

24th July 2013

Attention: Jodie Busuttill
Eden Brae Homes
PO Box 7210
BAULKHAM HILLS, NSW 2153

Dear Jodie,

The design plans for the home you are building at Lot 2327 Elimatta Ave, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions:

- The portico for this home is required to have the columns set forward of and the roofline broken over the portico in accordance with the Illoura Village Building and Siting Guidelines.
- Portico columns are to be an alternative material such as the accent colour currently indicated on the External finishes plan. Address is to be added to the External Finishes Schedule also.
- The vehicle crossover is to be shown and noted on the site plan, 2.8m – 3m wide.
- The following Illoura Village notes are to be shown and noted on the site 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 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.

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 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



HomeOption

everything your home needs

T: 8860 9333 www.homeoptiongallery.com.au

Reviewed by LEND LEASE
COVENANT MANAGER













11 NOV 2013

Signed

This External colour concept has been created by the Home Option Gallery.
Contact a Complete Home Consultant for all your colour and design needs.

Client Name: Connect Homes

Site Address: TBA- BOULEVARD COLOUR PALETTE

<p>Roof</p>  <p>MONIER-TRADITIONAL - BARRAMUNDI</p>	<p>Face Brick</p>  <p>PCH-ALFRESCO - ESPRESSO</p>	<p>Window Frames-</p>  <p>APO GREY</p>	<p>Moroka Colour</p>  <p>TAUBMANS - KNIGHTS LANDING</p>
<p>Gutter</p>  <p>COLORBOND-IRONSTONE</p>	<p>Fascia</p>  <p>COLORBOND-IRONSTONE</p>	<p>Driveway- Colour On Concrete</p>  <p>GUNMETAL- COVE FINISH</p>	<p>Accent Colour</p>  <p>BRISTOL-COLONIAL</p>
<p>Garage Door</p>  <p>COLORBOND-DUNE</p>	<p>Downpipes</p>  <p>COLORBOND-IRONSTONE</p>	<p>Eaves & External Ceiling</p>  <p>BRISTOL- WHITE SMOKE</p>	<p>Entrance Door</p>  <p>COLORBOND DUNE</p>

* Please note colour images are an indication only and may not be a true representation of the final product

BASIX[®] Certificate

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

Single Dwelling

Certificate number: 507026S

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: Monday, 30 September 2013

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



Project summary		
Project name	Connect Homes #0016995	
Street address	Elimatta Avenue Jordan Springs 2747	
Local Government Area	Penrith City Council	
Plan type and plan number	deposited 1168993	
Lot no.	2327	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	Target 40

Reviewed by LEND LEASE
COVENANT MANAGER

30 SEP 2013

Signed:

Certificate Prepared by

Name / Company Name: Eden Brae Holdings Pty Ltd

ABN (if applicable): 42083807489

Description

Project address

Project name	Connect Homes #0016995
Street address	n/a Elimatta Avenue Jordan Springs 2747
Local Government Area	Penrith City Council
Plan type and plan number	Deposited Plan 1168993
Lot no.	2327
Section no.	-

Project type

Project type	separate dwelling house
No. of bedrooms	3

Site details

Site area (m ²)	300
Roof area (m ²)	185
Conditioned floor area (m ²)	111
Unconditioned floor area (m ²)	46
Total area of garden and lawn (m ²)	135

Assessor details and thermal loads

Assessor number	n/a
Certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m ² .year)	n/a
Area adjusted heating load (MJ/m ² .year)	n/a

Other

none	n/a
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Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	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 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 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 148 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 • the cold water tap that supplies each clothes washer 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

Criteria

The applicant must construct the dwelling in accordance with the following specifications:

- the dwelling is a single storey dwelling;
- the dwelling has a slab on ground floor or, if the floor is suspended, the floor has insulation with an R-value of at least R1.5;
- walls are brick veneer, weatherboard or fibre cement;
- walls have insulation with an R-value of at least R2.0;
- all windows and glazed doors have eaves that project at least 600 millimetres (including gutter width);
- eaves are no more than 500 millimetres above window or glazed door heads;
- the total window and glazed door area is no more than 34.5 square metres;
- ceilings have insulation with an R-value of at least R3.0;
- the roof has sarking or two wind-driven ventilators with eave and/or roof vents.

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check



Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Energy Commitments	Show on DA plans	Show on CC/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 instantaneous 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: 3-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: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
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 the kitchen of the dwelling for 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.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	

Energy Commitments

Show on
DA plans

Show on CC/CDC
plans & specs

Certifier
check

The applicant must install a fixed outdoor clothes drying line as part of the development.



Legend

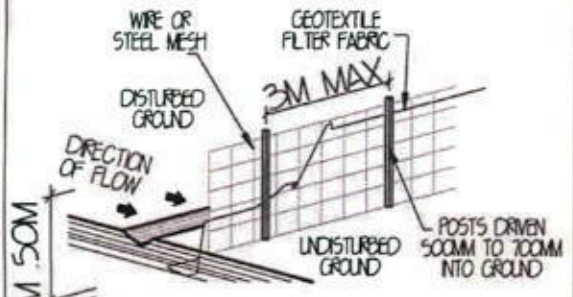
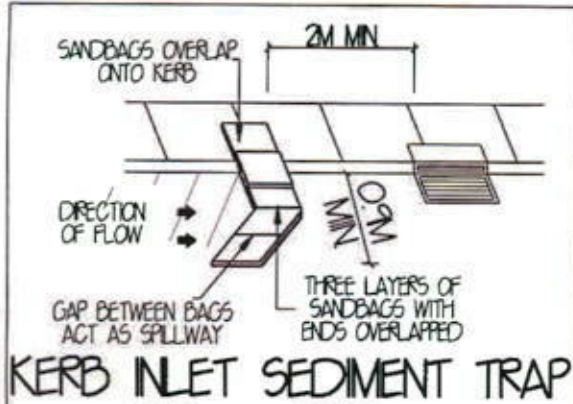
In these commitments, "applicant" means the person carrying out the development.

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.

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SILT FENCE DETAIL

SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

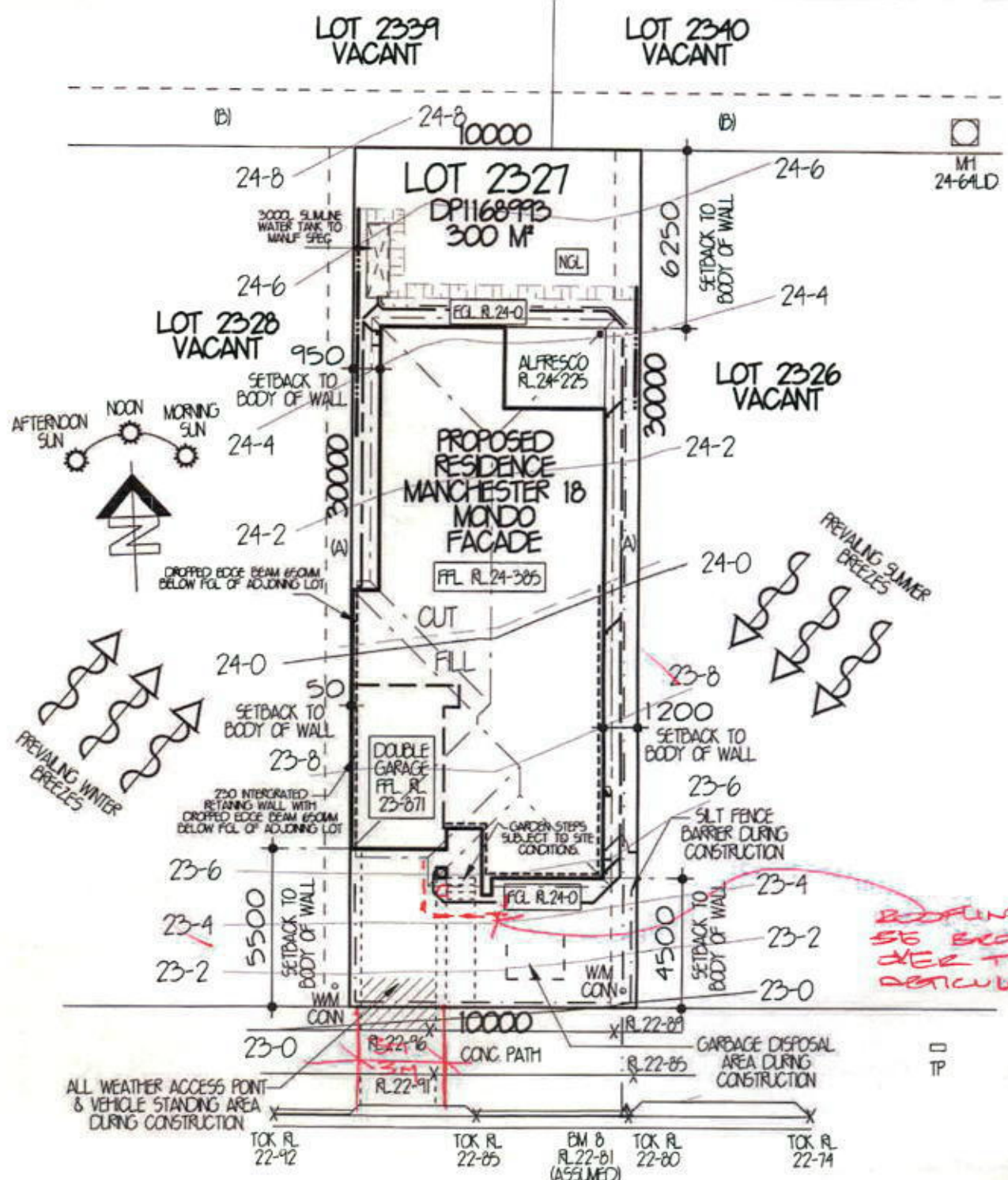
SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET FITS, CONSISTING OF 300MM WIDE X 300MM DEEP TRENCH.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

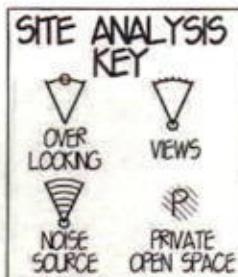
ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.

FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROFEX OR APPROVED EQUIVALENT) BETWEEN POST AT 2M CENTRES. FABRIC SHALL BE BURED 150MM ALONG ITS LOWER EDGE.



- GENERAL NOTES**
- STORMWATER TO DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
 - SEWER TO LOCAL AUTHORITIES REQUIREMENTS
 - ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
 - FINAL LOCATION OF BUILDINGS TO BE VERIFIED ON-SITE BY A REGISTERED SURVEYOR
 - WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING ANY PLAN DISCREPANCIES TO BE REFERRED BACK TO A&N DESIGN BEFORE PROCEEDING
 - SITE CLASSIFICATION M
 - CUT AND FILL HOUSE PLATFORM APPROXIMATELY TO RL 24-0 GARAGE TO RL 23-572
 - HOUSE FLOOR LEVEL RL 24-385, 385MM ABOVE PLATFORM LEVEL. GARAGE FLOOR LEVEL APPROX. RL 23-871, 299MM ABOVE PLATFORM LEVEL.
 - TOTAL ROOF AREA = 174.2 M²



ELIMATTA AVENUE

SITE ANALYSIS & SITE PLAN 1:200

(DRAINAGE PLAN)

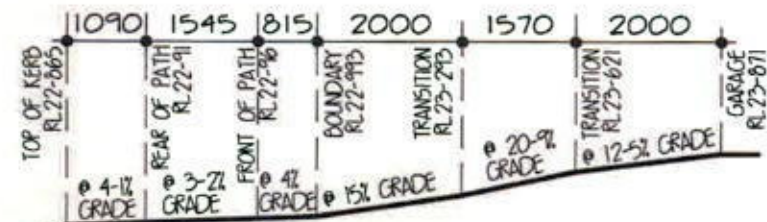
- DENOTES EXISTING TREES TO BE REMOVED
- DENOTES RETAINING WALL BY OWNER
- DENOTES SILT FENCE BARRIER
- DENOTES DROPPED EDGE BEAM
- DENOTES LINE OF BATTER TO CUT OR FILL

(A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
(B) EASEMENT TO DRAIN WATER 2.0 WIDE

NOTE:
-VEHICLE CROSSOVER TO BE PLAN CONCRETE TO PCA SPECIFICATION
-ANY EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION
-ANY RETAINING WALLS VISIBLE FROM THE STREET OR 900MM AND OVER ON THE LOT ARE TO BE OF MASONRY CONSTRUCTION

DENOTES STORMWATER TO BE DIRECTED INTO RAINWATER TANK FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER

DENOTES STORMWATER TO BE DIRECTED INTO KERB & GUTTER FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER



DRIVEWAY PROFILE 1:100

Jordan Springs - Illoura Village Notes:

- (THESE NOTES MUST BE ADDED TO YOUR SITE AND LANDSCAPE PLANS)
- 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 PLAN CONCRETE TO COUNCIL SPECIFICATIONS, 5M WIDE V.C. FOR A DOUBLE GARAGE AND 3M WIDE V.C. FOR A SINGLE GARAGE.
 - ALL EXISTING STREET TREES AND VERGE PLANTING ARE TO BE PROTECTED DURING CONSTRUCTION.

ADD ILLOURA VILLAGE NOTES WHERE NOT PRESENT ABOVE

15 NOV 2013
Signed: [Signature]

EDEN BRAE CONNECT HOMES
LEVEL 3, 22 BROOKHOLLOW AVENUE
NORTHWEST BUSINESS PARK
BALLURAM HILLS NSW 2153
P 8860 9222
F 8860 9233

FOR **CONNECT HOMES**
AT **LOT 2327 ELMATTA AVE JORDAN SPRINGS DP1168993**
TYPE **MANCHESTER 18** JOB NO. **0016993**
FACADE **MONDO (SMART LIVING SERIES)** HAND **LH**
MASTER **A20404** DWG NO. **A20466** PAGE NO. **1 OF 6**

SITE DATA
SITE AREA= 300 M²
PRIVATE OPEN SPACE REQUIRED= 15% OR 45 M²
PROVIDED= 25-2% OR 75-8 M²

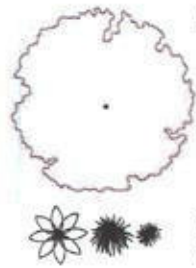
FLOOR AREAS
FLOOR AREA= 125.9 M² (NOT INCLUDING GARAGE)
GARAGE FLOOR AREA= 18.9 M²
PORCH FLOOR AREA= 2.5 M²
ALFRESCO FLOOR AREA= 9.9 M²

TOTAL FLOOR AREA= 157.2 M² OR 16.9 50%

A&N DESIGN SYDNEY

LEVEL 2 SUITE 216 MACARTHUR POINT
NO 25-27 SOLENT CIRCUIT BALLURAM HILLS
PO BOX 6410 BALLURAM HILLS
BUSINESS CENTRE NSW, 2153
PHONE (02) 8824 3533 FAX (02) 8824 3544
WWW.AANDDESIGN.COM.AU

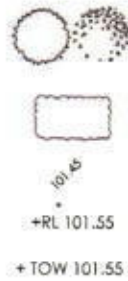
ISS	DATE	REVISION	DRAWN
A	25-9-13	CC PLANS	JG
B	2-10-13	PASX	JN



LEGEND

Proposed trees - refer to plant schedule

Proposed accents & grasses - refer to plant schedule



Proposed shrubs - refer to plant schedule

Proposed groundcovers and grasses - refer to plant schedule

Existing levels

Proposed levels

+TOW 101.55 Proposed Top Of Wall levels



Existing tree to be retained

Existing tree to be removed

PLANT SCHEDULE Prepared by **ecodesign Pty Ltd**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
*Bc	Backhousia citriodora	Lemon-scented Myrtle	1	25L	7m
*Eu	Elaeocarpus eumundii	Eumundi Quondong	1	25L	8m
*Ln	Lomandra 'Nyalla'	Fine-leaved Mat Rush	16	150mm	0.75m
*Wgn	Westringia 'Wynyabbie Gem Nana'	Dwarf Native Rosemary	10	200mm	0.6m

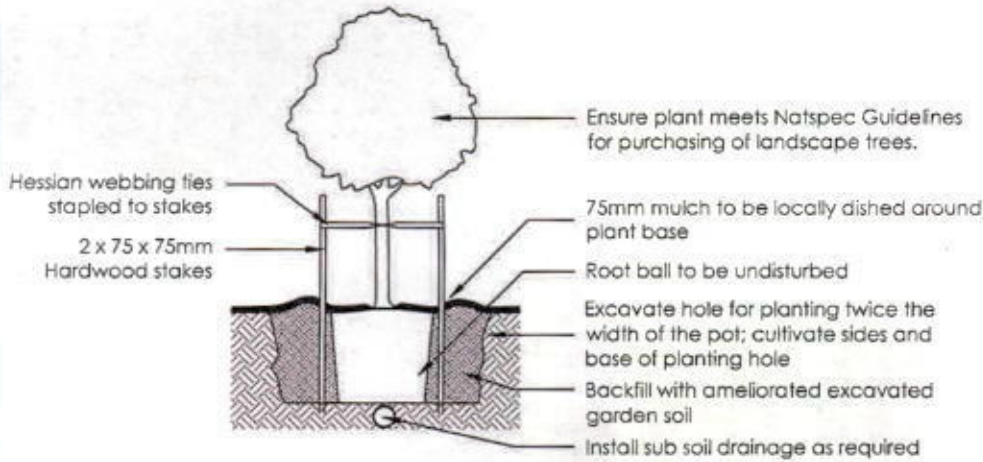
* Australian native species

PLANTING SUMMARY

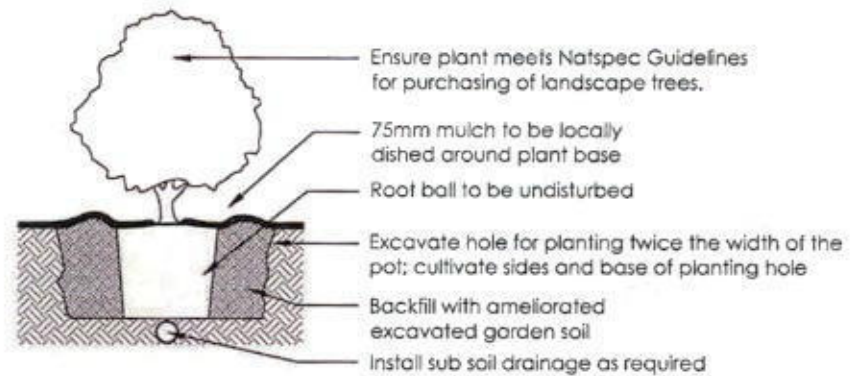
Total Plants	Total Native Plants	Total Exotic Plants	% Native Plants**	Total Trees***
26	26	0	100%	2

** Minimum required 50%

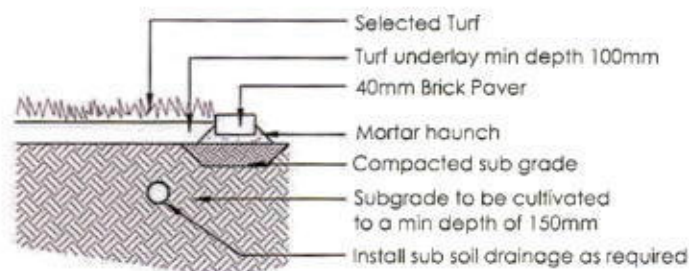
*** Minimum 2 trees



1 Tree Planting Detail
NTS 25L - 75L Pot Size



2 Planting Detail
NTS Tube, 150mm, 200mm Pot Size



3 Turf Detail
NTS Brick Paver Edge