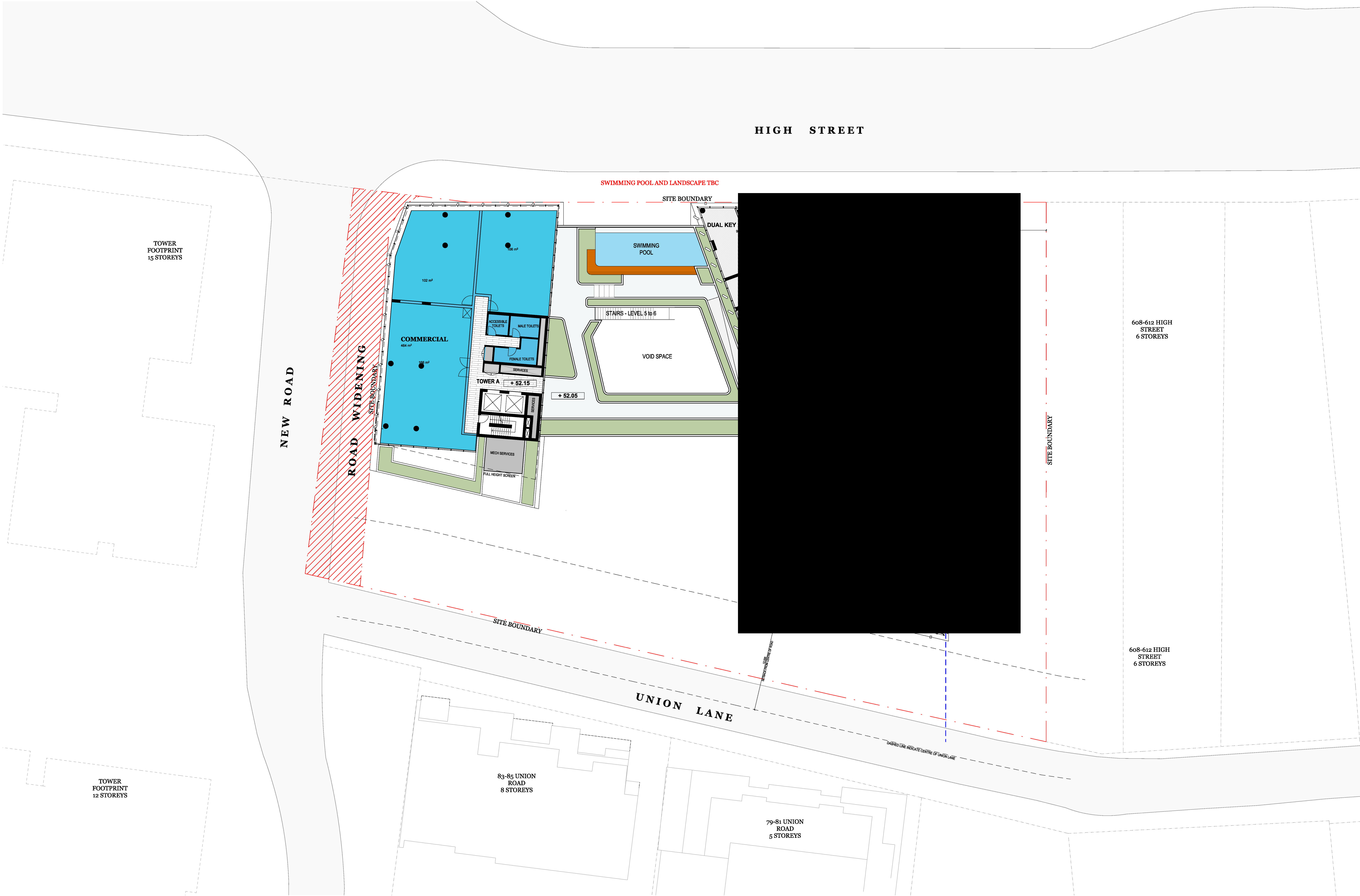




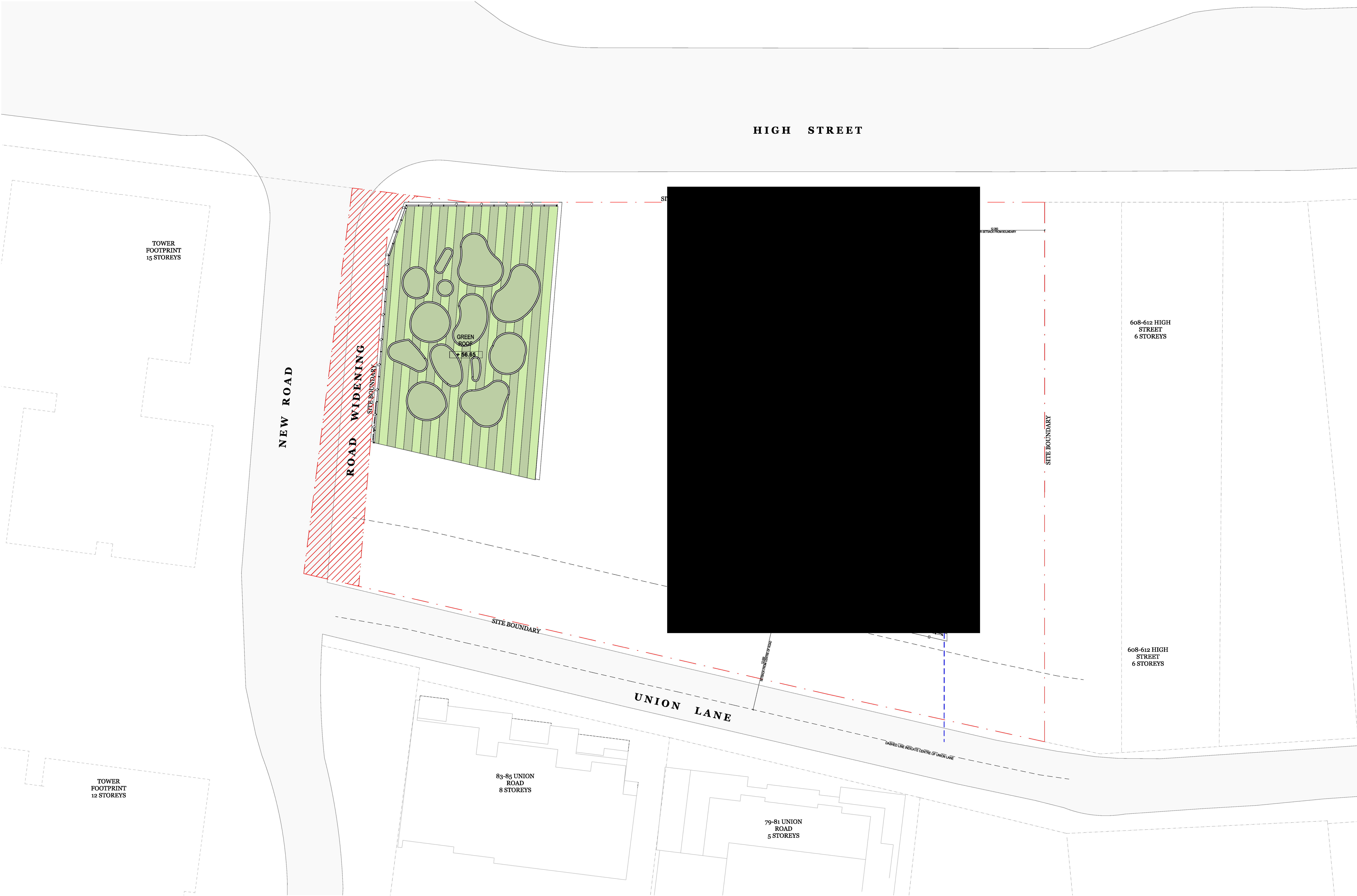










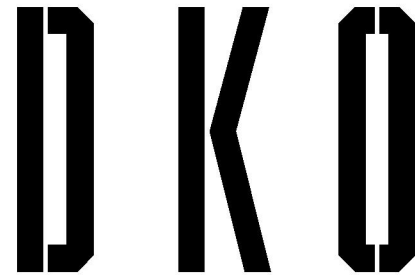


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OR	SZ	Draft DA
A	8/11/2019			DA



DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name  
Project Address

High Street Penrith  
614-632 High Street,  
Penrith, NSW 2750

Project Number  
Drawing Name  
Scale  
Date Commenced

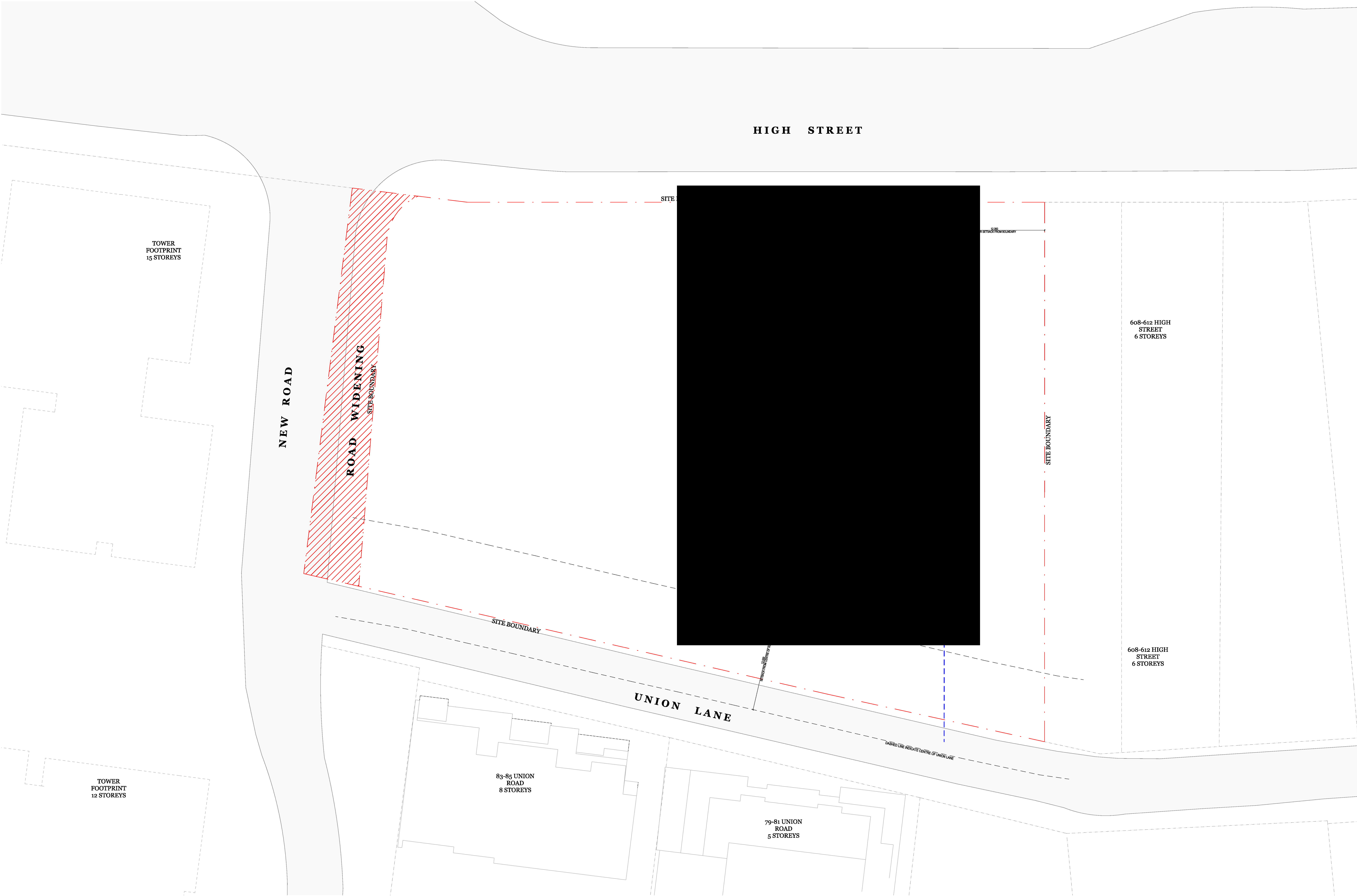
00012012  
Level 7 Plan  
1:200@A1  
March 2019

Client  
Urban Apartments

Drawing Number  
Revision

DA208  
A



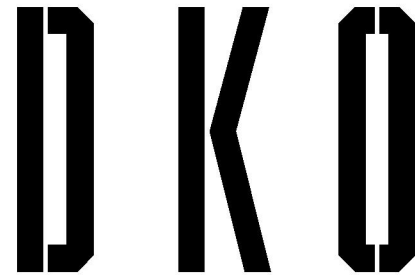


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OR	SZ	Draft DA
A	8/11/2019			DA

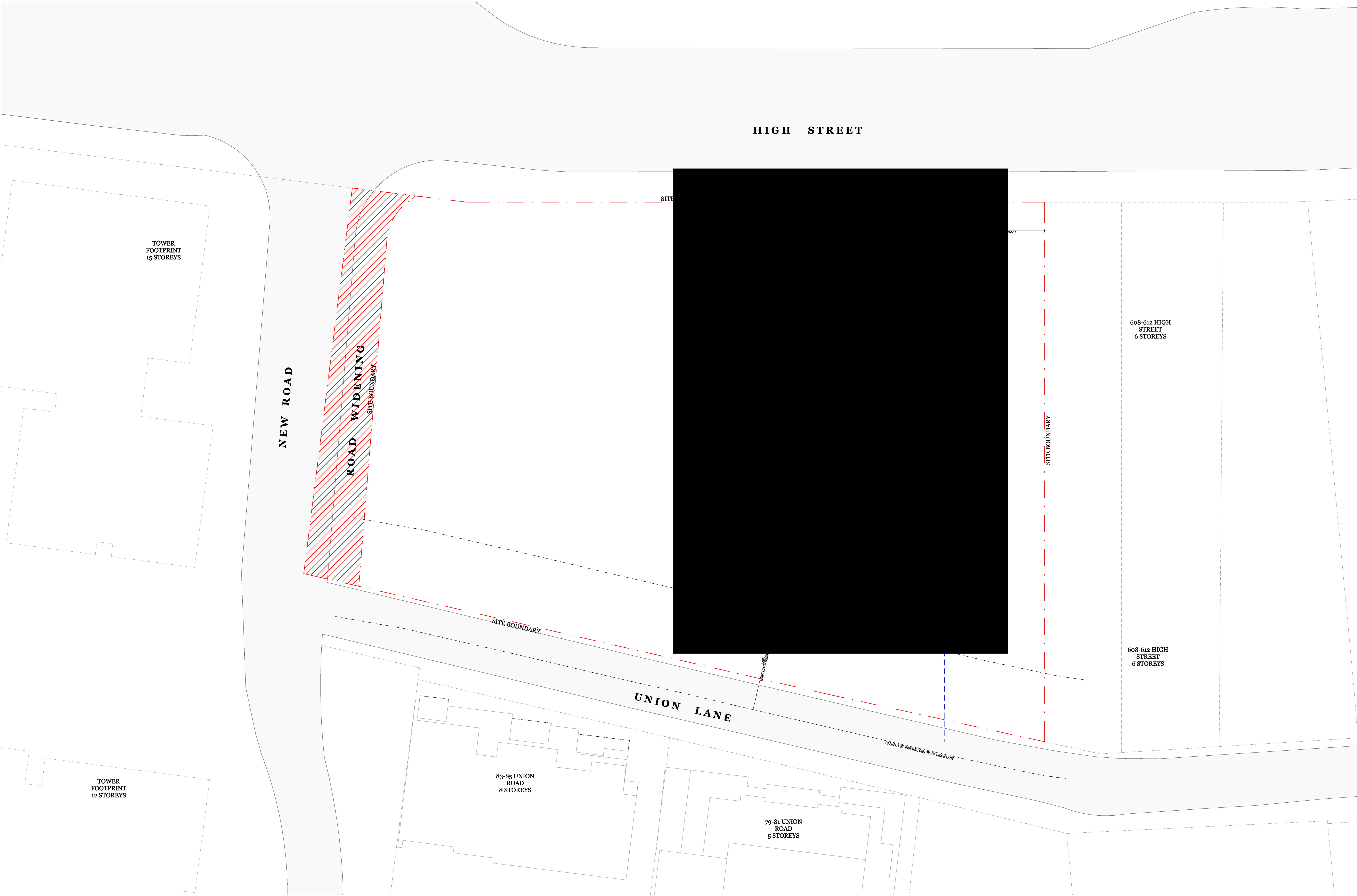


DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name	High Street Penrith	Project Number	00012012
Project Address	614-632 High Street, Penrith, NSW 2750	Drawing Name	Level 8,9 Serviced Apartment
Client	Urban Apartments	Scale	1:500
		Date Commenced	March 2019
		Drawing Number	DA209
		Revision	A



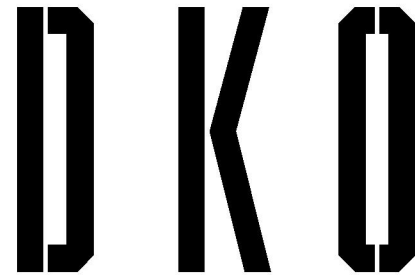


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA

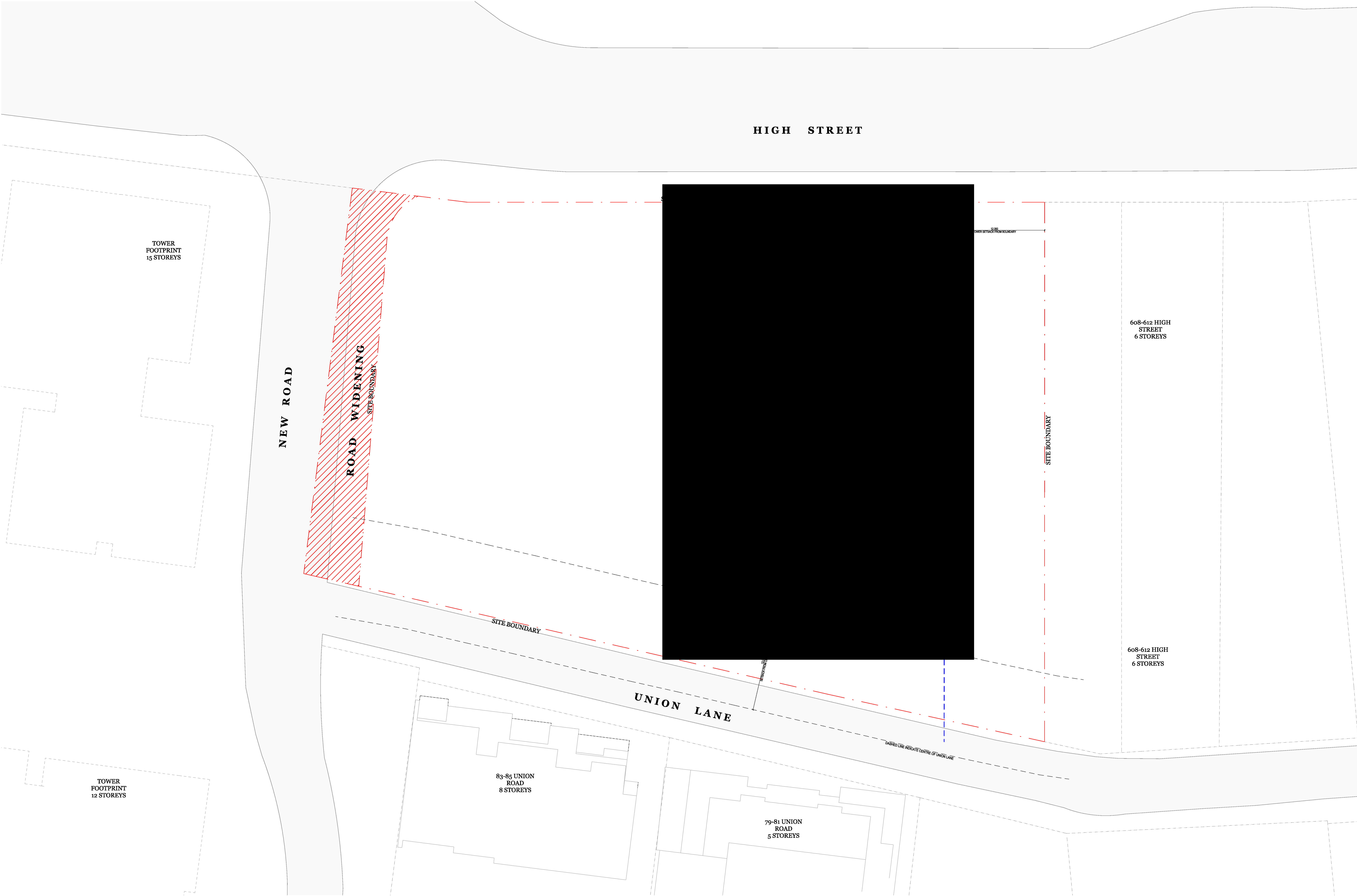


DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name	High Street Penrith	Project Number	00012012
Project Address	614-632 High Street, Penrith, NSW 2750	Drawing Name	Level 10 Technical Floor
		Scale	1:200@A1
		Date Commenced	March 2019
Client	Urban Apartments	Drawing Number	DA210
		Revision	A



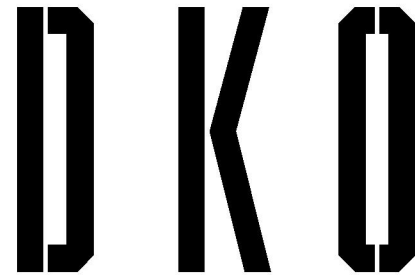


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OR	SZ	Draft DA
A	8/11/2019			DA

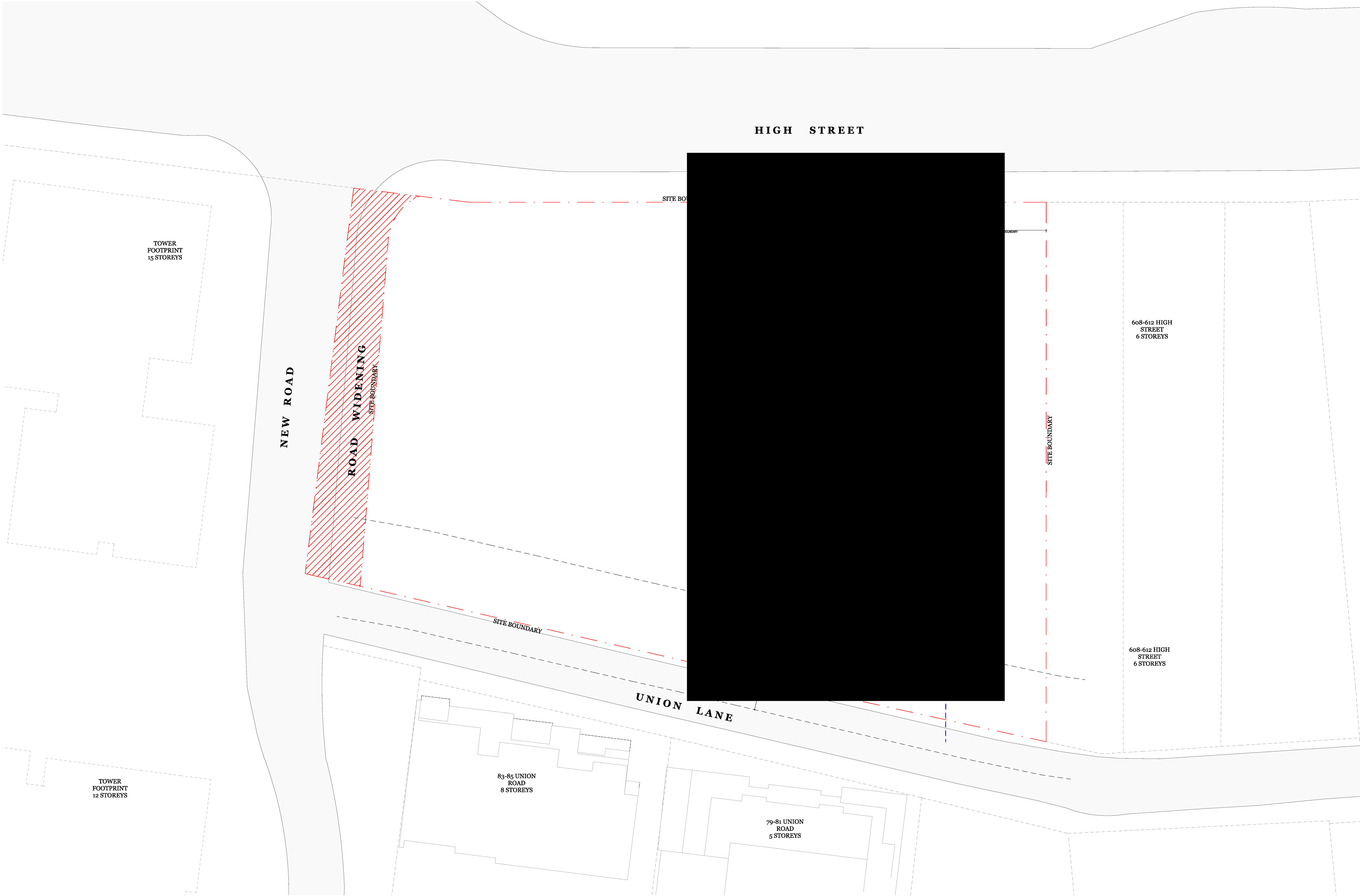


DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name	High Street Penrith	Project Number	00012012
Project Address	614-632 High Street, Penrith, NSW 2750	Drawing Name	Typical Floor Plan - Levels
		Scale	1:200 @ A1
		Date Commenced	March 2019
Client	Urban Apartments	Drawing Number	DA211
		Revision	A



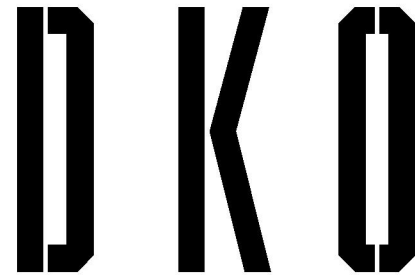


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OR	SZ	Draft DA
A	8/11/2019			DA

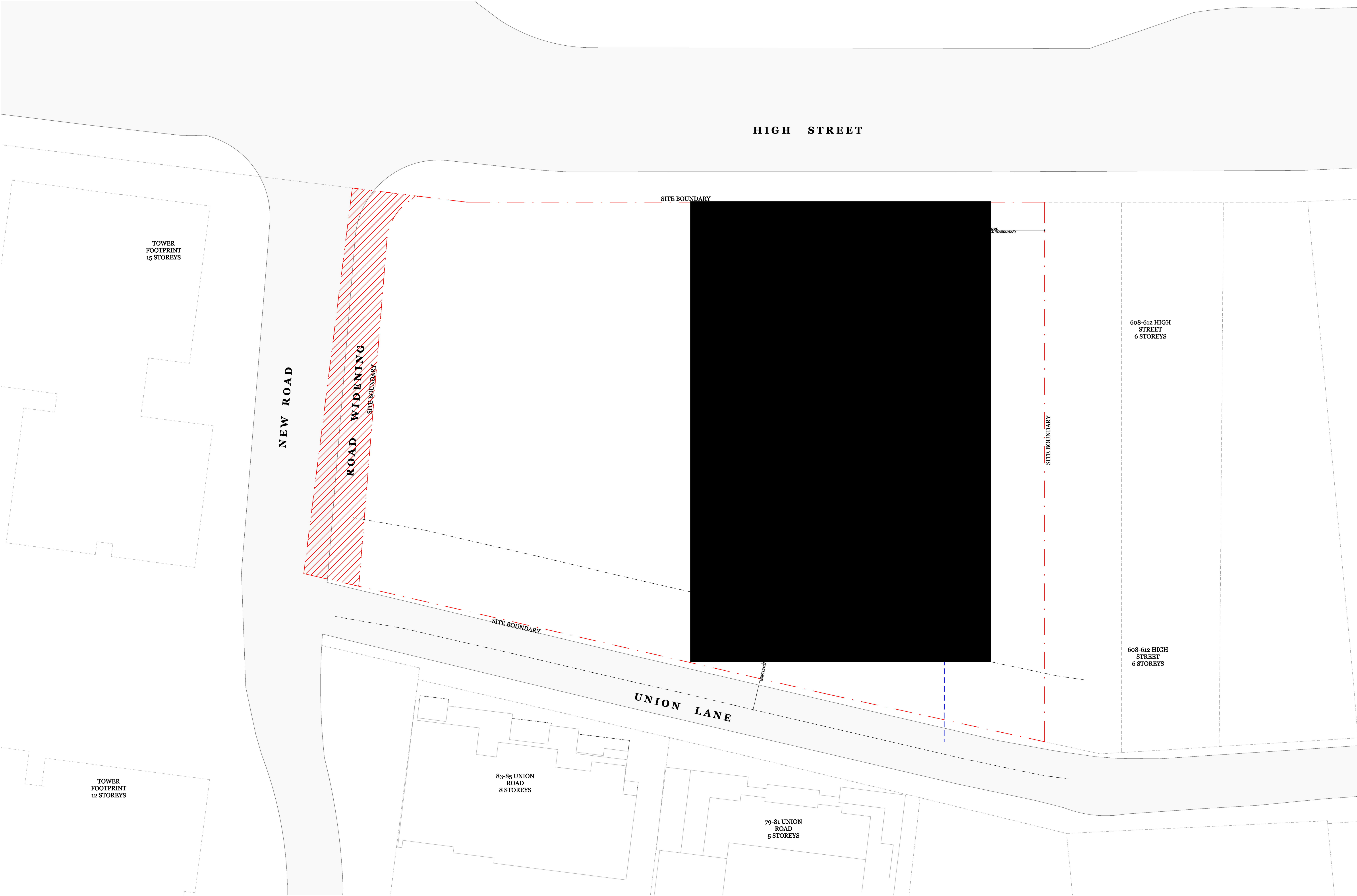


DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@DKO.com.au  
www.DKO.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name	High Street Penrith	Project Number	00012012
Project Address	614-632 High Street, Penrith, NSW 2750	Drawing Name	Level 40 Plan
		Scale	1:200@A1
		Date Commenced	March 2019
Client	Urban Apartments	Drawing Number	DA212
		Revision	A



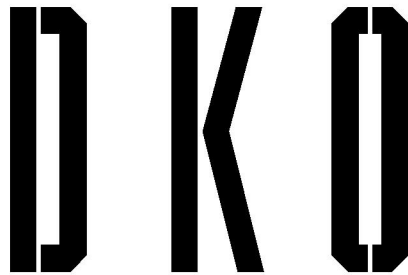


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA



DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name  
Project Address

High Street Penrith  
614-632 High Street,  
Penrith, NSW 2750

Project Number  
Drawing Name  
Scale  
Date Commenced

00012012  
Level 41 Plan  
1:200@A1  
March 2019

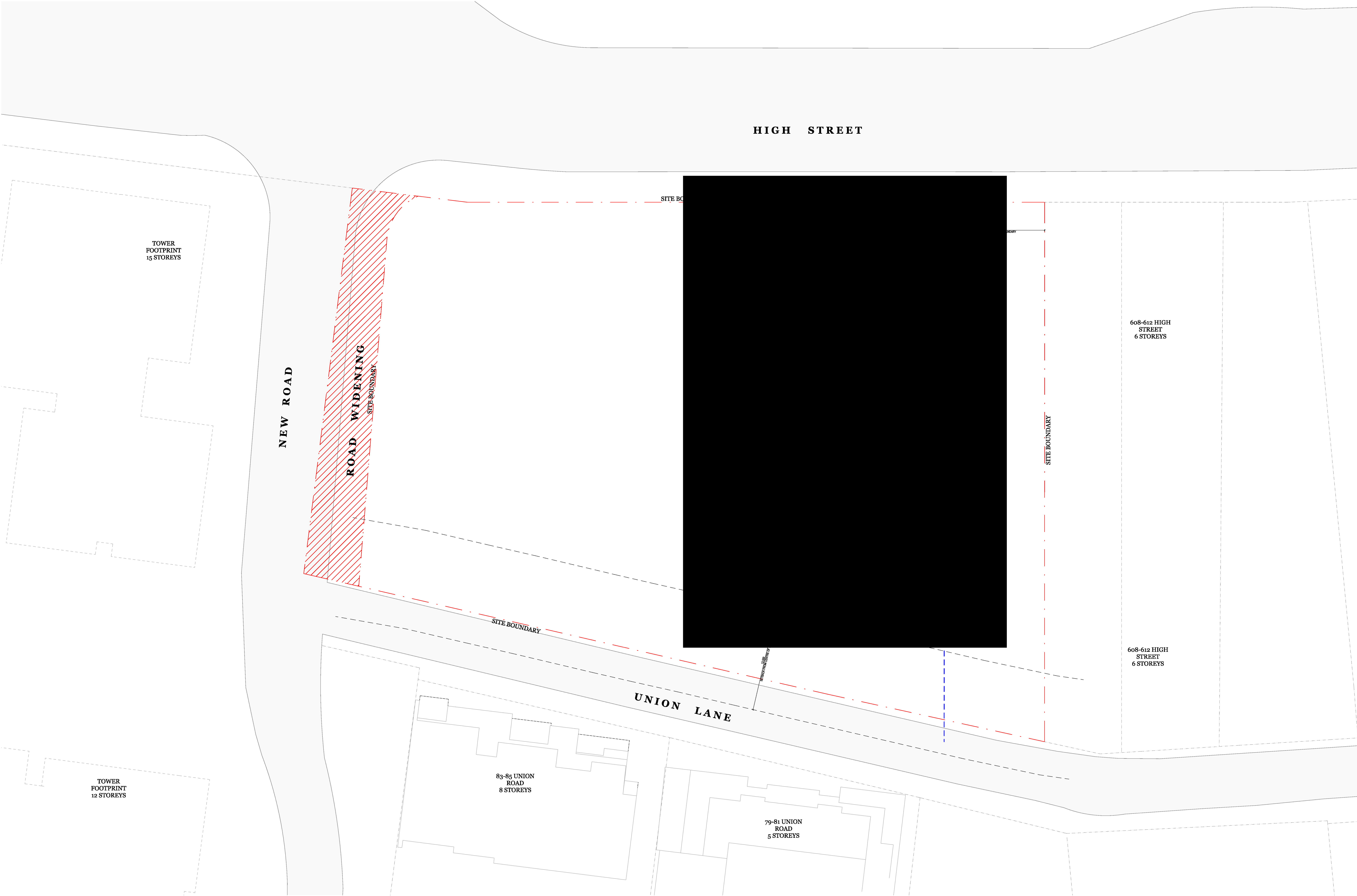
Client

Urban Apartments

Drawing Number  
Revision

**DA213**  
**A**



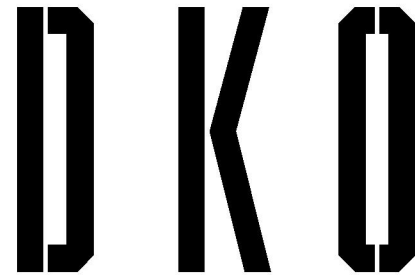


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA

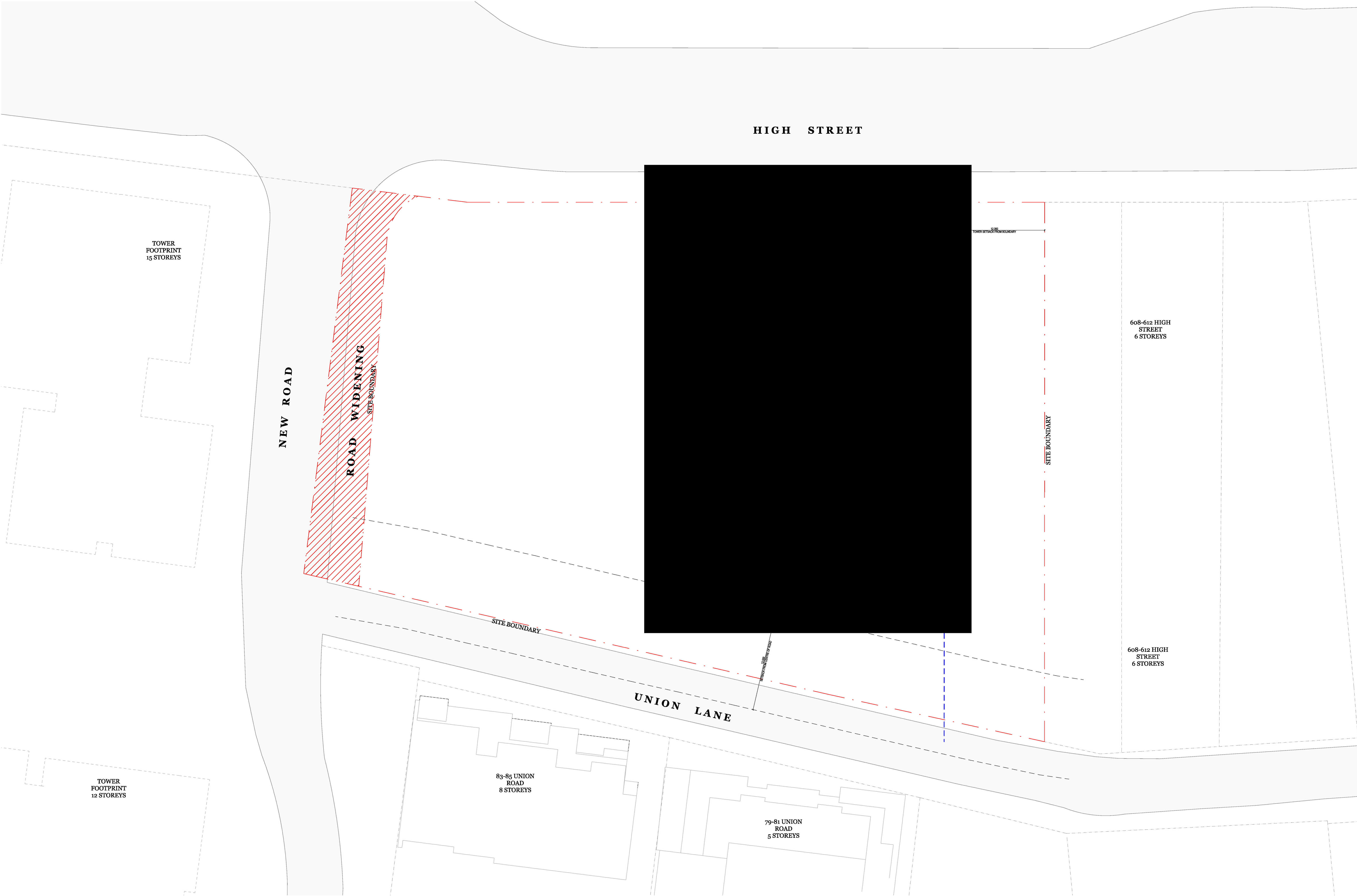


DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@DKO.com.au  
www.DKO.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name	High Street Penrith	Project Number	00012012
Project Address	614-632 High Street, Penrith, NSW 2750	Drawing Name	Level 42 Plan
		Scale	1:200@A1
		Date Commenced	March 2019
Client	Urban Apartments	Drawing Number	DA214
		Revision	A



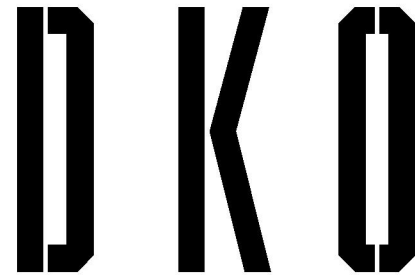


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA



DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@DKO.com.au  
www.DKO.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name  
Project Address

High Street Penrith  
614-632 High Street,  
Penrith, NSW 2750

Project Number  
Drawing Name  
Scale  
Date Commenced

00012012  
Level 43 Plan  
1:200@A1  
March 2019

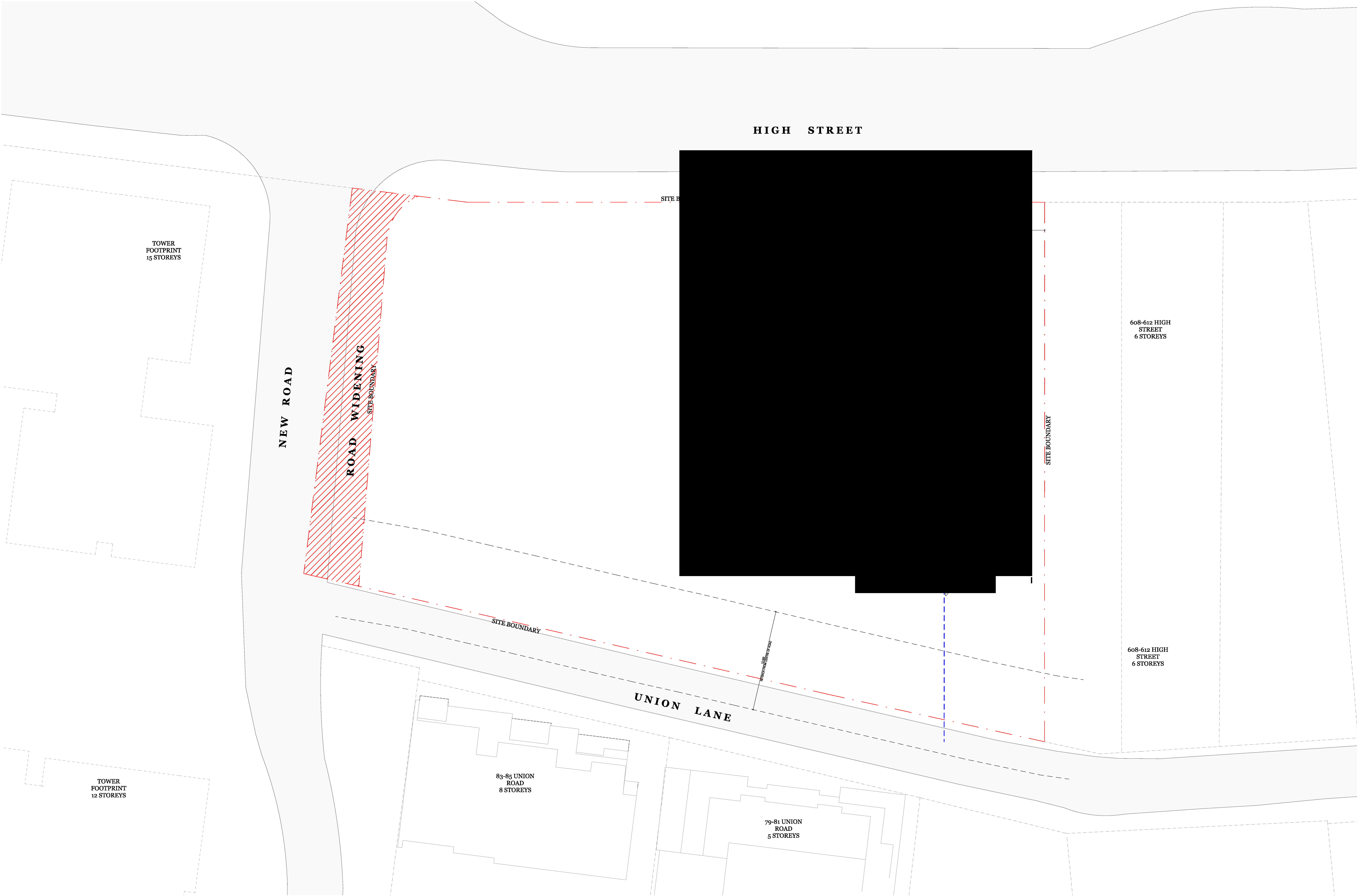
Client

Urban Apartments

Drawing Number  
Revision

**DA215**  
**A**



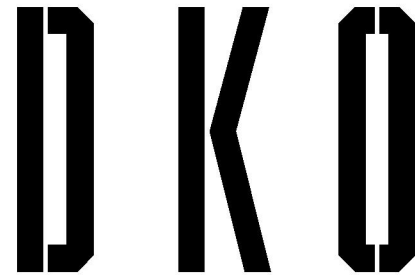


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA

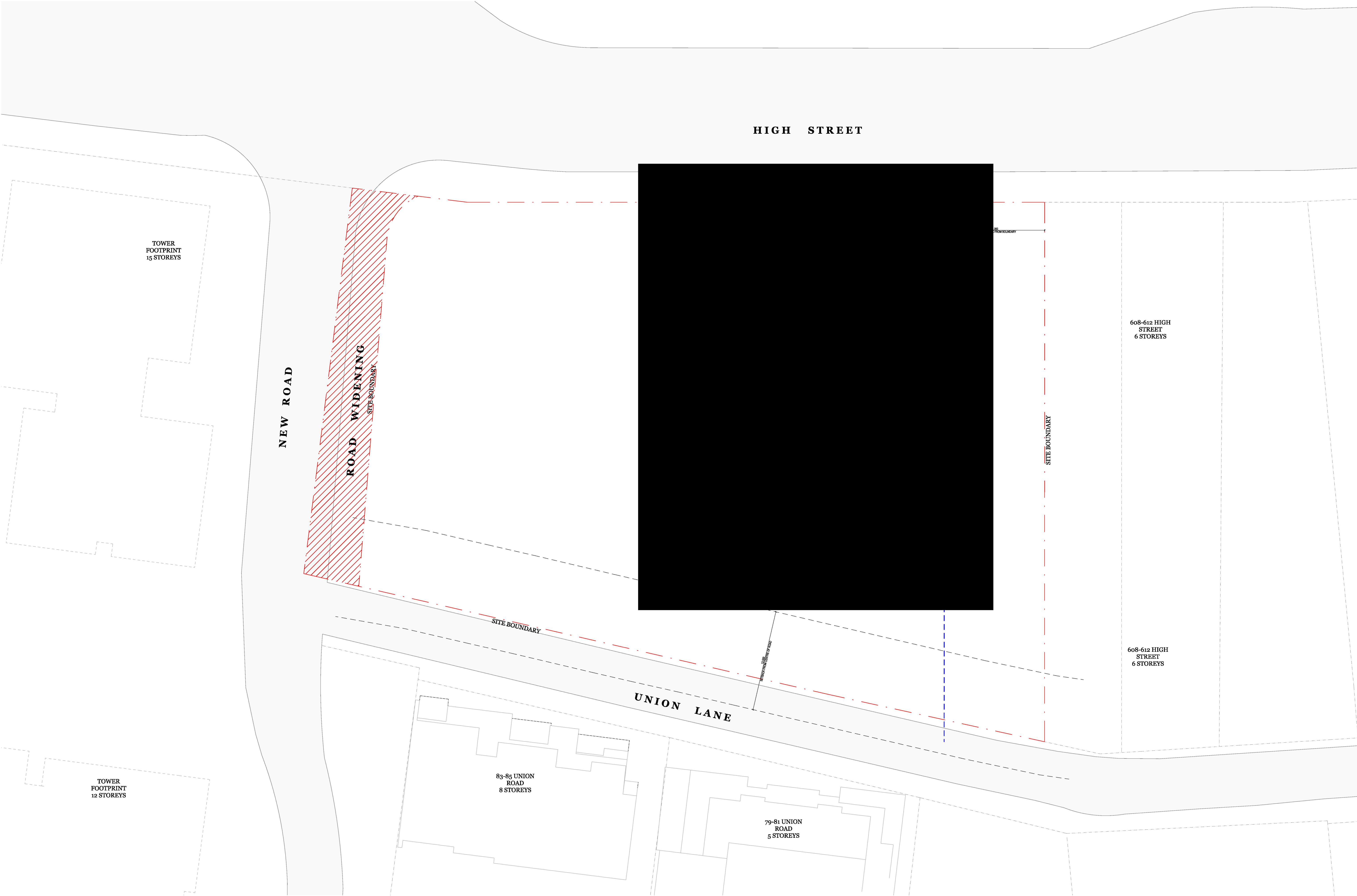


DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542



Project Name	High Street Penrith	Project Number	00012012
Project Address	614-632 High Street, Penrith, NSW 2750	Drawing Name	Level 44 Plan
		Scale	1:200@A1
		Date Commenced	March 2019
Client	Urban Apartments	Drawing Number	DA216
		Revision	A



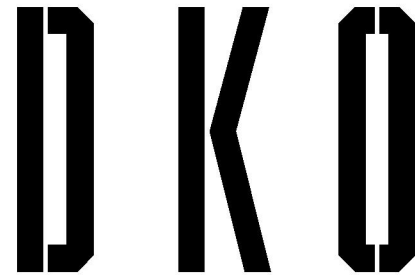


© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

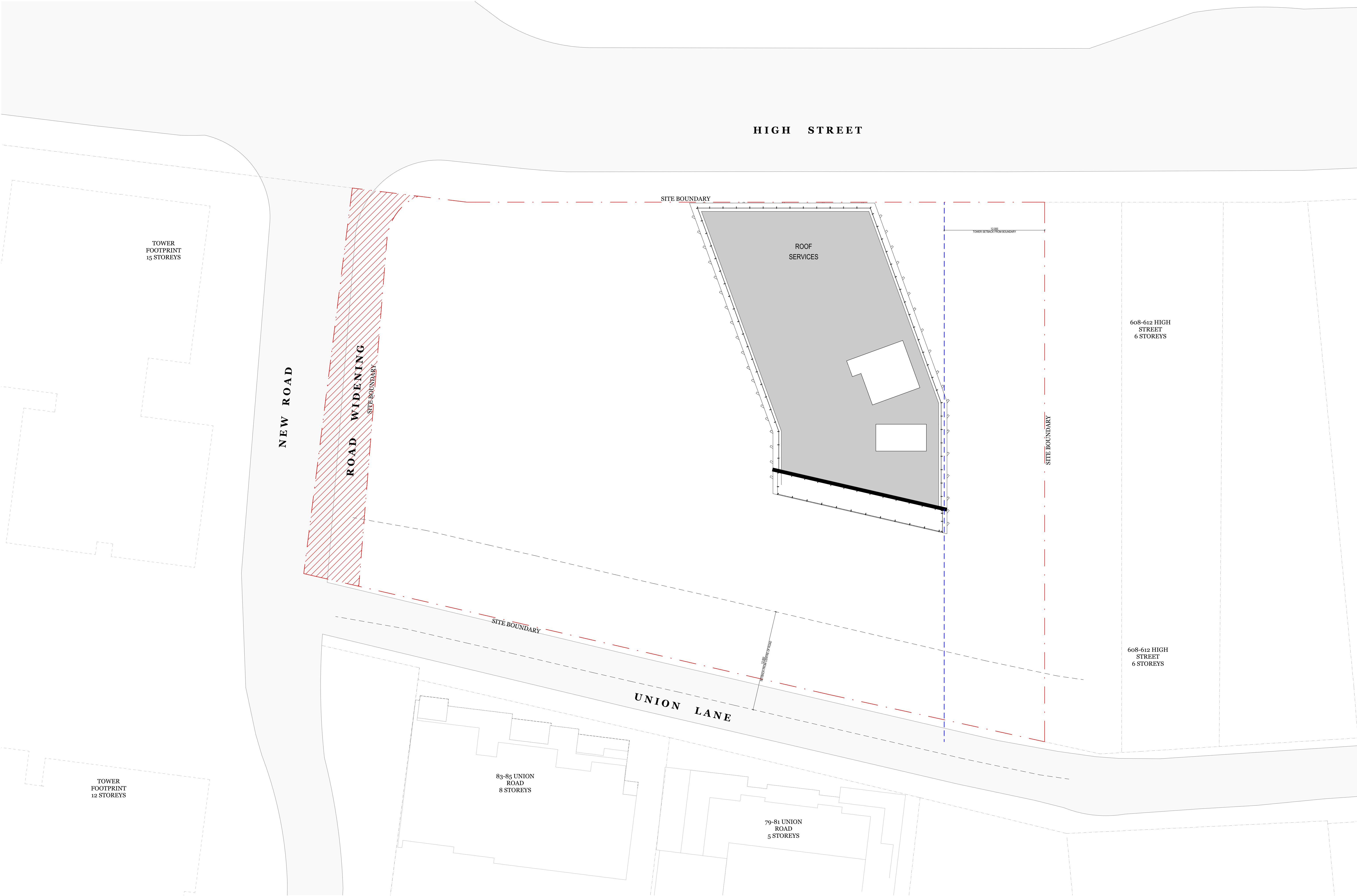
Rev.	Date	By	Ckd	Description
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA



DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@DKO.com.au  
www.DKO.com.au  
ABN: 81956706590  
NSW: Nominated Architects  
Kees de Keijzer 5767  
David Randerson 8542

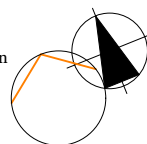


Project Name	High Street Penrith	Project Number	00012012
Project Address	614-632 High Street, Penrith, NSW 2750	Drawing Name	Level 45 Plan
		Scale	1:200@A1
		Date Commenced	March 2019
Client	Urban Apartments	Drawing Number	DA217
		Revision	A



© DKO Architecture (NSW) Pty Ltd  
Except as allowed under copyright act, no part of this  
drawing may be reproduced or otherwise dealt with  
without written permission of DKO Architecture.

Rev.	Date	By	Ckd	Description
P5	30/10/2019			Issue for Coordination
P6	1/11/2019			Draft DA
P7	5/11/2019	OS	SZ	Draft DA
A	8/11/2019			DA



DKO Architecture (NSW) Pty Ltd  
42 Davies Street  
Surry Hills, NSW 2010  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956704590  
NSW: Nominated Architects  
Koos de Keijzer 5767  
David Randerson 8542



Project Name  
Project Address

High Street Penrith  
614-632 High Street,  
Penrith, NSW 2750

Project Number  
Drawing Name  
Scale  
Date Commenced

00012012  
Roof Plan  
1:200@A1  
March 2019

Client  
Urban Apartments

Drawing Number  
Revision

DA218  
A