



Team Jaycon Group & Architecture Design Studio







Jaycon Group has been successfully delivering residential developments for over 15 years. Working throughout the Sydney area, they have an outstanding track record of providing a high quality product within the predicted timescales.

What gives Jaycon Group a unique advantage over other construction companies is that they control many of the trades involved in the build via their sister company, Exact Group.

Exact Group provides a 'one stop shop' for excavation, plumbing, civil works, concrete cutting, core drilling and property maintenance.

The seamless relationship between the two companies allows for unified project management and reduces the risk of delays that can arise when relying on external contractors.

Architecture Design Studio is a Sydney based architecture practice focused on achieving innovative, environmentally sustainable project solutions for our clients. The design studio is directed by well-established, internationally experienced architects, with support from a young and talented team. The practice prizes highly the social and civic responsibility inherent in architecture and acknowledges the responsibility of our profession to respond to current global environmental and community concerns.

Principal Architect – Pavlo Doroch, Director (Dip. Int. Des. WID B. Arch UTS MArch. UTS)

Pavlo is one of two Principal Architects & Directors at Architecture Design Studio. Based in Sydney NSW, Pavlo has been practicing for over 10 years and has played a key role in a number of commercial and government projects across Australia.

Pavlo has a depth of experience from conception to completion across a range of project types including commercial, retail, industrial, entertainment, recreational, petrochemical, food & beverage, educational, tourism, government, interior design, childcare, master-planning, defense, mixed use and small and large scale residential projects.

He has a passion for digital and parametric design which has been utilised for facade design systems, form generation and sustainability performance. He also has a love for open space and motorcycles.



About Sky Garden Apartments

- > 44 apartments
- > 1, 2 & 3 bedroom floorplans
- > Communal rooftop Sky Garden
- > Garden apartments available
- > Terrace, secure parking & storage for all apartments
- > Quality fixtures and finishes

How nice would it be to escape the daily grind in a landscaped environment that offers privacy and views?

The architects, Architecture Design Studio, had those ideals in mind when they created Penrith's newest landmark.

An apartment should offer a lifestyle choice, but why be limited to your four walls?

Living at Sky Garden means you get to escape to a rooftop paradise whenever you need to.

Designed with a communal barbecue area, private chill out zones, strategic privacy screening planter boxes and shade creating pergolas.

All of this positioned exclusively on the rooftop of a building with views across to the stunning Blue Mountains.



Lifestyle &

Location

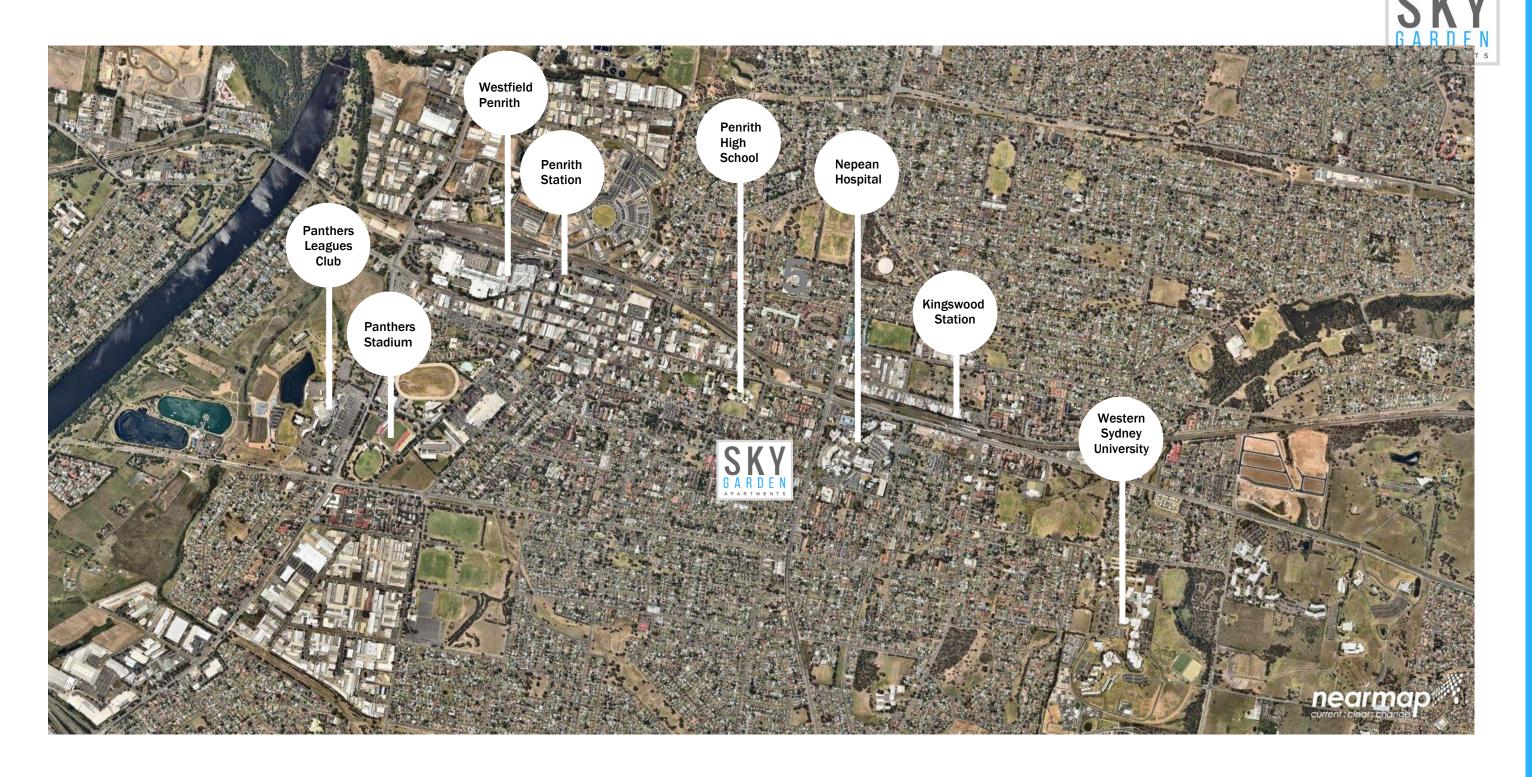




Whether you're looking for drinks, dinner, shopping or entertainment you'll find it all within walking distance of Sky Garden Apartments.

Travelling further afield is equally convenient, reach Penrith or Kingswood Station on foot or the M4 motorway in minutes. From there the Sydney CBD is only 50 minutes away.

With the new Western Sydney Airport within a 25 minute drive, the rest of the world will also soon be within easy reach.



- 1. Panthers World of Entertainment
- 5. Penrith High (Selective High School)

- 2. Penrith Stadium
- 6. Nepean Hospital Precinct

- 3. Westfield Shopping Centre
- 7. Kingswood Train Station

- 4. Penrith Train Station
- 8. Western Sydney University



Investment

Infrastructure investment

- The WestConnex motorway project jointly funded by the federal and state governments is a 33-kilometre-long motorway which is two-thirds underground. It will widen and extend the M4, duplicate the M5 East and join them together to form a free-flowing western bypass of Sydney's central business district. \$1.6 billion of contracts have been issued so far and the project is expected to generate 10,000 jobs and inject \$20 billion of benefits to the NSW economy.
- Penrith Railway Station upgrade is underway and will deliver a new concourse and improved interchange area, a new commuter car park is also in planning. An 22% increase in the number of services between Penrith and Sydney CBD will also be introduced in late 2017; part of the More Trains More Services programme, a \$1.5b NSW Government initiative to boost capacity across the network.
- Western Sydney Infrastructure Plan is a \$3.6billion dollar programme funded by state and federal governments to deliver new and upgraded roads across the region. The first project construction of Werrington Arterial Road was completed May 2017.
- \$550million investment in Nepean Hospital was confirmed November 2016 and stage two should begin by 2019.
- Over \$1.5 billion of investment across more than 20 projects proposed across the Penrith Health and Education Precinct
- \$5.3 billion Western Sydney Airport funding from Federal Government was confirmed in May 2017 to enable construction of Stage One.
- \$5b Sydney Science Park project to create an internationally recognised centre for research and development in the heart of Western Sydney.

High demand for housing

In May 2017 the Western Sydney Housing Package was announced to provide funding to councils in Western Sydney to fast track development applications. It is estimated that 185,000 new homes will be needed across Western Sydney in the next 20 years. At current rates only half the number required to meet population growth are being delivered.

Job Growth

A number of stakeholders including Penrith Council, state and federal governments are working together to increase not just the quantity of jobs in Western Sydney, but also the quality. A number of the major projects mentioned above will help deliver these employment opportunities:

- 12,000 new jobs at Sydney Science Park
- 12,000 new jobs at the Penrith Health and Education Precinct
- 35,000 jobs created by Western Sydney Airport
- 10,000 jobs created by WestConnex Motorway



"More than anywhere else in the nation, Western Sydney will drive national prosperity over the next 50 years because what is taking place here has unrivalled speed, scale and connectivity."

Western Sydney Regional Organisation of Councils Prospectus Framework, 2015









Schedule of Finishes

External Finish:

- ✓ Acrylic painted Hebel/Render/Clad/Colourbond
- ✓ Aluminium oof colourbond sheeting
- ✓ Powder coated aluminum windows and sliding doors with glazing
- ✓ Tiled balconies and gas bayonet point
- ✓ Reinforced concrete slab
- ✓ Pre-finished zincalume gutters and down pipes

Common Property:

- ✓ Concrete
- ✓ Intercom entry security control system
- ✓ Security Remote control doors to carpark entry/exit
- ✓ Colourbond fencing to boundary
- ✓ Powder coated aluminium letter box
- ✓ Tiled and carpet entry to lobby

Interior:

- ✓ Painted Gybrock / Hebel walls
- ✓ Plaster set or Gyprock ceilings and painted
- ✓ Doors, Entry timber faced fire door in steel frame and painted. Internal in steel or timber frame and painted. Door furniture chrome
- ✓ Gas hot water system to each unit; gas bayonet in living area
- ✓ Gas bayonet point to balcony
- ✓ TV outlets provided to TV antenna; in living area & in main bedroom
- ✓ Telephone outlet provided in living area
- ✓ Security intercom system
- ✓ Selected surface mounted light fittings
- ✓ Fly screens provided to all windows and sliding doors
- ✓ Smoke detector
- ✓ Split system reverse cycle A/C
- ✓ Blinds to all windows except bathrooms
- √ 600x600 floor tiles to kitchen/living/dining
- ✓ Downlights

Kitchen:

- ✓ Reconstituted stone bench top
- Ceramic tile splash back
- ✓ Ceramic floor tiles
- \checkmark 1^{1/4} bowl stainless steel finish sink
- ✓ Chrome swivel head mixer tap
- ✓ Under bench electric oven, stainless steel finish
- ✓ Gas cook top, stainless steel finish
- ✓ Stainless steel finish slide out rangehood
- ✓ Polyurethane cabinetry

Bathroom and Ensuite:

- ✓ Walls ceramic tiles and floor
- ✓ White vanity with chrome furniture
- ✓ White acrylic bath tub
- ✓ Silver aluminum framed shower screen and clear glass
- ✓ Dual flush toilets
- ✓ Chrome tap-ware and accessories

Bedrooms:

- ✓ Master bedroom to have fitted shelf/drawer unit with hanging rail and mirrored sliding doors
- ✓ Additional bedrooms robes with mirrored sliding doors with hanging rail
- ✓ Carpet floors
- ✓ Flush mounted ceiling fan & light

Laundry:

- ✓ Ceramic 300x300 floor tiles
- ✓ Stainless steel laundry tub
- ✓ Chrome plated sink set

Car Park & Store Room

- ✓ Remote entry door to security car space.
- ✓ Storage space will be provided for each unit



Plans

Private garden apartments

We have a choice of 1, 2 or 3 bedroom garden apartments that offer amazing private outdoor spaces, ideal for pets, friends or those with a green thumb.

The apartments have a huge tiled area, which in most cases is covered, as well as a fenced in grass area. They range in size from a modest 29sqm right up to a massive 139sqm!

Most have stacker sliding doors that lead straight off the living area (or master bedroom suite) to your entertaining spaces.

One bedroom palaces

Yes, a one bedroom can be a palace! We have a wide range of floor plan types that range in size internally from 51-70sqm. Some have amazing media room areas, studies or private gardens.

These are all about affordability when you consider their prices – but not in what they offer lifestyle wise. Designed for professional couples with champagne taste working with a beer budget!

Rent returns on these apartments are expected to range from 4.5-5%

Two bedroom escapes

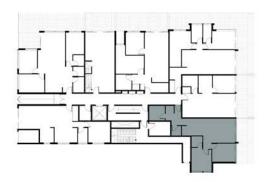
We have a wide range of layouts for those seeking the second bedroom. Ranging in size from 73 - 93sqm we have single storey with garden, single storey with balcony and even two storey with the living on one level and the bedrooms on another.

The architects really thought about giving owner occupiers choices with this very diverse range of housing options. Most have full size laundries - with a door so you can close off the mess - and a range of storage options located inside your apartment. High ceilings and an open plan design are just a few of the many features that make Sky Gardens the most interesting new address in Penrith.

Three bedroom homes

There are only four spacious three bedroom apartments to choose from. An amazing garden apartment with huge outdoor living options and a selection of corner apartments that will enjoy mountain views the higher floor you choose. The apartments offer a large laundry room with internal storage, extra storage in the living area, built in robes to all bedrooms and a large island bench in the kitchen for gathering friends.

The main bedroom is positioned away from the second and third creating more privacy. An added bonus is that each three bedroom apartment has two parking spaces in the secure basement carpark. We have also noted that the architects have ensured that there is no wasted space with hallways or unusable areas. Every corner of these apartments is designed to be used!



Internal 79 sqm

External 69 sqm

Parking spot 13 sqm



2



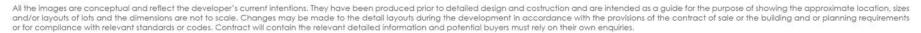
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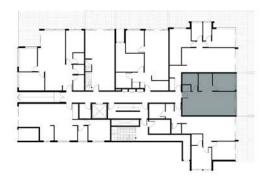
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62 sqm Internal

External 41 sqm

Parking spot 13 sqm

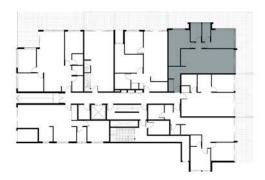












Internal 91 sqm External 139 sqm Parking spot 13 sqm



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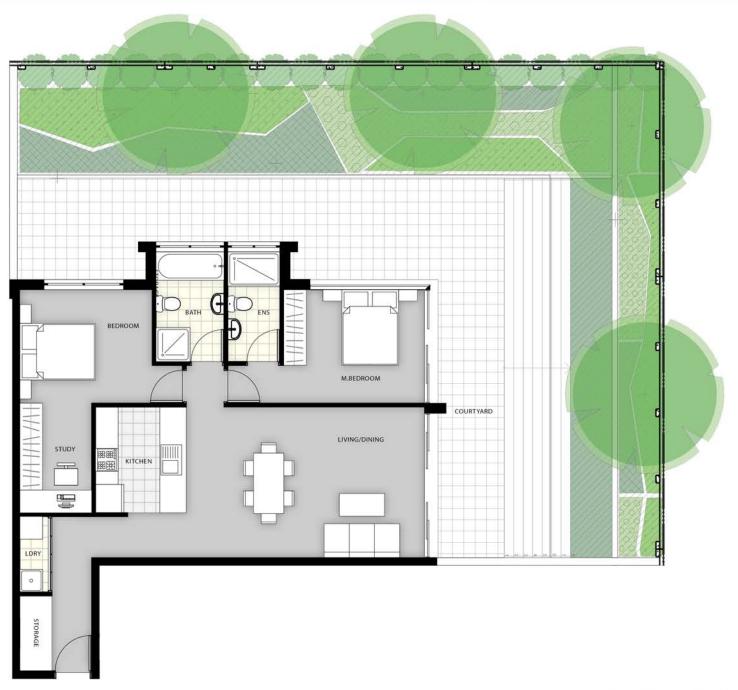


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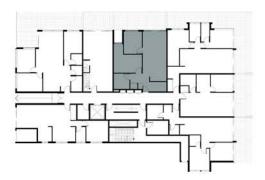


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Internal 86 sqm

External 51 sqm

Parking spot 13 sqm



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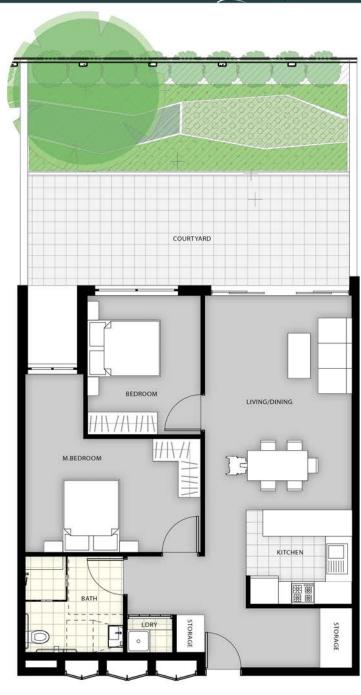


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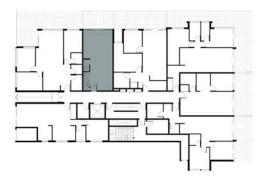


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Internal 93 sqm

External 29 sqm

Parking spot 13 sqm



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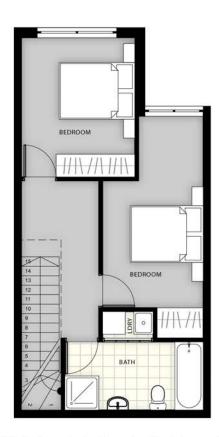


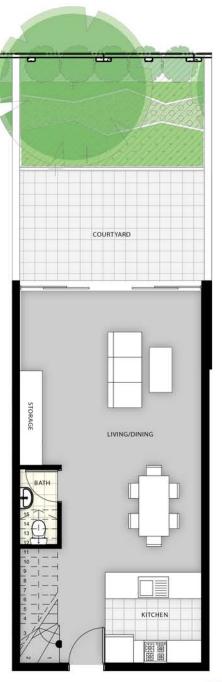
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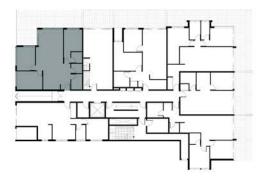
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Internal 99 sqm

External 74 sqm

Parking spot 26 sqm



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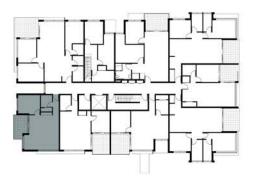
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Level 1 Unit 9



Internal 51 sqm

External 8 sqm

Parking spot 13 sqm



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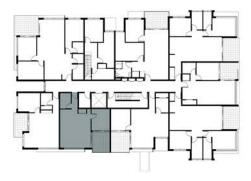
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Level 1-2-3 Unit 10-17-26



Internal 52 sqm

External 9 sqm

Parking spot 13 sqm



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Level 1-2-3 Unit 8-18-27



Internal 56 sqm

External 10 sqm

Parking spot 13 sqm



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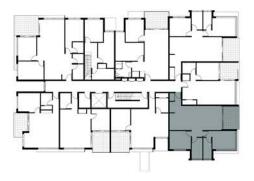








Level 1-2-3 Unit 11-19-28



Internal 79 sqm

External 10 sqm

Parking spot 13 sqm



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2



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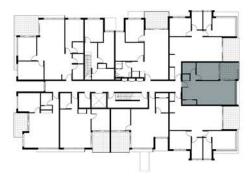






Level 1-2-3

Unit 12-20-29



Internal 51 sqm

External 8 sqm

Parking spot 13 sqm





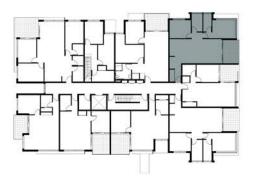


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Level 1-2-3 Unit 13-21-30



Internal 77 sqm

External 10 sqm

Parking spot 13 sqm



2



2



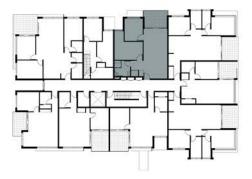
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Level 1-2-3 Unit 14-22-31



Internal 73 sqm

External 10 sqm

Parking spot 13 sqm



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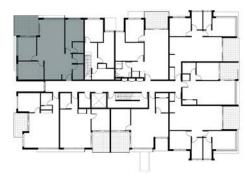






Level 1-2-3

Unit 15-24-32



Internal 99 sqm

External 10 sqm

Parking spot 26 sqm



3



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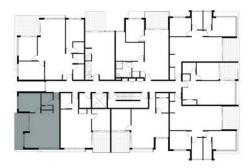
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Level 2-3 Unit 16-25



Internal 51 sqm

External 8 sqm

Parking spot 13 sqm





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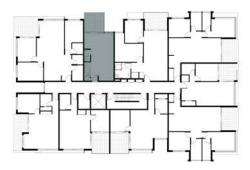








Level 2 Unit 23



Internal 82 sqm

External 10 sqm

Parking spot 13 sqm



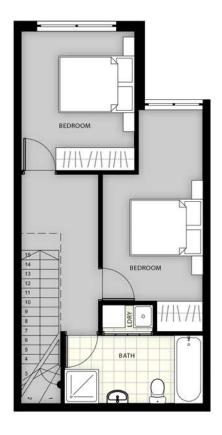
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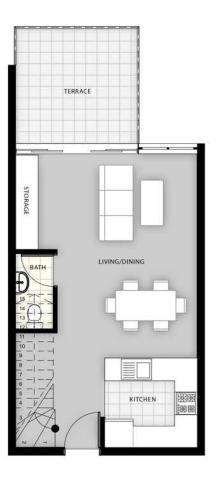


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Level 4-5 Unit 33-39



Internal 53 sqm

External 8 sqm

Parking spot 13 sqm











Level 4-5 Unit 34-40



Internal 53 sqm

External 9 sqm

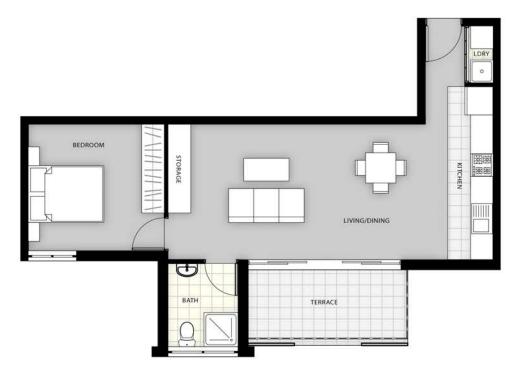
Parking spot 13 sqm





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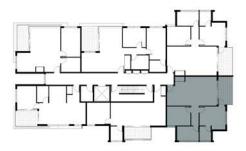








Level 4-5 Unit 35-41



Internal 77 sqm

External 10 sqm

Parking spot 13 sqm



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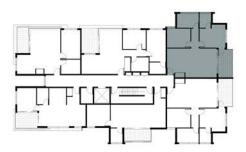








Level 4-5 Unit 36-42



Internal 78 sqm

External 10 sqm

Parking spot 13 sqm



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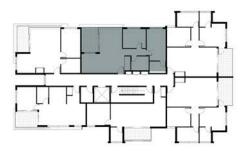
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Level 4-5 Unit 37-43



Internal 77 sqm

External 11 sqm

Parking spot 13 sqm



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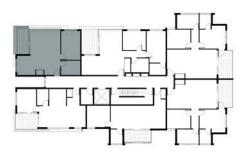








Level 4-5 Unit 38-44



59 sqm Internal

7 sqm External

Parking spot 13 sqm

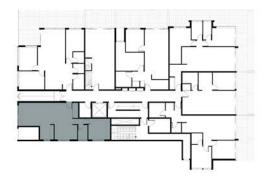












Internal 70 sqm

External 8 sqm

Parking spot 13 sqm













Buying Process

Step One	Book a sit down appointment with a member of our team to choose the apartment that meets your needs.
Step Two	A 0.25% deposit is required to secure your chosen property when signing the contract. This begin a 10 day cooling off period during which time your solicitor and conveyancer can review the contract and advise you before proceeding.
Step Three	On the 10 th business day if you wish to go ahead the balance of the 10% deposit is required. This money is often invested during construction and any interest earned is shared between yourself and the developer. If you choose not to go ahead the 0.25% will be forfeited to the vendor.
Step Four	Sit tight and save! No progress payments are required. Many people use the construction time to save for a larger deposit. Once construction commences you will receive monthly updates throughout the build with photos and commentary to inform you of how things are progressing.
Step Five	Valuation & inspection. Once the building is complete your lender will carry out a valuation. You may already have benefited from capital growth! You will have a chance to inspect the property prior to settlement to ensure you are happy with everything. Only when you are satisfied does the property settle.
Step Six	Collect the keys and move in!



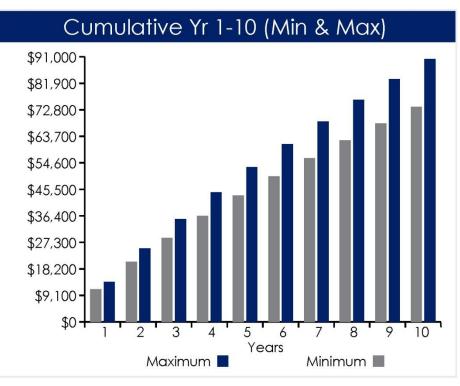
Depreciation Schedule

Estimate of Depreciation Claimable Typical 1 Bedroom + Study Apartment, Sky Garden 29-31 Lethbridge Street, PENRITH, NSW 2750

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,421	6,333	13,754
2	5,194	6,333	11,527
3	3,695	6,333	10,028
4	2,860	6,333	9,193
5	2,270	6,333	8,603
6	1,624	6,333	7,957
7	1,352	6,333	7,685
8	1,126	6,333	7,459
9	783	6,333	7,116
10	561	6,333	6,894
11 +	3,661	189,977	193,638
Total	\$30,547	\$253,307	\$283,854

Comparison Yr 1-10 (Max & Min)				
\$14,000 - \$12,600 - \$11,200 - \$9,800 - \$8,400 -				
\$7,000 - \$5,600 - \$4,200 - \$2,800 - \$1,400 -				
\$0 1	2 3 4 5 6 7 8 9 10 Years Maximum Minimum			

Minimum				
Year	Plant & Equipment	Division 43	Total	
1	6,071	5,181	11,252	
2	4,250	5,181	9,431	
3	3,023	5,181	8,204	
4	2,340	5,181	7,521	
5	1,858	5,181	7,039	
6	1,328	5,181	6,509	
7	1,106	5,181	6,287	
8	922	5,181	6,103	
9	641	5,181	5,822	
10	459	5,181	5,640	
11 +	2,995	155,435	158,430	
Total	\$24,993	\$207,245	\$232,238	





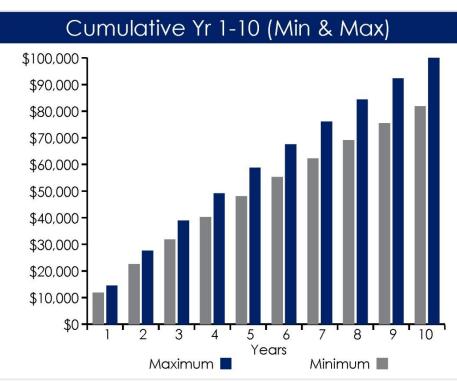
Depreciation Schedule

Estimate of Depreciation Claimable Typical 2 Bedroom Apartment, Sky Garden 29-31 Lethbridge Street, PENRITH, NSW 2750

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,439	7,043	14,482
2	6,061	7,043	13,104
3	4,260	7,043	11,303
4	3,241	7,043	10,284
5	2,528	7,043	9,571
6	1,805	7,043	8,848
7	1,485	7,043	8,528
8	1,240	7,043	8,283
9	861	7,043	7,904
10	620	7,043	7,663
11 +	4,081	211,313	215,394
Total	\$33,621	\$281,743	\$315,364

Comparison Yr 1-10 (Max & Min)				
\$15,000 7	_			
\$13,500 -	_			
\$12,000				
\$10,500				
\$9,000 -				
\$7,500 -				
\$6,000 -				
\$4,500 -				
\$3,000 -				
\$1,500 -				
\$0 +	1 2 3 4 5 6 7 8 9 10			
	Years Maximum ■ Minimum ■			

Minimum				
Year	Plant & Equipment	Division 43	Total	
1	6,087	5,763	11,850	
2	4,959	5,763	10,722	
3	3,486	5,763	9,249	
4	2,651	5,763	8,414	
5	2,068	5,763	7,831	
6	1,477	5,763	7,240	
7	1,215	5,763	6,978	
8	1,014	5,763	6,777	
9	705	5,763	6,468	
10	508	5,763	6,271	
11 +	3,339	172,893	176,232	
Total	\$27,509	\$230,523	\$258,032	





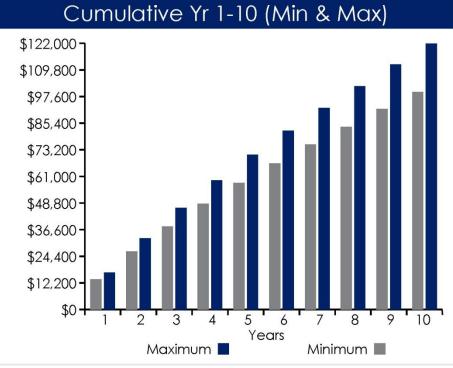
Depreciation Schedule

Estimate of Depreciation Claimable Typical 3 Bedroom Apartment, Sky Garden 29-31 Lethbridge Street, PENRITH, NSW 2750

Maximum			
Year	Plant & Equipment	Division 43	Total
1	8,160	8,775	16,935
2	6,901	8,775	15,676
3	5,189	8,775	13,964
4	3,875	8,775	12,650
5	2,978	8,775	11,753
6	2,130	8,775	10,905
7	1,723	8,775	10,498
8	1,247	8,775	10,022
9	1,108	8,775	9,883
10	798	8,775	9,573
11 +	5,126	263,236	268,362
Total	\$39,235	\$350,986	\$390,221

(comparison fr 1-10 (Max & Min)			
\$17,00	⁰⁰ 7■			
\$15,30	00-			
\$13,60	00-			
\$11,90	00-			
\$10,20	00-			
\$8,50	00-100-100-100-100-100-100-100-100-100-			
\$6,80	00-			
\$5,10	00-			
\$3,40	00-			
\$1,70	00-			
	\$0 1 2 3 4 5 6 7 8 9 10			
	Years Maximum ■ Minimum ■			
	WILLIAM WILLIAM STATE OF THE ST			
	Cumulative Yr 1-10 (Min & Max)			

Minimum				
Year	Plant & Equipment	Division 43	Total	
1	6,676	7,179	13,855	
2	5,647	7,179	12,826	
3	4,245	7,179	11,424	
4	3,171	7,179	10,350	
5	2,436	7,179	9,615	
6	1,742	7,179	8,921	
7	1,409	7,179	8,588	
8	1,021	7,179	8,200	
9	906	7,179	8,085	
10	653	7,179	7,832	
11 +	4,194	215,375	219,569	
Total	\$32,100	\$287,165	\$319,265	



Contact

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www.skygardens.com.au www.prd.net.au

3/320 High Street, Penrith NSW 2750

Our dedicated projects office is open Monday – Saturday 10am – 4pm or by appointment.

We are always happy for visitors to stop by, but to avoid inconvenience and ensure we are available to provide you with excellent service we recommend booking an appointment.









SKY GARDEN APARTMENTS

Disclaimer

Whilst we deem this information listed for the property above to be accurate, PRDnationwide Penrith gives no guarantees on the up to date nature of the information provided. All interested parties are responsible for their independent enquiries. PRDnationwide has been furnished with all information provided.

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