

12th June 2013

Attention: Dimity Fekos
Pracitcal Buildings
PO BOX 83
WEST HOXTON NSW 2171

Dear Dimity,

The design plans for the new home you are building for at Lot 2119 Cabarita Way, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions:

- The paint colour to be used for the portico piers is to be shown on the External Finishes Schedule with an updated External Finishes Schedule submitted to Lend Lease for their records prior to submission of plans to Council or Private Certifier.
 - All pop-outs at Jordan Springs are required to be set back a minimum of 6m from the main building façade on the side of the pop-out. In this case the pop-out provided is less than 6m from the front building line. Discretion has been granted for this home only due to the increased setback and the fact that the pop-out is adjacent to the rear boundary of the corner lot providing additional seperataion from the neighbouring building. Please ensure that all future pop-outs are set back to 6m from the building line on the same side.
 - A drop edge beam to 650mm below natural ground level is required to be shown and noted on the site and slab plan prior to submission of plans to Council or Private Certifier.
 - The percentage of private open space required for this lot is 20%. Although the lot still meets the POS requirements, the POS table should be updated to show 20% required.
 - The vehicle crossover on the landscape plan should be shown as perpendicular to the kerb with parallel sides. Ensure that the construction of the vehicle crossover meets these requirements.
 - The Illoura Village are to be added to the site plan where not already present:
 - The landscape plan is to include a note showing that "Garden edging visible from the street is to be constructed of textured or coloured masonry, 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.
 - Existing street trees and verge planting are to be protected during construction.
 - Vehicle crossover is to be plain concrete to Penrith City Council specification.
- *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 purchaser 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: Mr Ji Young Yu
144 Cosgrove road
BELFIELD, NSW 2191