

28<sup>th</sup> May 2013

Attention: Joanne Monaco  
Monaco Designs Pty Ltd  
14 York St  
GLENBROOK NSW 2773

Dear Joanne,

The design plans for your new home you are designing for Mr & Mrs Bergan at Lot 2063 Cullen Ave, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions:

- The landscape plan is to reflect the following:
  - The front boundary note is to read "Any garden edging visible from the street is to be constructed of textured or coloured bricks, blocks or coloured concrete – no timber edging is permitted where visible from the street.
  - The return gate and fencing on from the eastern boundary to the home is to be set back to 7.5m in accordance with the guidelines.
  - The return gate and fencing from the eastern boundary to the home is to be noted as horizontal slat fencing in accordance with the guidelines.
- *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 Mr & Mrs Bergan 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, Jc

CC: Mr & Mrs Bergan  
53 Centauri Circu  
CRANEBROOK, NSW 2749



**JORDANSPRINGS**

**Jordan Springs is a Fibre Connected Community.**

Telephone, Internet and TV services will all be delivered via modern fibre optic technology. Traditional copper phone lines will not be available.

The telecommunications provider is OptiComm Pty Ltd.

Please refer to the *Helpful Info - For a Builder* section of the Opticomm website <http://www.opticomm.net.au> for essential information relating to cabling compliance requirements for the builder, the electrician and the cabling contractor.

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WEST



NORTH

1911-1912



SOUTH





EAST