



4th December 2013

Attention: Debbie McCarthy
Beechwood Homes
50 Macquarie St
LIVERPOOL, NSW 2170

Dear Debbie,

The design plans for the home you are building for House & Land Central at Lot 2302 Eimatta Ave, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions:

Please note: Any alternative solutions that vary from the conditions below are required to be resubmitted to Lend Lease for review:

- The columns along the secondary boundary are required to be detached from the home in accordance with the Illoura Village Building and Siting Requirements.
- The required secondary fencing has been shown in the wrong location and should be relocated between the return fencing and side gate and the rear corner of the lot as indicated on the stamped plans. ✓
- A detail of the secondary fencing is to be provided on the landscape plan. ✓
- The internal fencing is to be shown and noted as 'Lysaght Smartascreen fencing in 'Riversand' colour. ✓

PLEASE ENSURE THAT A COPY OF THE AMENDED PLANS ARE FORWARDED TO LEND LEASE FOR THEIR RECORDS PRIOR TO SUBMISSION OF PLANS TO COUNCIL OR CERTIFIER.

Please note the following:

- *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 the new residents 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
House & Land Pty Ltd
Level 5, 71 Walker Street
NORTH SYDNEY, NSW 2060

Maryland Development
Company Pty Ltd
ABN 45 069 368 896
www.jordansprings.com.au
Telephone 1800 086 6556

Lakeside Parade
Jordan Springs NSW 2747
PO Box 1870
Penrith NSW 2751



**BUSHFIRE AFFECTED
BAL 12.5**

LOT: H#33, LOT 2302


DP: 1168993

SITE AREA: 428.9 m²

SITE NOTES

- ANY RETAINING WALLS REQUIRED TO BE COMPLETED TO MANUFACTURERS SPECIFICATIONS AND DETAILS
- TREES WITHIN BUILDING AREA & 3.0m SURROUNDING TO BE FELLED & REMOVED BY OWNER.
- EXCAVATE 110 mm TO FORM JOB DATUM. (DATUM POINT 300mm BELOW FINISHED FLOOR LEVEL). EXTENT OF EXCAVATION AND BATTERS TO BE CONFIRMED ON SITE.



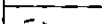




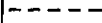


NOTES:

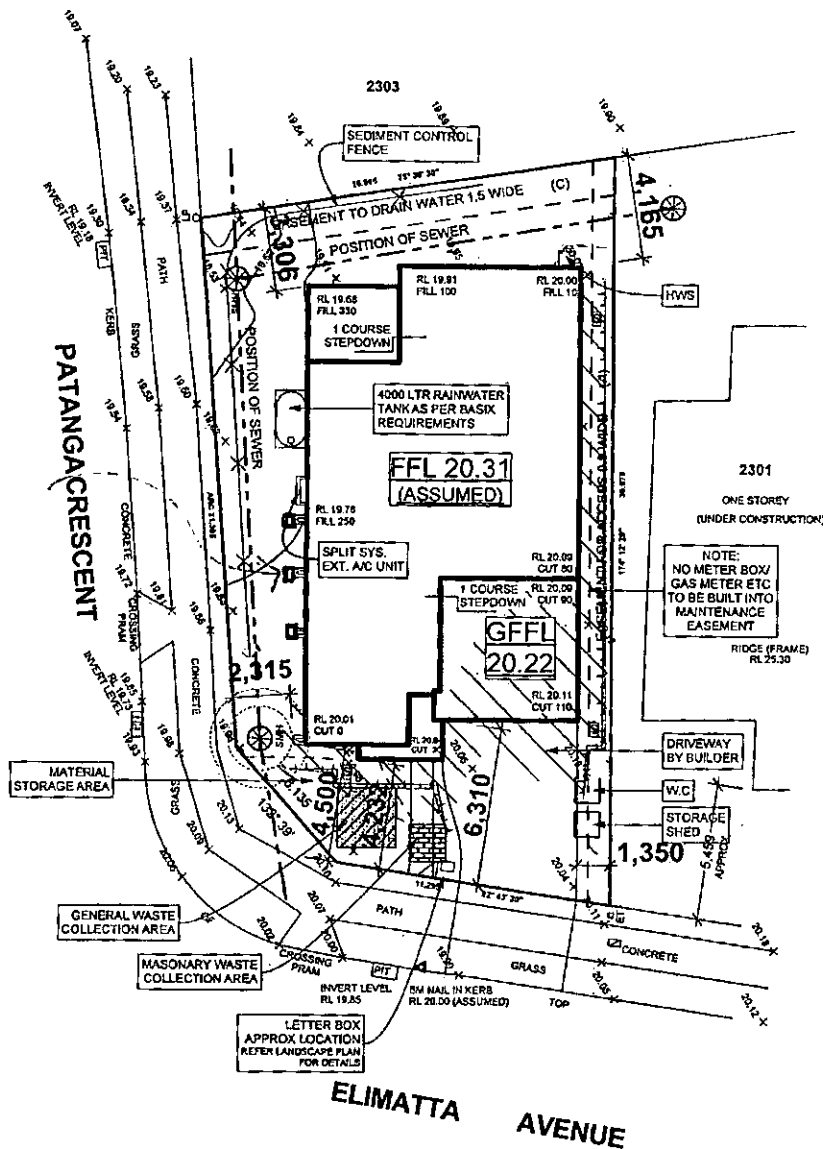
- STORMWATER DRAINAGE TO 4000LTR ABOVE GROUND WATER TANK, OVERFLOW TO REAR EASEMENT.
- SURFACE DRAINAGE (DISHDRAINS & SUMPS) TO EASEMENT VIA INDEPENDENT LINES, IN CONJUNCTION WITH LANDSCAPING BY OWNER.
-  DENOTES SURFACE DRAINAGE (POSITION & QUANTITY TO BE DETERMINED BY OWNER'S PLUMBER.)

RETAINING WALL NOTE

ANY RETAINING WALLS (IF REQUIRED) THAT ARE VISIBLE FROM THE STREET ARE TO BE COMPLIMENT THE CHARACTER OF THE HOME AND BE BUILT IN ACCORDANCE WITH JORDAN SPRINGS DESIGN GUIDELINES

SITE KEY:

	BOUNDARY
	CONTOUR
	CONTOUR
	SEWER LINE
	EXCAVATION LINE
	EXCAVATION
	ADDITIONAL EDGE BEAMS
	SEDIMENT CONTROL FENCE
	EXISTING TREES
	TREES TO BE REMOVED BY OWNER



Reviewed by LENO LEASE
COVENANT MANAGER

6 DEC 2013

Signed: 

1

SITE PLAN

1:200

- ⊕ SMOKE DETECTOR AS PER AS 3786-1993
- ⊕ EXHAUST FAN

CLIENT: KUEN THAI LOW & SHEN LI CHONG

ADDRESS: H#33, LOT 2302, ELIMATTA AVE

SUBURB: JORDAN SPRINGS (ILLOURA), 2747

COUNCIL: PENRITH



BEechwood HOMES (NSW) TRADING AS BEechwood HOMES ACH 132 370 104
LICENCE NUMBER - 207785C

SYDNEY NORTH COAST SOUTH COAST

NOTE: FIGURED DIMENSIONS TO BE READ IN REFERENCE TO SCALING

HOUSE TYPE: VERDELHO TWIST

FACADE: VISTA III

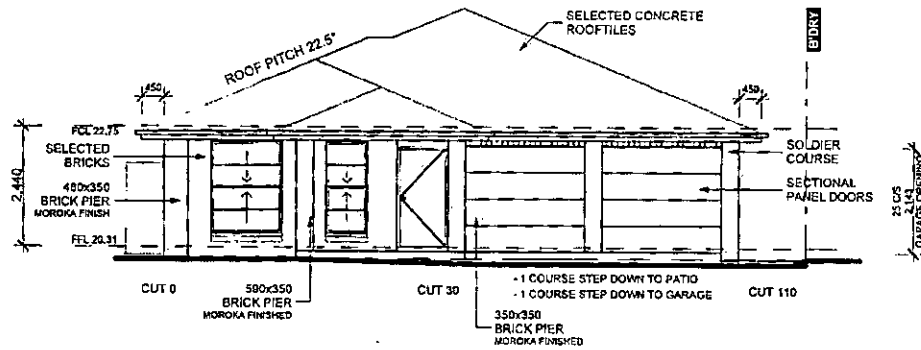
DRAWN BY: PW

DATE DRAWN: 25.10.13

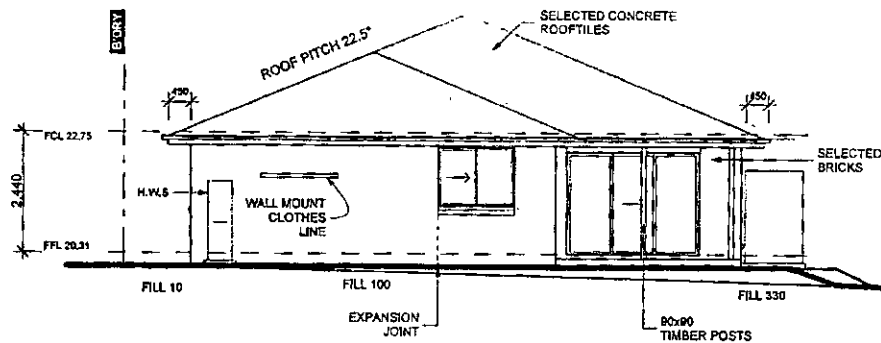
COUNCIL PLAN NO.1

JOB No.: SY202308

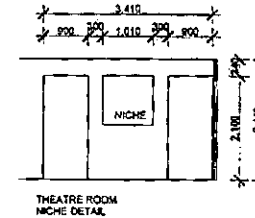
PAGE No: 2



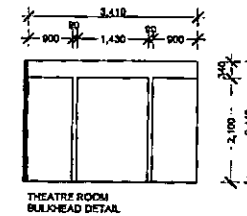
1 FRONT ELEVATION
1:100



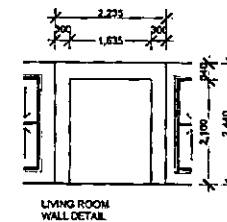
2 REAR ELEVATION
1:100



A DETAIL A
1:100



B DETAIL B
1:100



C DETAIL C
1:100

Reviewed by LEND LEASE COVENANT MANAGER
- 4 SEP 2013
Signed: *[Signature]*

CLIENT: KUEN THAI LOW & SHEN LI CHONG
ADDRESS: H#33, LOT 2302, ELMATTA AVE
SUBURB: JORDAN SPRINGS (ILLOURA), 2747
COUNCIL: PENRITH

Beechwood
your family home

BEECHWOOD HOMES (NSW) TRADING AS BEECHWOOD HOMES ACH 132 370 154
LICENCE NUMBER - 297753C
SYDNEY NORTH COAST SOUTH COAST

NOTE: FIGURED DIMENSIONS TO BE READ IN REFERENCE TO SCALING
HOUSE TYPE: VERDELHO TWIST
FACADE: VISTA III

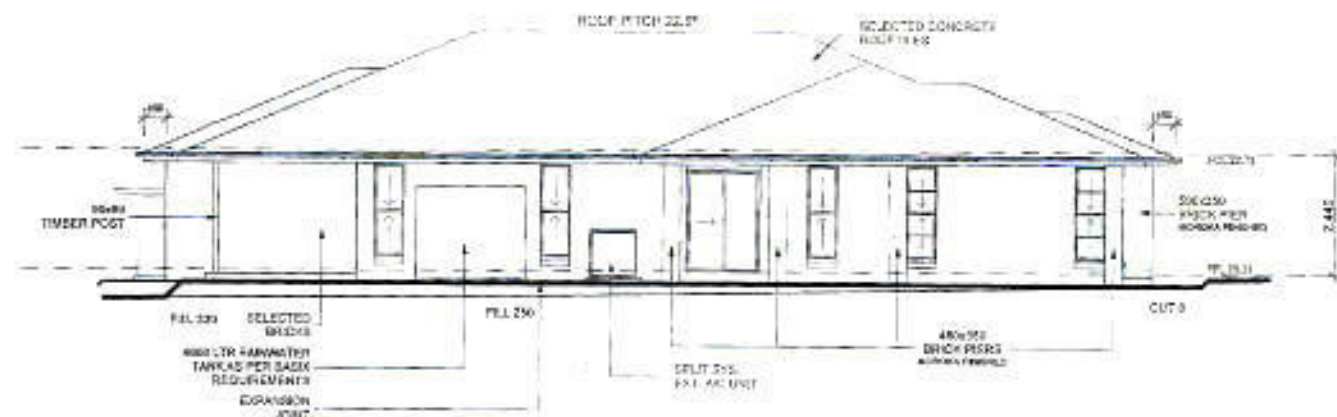
DRAWN BY: PW
DATE DRAWN: 25.10.13
JOB No.: SY202308

COUNCIL PLAN NO.1

PAGE No: 4

⊕ SMOKE DETECTOR AS PER AS 3786-1893
⊕ EXHAUST FAN

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1 LEFT ELEVATION
1-100



2 RIGHT ELEVATION
1-100

BASIX NOTES

- INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
 - RAINWATER TANK TO BE SUPPLIED WITH A MIN. 4000 LTR CAPACITY.
 - RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 251m² OF THE ROOF AREA.
 - RAINWATER TANK SUPPLY CONNECTED TO ALL TOILETS IN THE DEVELOPMENT.
 - RAINWATER TANK SUPPLY CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.
 - ACTIVE COOLING TO BE INSTALLED, ONE PHASE A/C SYSTEM (EER 3.0-3.5) ACTIVE COOLING TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE, OR ONE WITH A HIGHER EER FOR THE LIVING ROOM OF THE DWELLING.
 - ACTIVE HEATING TO BE INSTALLED, ONE PHASE A/C SYSTEM (EER 3.5-4.0) ACTIVE HEATING TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE, OR ONE WITH A HIGHER EER FOR THE LIVING ROOM.
 - PROVIDE 3 STAR SHOWER HEADS TO ALL SHOWERS.
 - PROVIDE 5 STAR TAPWARE TO ALL VANITY TAPS AND 4 STAR KITCHEN SINK TAP.
 - PROVIDE A 4 STAR DUAL FLUSH CISTERN TO ALL TOILETS.
 - GAS COOKTOP TO KITCHEN.
 - ELECTRIC OVEN TO KITCHEN.
- VENTILATION**
- AT LEAST 1 BATHROOM INDIVIDUAL FAN, NOT DUCTED WITH MANUAL SWITCH ON/OFF.
 - KITCHEN: INDIVIDUAL FAN, NOT DUCTED WITH MANUAL SWITCH ON/OFF.
 - LDY TO HAVE NATURAL VENTILATION ONLY.

Approved by 4410 L388
COUNCIL APPROVAL
- 1 Dec 2013
Signed: [Signature]

CLIENT: KUEN THAI LOW & SHEN LI CHONG
ADDRESS: H#33, LOT 2302, ELIMATTA AVE
SUBURB: JORDAN SPRINGS (LLDURA), 2747
COUNCIL: PENRITH

Beechwood
your family home

BECHWOOD HOME AWARDS (2012) BECHWOOD HOME AWARDS (2013) 9M
LICENSE NUMBER: 21760
SYDNEY NORTH COAST SOUTH COAST

NOTE: PREPARE DIMENSIONS TO BE READ IN REFERENCE TO SOMING

HOUSE TYPE: VERDEHO TOWER	DRAWN BY: PW
FACADE: WFA 31	DATE DRAWN: 20.10.13
COUNCIL PLAN NO.1	JOB No.: SY202308
	PAGE No.: 5

SMOKE DETECTOR AS PER AS 3785.1:2001
EXHAUST FAN

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 515006S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Thursday, 14 November 2013

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Infrastructure

Reviewed by LEAD LEASE
COVENANT MANAGER
- 4 DEC 2013
Signed

Project summary		
Project name	SY202308	
Street address	33 ELIMATTA Avenue JORDAN SPRINGS 2747	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1168993	
Lot no.	2302	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Certificate Prepared by

Name / Company Name: BEECHWOOD HOMES (NSW) PTY LTD

ABN (if applicable): 50132370104

DESCRIPTION

Project address	
Project name	SY202308
Street address	33 ELIMATTA Avenue JORDAN SPRINGS 2747
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1168893
Lot no.	2302
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	4
Site details	
Site area (m ²)	429
Roof area (m ²)	251
Conditioned floor area (m ²)	133
Unconditioned floor area (m ²)	13
Total area of garden and lawn (m ²)	185

Assessor details and thermal loads		
Assessor number	12/1473	
Certificate number	14730825	
Climate zone	2B	
Area adjusted cooling load (MJ/m ² .year)	27	
Area adjusted heating load (MJ/m ² .year)	66	
Other		
none	n/a	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but ≤ 9 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 251 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> • all toilets in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓ ✓	✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under 'Assessor Details' on the front page of this BASIX certificate (the 'Assessor Certificate') to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	All or part of floor area square metres

Energy Commitments	Show on DA plans	Show on CG/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas storage with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

EXTERNAL MATERIALS & COLOURS:

For: MR LOW & CHONG
LOT 2302 ELIMATTA AVE
JORDAN SPRINGS NSW 2747

Wall Material: AUSTRAL BRICKS
Colour: SILVER



Roof Material: TILE
Colour: LUNA ECLIPSE



Approved by: LEND LEASE
COVENANT MANAGER

- 4 Oct 2023

Signed: _____

Window Colour: ANODIC OFF WHITE

Fascia Colour: MONUMENT



Gutter Colour: SURFMIST

Downpipe Colour: SURFMIST

Garage Door Colour: MONUMENT



Moroka Colour: FOXTAIL



	TURFED AREA
	GRAVEL
	CLOTHES DRYING AREA
	GARDEN BED
	DRIVEWAY
	SIDE GATE
	LETTER BOX



PLANTING SCHEDULE						
	BOTANICAL NAME	COMMON NAME	H/W (mm)	POT SIZE	NATIVE *	QTY
	LAGERSTROEMIA INDICA	CREPE MYRTLE	H: 6000 W: 3000	100L	EXOTIC	4
	COTYLEDONUM DUMBARUM	NEW CHRISTMAS BUSH	H: 4000 W: 2000	200mm	NATIVE *	1
	GREVILLEA	GREVILLEA 'JUBILEE'	H: 1000 W: 1000	140mm	NATIVE *	6
	ASPENIUM PLATYNEURON	RADIANT STAR	H: 2000 W: 1000	180mm	EXOTIC	5
	CHAMAECYPARIS UNCINATUM	GERALDTON WAX	H: 1000 W: 1000	100mm	NATIVE *	14

NB: LANDSCAPING OF FRONT GARDENS TO BE COMPLETED WITHIN 3 MONTHS OF OCCUPATION

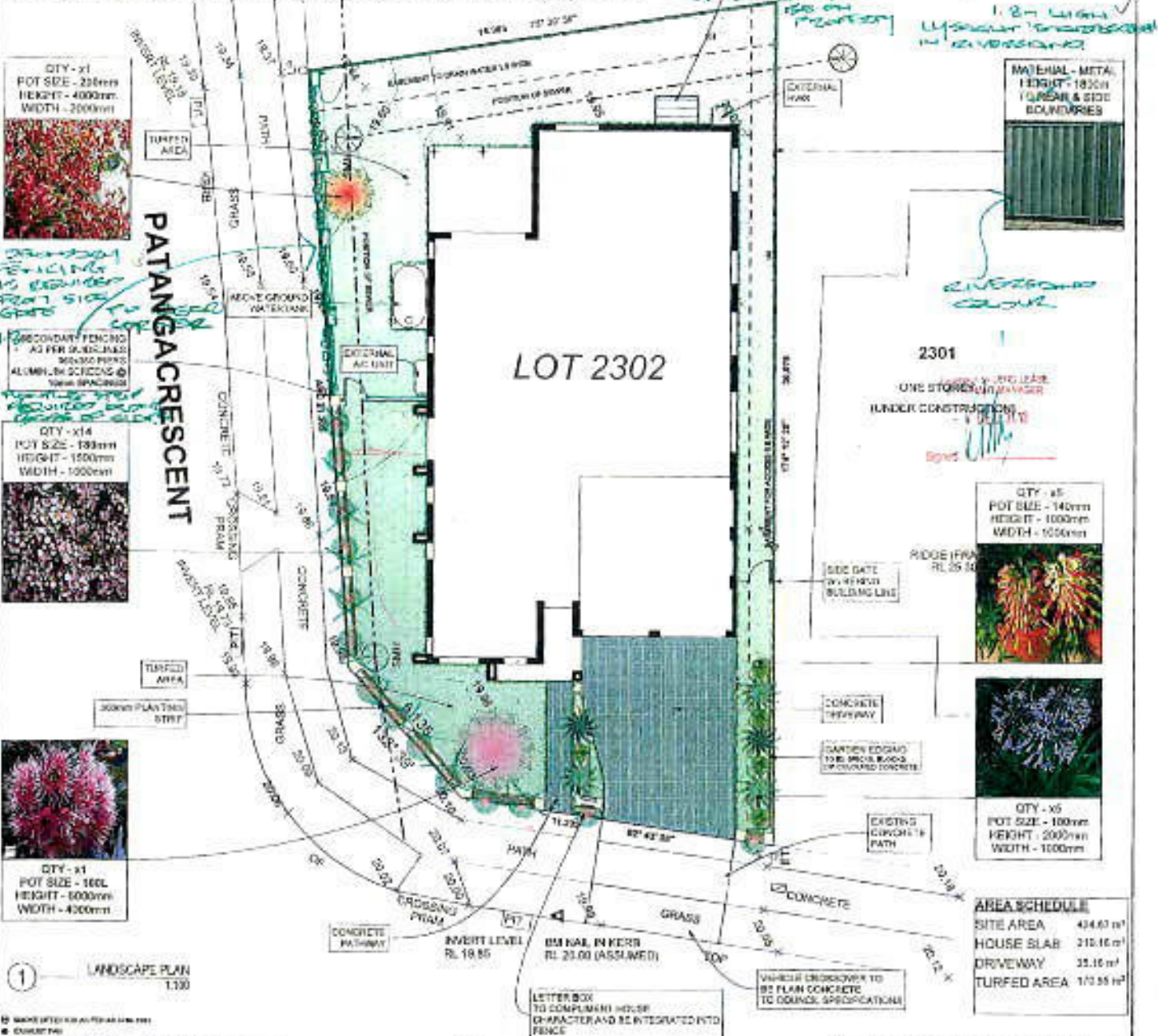
NB: MASONRY RETAINING WALLS (IF REQUIRED) VISIBLE FROM STREET ARE TO COMPLIMENT THE HOUSE CHARACTER

LANDSCAPING DETAILS FOR:

ADDRESS: HW33, LOT 2302, ELIMATTA AVE, JORDAN SPRINGS (ILLOURA), 2747,
HOUSE TYPE: VERDELHO TWIST,
FACADE: VISTA W

LANDSCAPE DESIGNER:

PETER WALICKI (DIP. ARCH. TECH., B.CES ARCH.), UNDER REDWOOD HOMES (NSW) PTY. LTD.



AREA SCHEDULE	
SITE AREA	434.67 m ²
HOUSE SLAB	210.16 m ²
DRIVEWAY	25.16 m ²
TURFED AREA	170.35 m ²

1 LANDSCAPE PLAN 1:100

CLIENT: KAREN THALOM & SHEN LI CHONG
ADDRESS: HW33, LOT 2302, ELIMATTA AVE
SUBURB: JORDAN SPRINGS (ILLOURA), 2747
COUNCIL: PENRITH

ELIMATTA AVENUE

COUNCIL PLAN NO.1
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