

4TH October 2013

Attention: James Remaili
JR Design & Drafting for LB Homes
448-452 Victoria St
WETHERILL PARK, NSW 2164

Dear James,

The design plans for the home you are building for at Lot 2108 Lakeside Pde, Jordan Springs s are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions;

- The side return gates and fencing are to be set back to 7.5m from the front boundary and must be noted as "All internal fencing and side gates/returns are to be set back a minimum of 7.5m from the front boundary or 2m behind the adjacent façade – **whichever is furthest.**"
- The rainwater tank is to be relocated to ensure that the fencing can achieve the desired setback.
- The rainwater tank and air-conditioning unit should not be visible from the street and are to be concealed behind the internal fencing and site gates.
- The setback from the front boundary to the garage façade is to be provided on the site plan and must achieve a minimum setback of 5.5m from the front boundary.
- The setback from the front boundary to the main building line is to be provided on the site plan and must achieve a minimum setback of 4.5m from the front boundary.
- The private open space area calculation is to be amended to reflect the side gates and fencing being moved back to the required setback.
- The following notes are to be added to the site plan:
 - 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 crossovers are to be plain concrete to PCC specifications. 5m wide V.C for double garage and 3m wide V.C for single garage, except where required to meet Australian Standards from corner.
 - All existing street trees and verge planting are to be protected during construction.

PLEASE ENSURE THAT AN AMENDED SET OF PLANS ARE FORWARDED TO OUR OFFICE FOR OUR RECORDS PRIOR TO SUBMISSION TO COUNCIL OR CERTIFIER.

Please note the following:

- *It is also 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 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

Maryland Development
Company Pty Ltd
ABN 45 069 368 896

PO BOX 4
PARRAMATTA NSW 2124
www.jordansprings.com.au
Ph: 1800 086 6556