

7th July 2013

Attention: Kerrie Matthews
Kurmond Homes
PO Box 627
RICHMOND, NSW 2753

Dear Kerrie,

The design plans for your new home you are building for Mr & Mrs Parr at Lot 2155 Lakeside Pde, Jordan Springs are now stamped and ready for submission to Penrith City Council or your Certifier on the following conditions:

- The return fencing from the eastern boundary to the dwelling is to be shown and noted as "Aesthetic slat fencing to be proved for return to dwelling in accordance with Guidelines for increased setbacks".
- The public footpath in the verge cannot be removed and must remain continuous. The note showing the removal of this footpath on the site plan is to be removed. The site and landscape plan are to show the following note "Footpath in verge is to remain continuous and cannot be removed as part of the vehicle crossover construction".
- One additional plant is to be provided within the front boundary planting strip. Amend landscape plan accordingly.
- The maximum width for the vehicle crossover is 5m wide. The site plan and landscape plan are to note maximum 5m wide vehicle crossover.
- All references to timber edging within the front yard or where visible from the street are to be removed from the landscape plan and the appropriate garden edging not below added.
- The following notes are to be added to the site and landscape plans 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.
 - All existing street trees and verge planting are to be protected during construction.

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 Mr & Mrs Parr 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 Parr
10 Jill Street
MARAYONG, NSW 2148


JORDAN SPRINGS

Jordan Springs is a Fibre Connected Community.

Telephone, Internet and TV services will all be delivered via modern fibre optic technology. Traditional copper phone lines will not be available.

The telecommunications provider is OptiComm Pty Ltd.

Please refer to the *Helpful Info - For a Builder* section of the Opticomm website <http://www.opticomm.net.au> for essential information relating to cabling compliance requirements for the builder, the electrician and the cabling contractor.