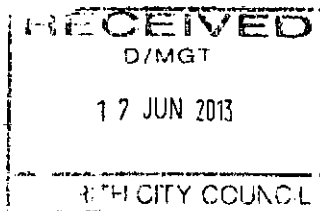


# Lend Lease

30<sup>th</sup> May 2013



Attention: Emma Smith  
Eden Brae Homes  
PO Box 7210  
BAULKHAM HILLS NSW 2153



Dear Emma,

The design plans for your new home you are building at Lot 2122 Cabarita Way, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions:

- The site plan is to show the following note:
  - All 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.
- The private open space area calculation is only around 157.4m<sup>2</sup> instead of 196.1m<sup>2</sup>. Only area with a minimum of 3m width and depth is able to be included as private open space. Amend site plan accordingly.  
Note: Private open space still complies.
- The side gates shown on the site plan do not comply with the guidelines and are to be shown at 7.5m from the front boundary.
- The driveway should extend to the side wall of the garage to allow for two parking spaces in front of garage.
- The following notes or items are to be amended on the landscape plan:
  - The side return gates are to be noted as 1.8m high not 1.2m high
  - The internal fencing is to be noted as - 1.8m high Lysaght Smartascreen in "Riversand" or equivalent, and must not extend past the side returns or gates.
  - The internal fencing is to be indicated using a symbol to show where it must finish.
  - The side setback from the western boundary does not reflect that shown on the site plan, amend accordingly.
  - The standard note regarding timber edging is to be removed.
  - The vehicle crossover is currently shown over the wing of the layback to achieve 5m. The vehicle crossover is to reflect that shown on the site plan.
- The following notes are to be added to or amended on the landscape plan:
  - All 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.
- *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 home design, please ensure 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: Mr & Mrs Sham  
25 Greygum Road,  
CRANE BROOK, NSW 2749

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