

24th February 2014

Attention: Debbie McCarthy
Beechwood Homes
Unit 2, 25-27 Redfern Street
Wetherill Park, NSW 2164



Dear Debbie,

The design plans for the new home you are building at Lot 2277 Elimatta Avenue, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions:

- Moroka is to be applied to the pop-out area of Master Suite. One column as mix of materials to this façade does not satisfy the intent of this condition in the guidelines. ✓
- The vehicle crossover is to be perpendicular to the kerb with parallel sides and must line up with the existing layback. Site and landscape plan are to be amended accordingly to show 5m wide vehicle crossover perpendicular to the street with parallel sides and in line with existing layback. ✓
- The following notes are to be added to the site and landscape plan where not already present:
 - Any garden or lawn edging visible from the street is to be constructed of masonry textured or coloured bricks, blocks or coloured concrete – no timber edging is permitted. ✓
 - Any retaining walls visible from the street or 900mm high and over are to be of masonry construction. ✓
 - Vehicle crossover is to be "Plain concrete to Penrith Council specifications and 5m wide. ✓
 - All existing street trees and verge planting are to be protected during construction. ✓
- The internal fencing note on the landscape plan must read "All internal fencing and side gates/returns are to be set back to a minimum of 7.5m from the front boundary". ✓

- *It is worth noting that Sydney Water is currently implementing 'low infiltration' systems and we recommend that you consult with Sydney Water to confirm whether this system will impact your design in any way. Should this system alter the design in any way please ensure these plans are submitted to Lend Lease for re-approval.*

Please note: Jordan Springs is a Fibre Connected Community and arrangements for connections and related costs will be required. Please visit <http://www.opticomm.net.au> for further information. ✓

We look forward to the opportunity of welcoming your purchasers to the Jordan Spring community and to working with you when you choose to design again at Jordan Springs. ✓

~~However, in the meantime, remember we are here to help with any questions or concerns you may have, so please don't hesitate to contact us.~~

Yours sincerely,



Rebecca Minney
Design Coordinator, Jordan Springs

CC: Grant Simpson
Key Asset
Level 5, 71 Walker Street
NORTH SYDNEY, NSW 2060