



Note:  
It is acknowledged that the dimension and areas, as well as location of services and the existence and width of easements are subject to final survey and any change in accordance with the requirements of any relevant authority. The particulars of this plan are supplied for information only representing the facts at the time of printing and may change. The particulars shall not be taken as a representation in any respect on the part of the vendor or its agent. Authorities should be consulted in relation to any limitations or requirements as building restrictions may apply. Information correct at time of printing.

Note:  
Sydney Water have changed their sewerage requirements and introduced "low infiltration sewer systems". This new system may impact on the design and location of your home. Purchasers and their builders should make enquiries of Sydney Water to ascertain any relevant details.

Proposed Electrical Substation  
Refer to Draft 88b for easements and restrictions

**KEY PLAN**

Issue	Amendment	Date
A	Release Issue	25.01.13
B	Release Issue	14.02.13

**SITING REQUIREMENTS**

- Zero Boundary (max. 13m)
- Single Garage
- Double Garage
- Optional Garage location
- Increased Secondary Frontage building setback to 3.4m (garage 4.4m)
- Secondary Frontage Articulation 10m minimum of broken roofline & building line. Must provide suitable glazing.
- Easement for maintenance 0.9m wide
- Easement/pt to drain water 1.5-2.5 wide
- Approx. sewer line/manhole location Building adjacent or over sewer must conform with Sydney Water requirements
- Possible semi-detached site as referred to in the Western Precinct Plan. Subject to Council Approval.
- Proposed fill to site
- Proposed Design Levels
- Construction within this zone must comply with Sydney Water and Penrith City Council requirements concerning zone of influence
- Proposed driveway width reduced from standard due to setbacks

**SETBACK SUMMARY**

Front Building Setback	4.5m
Front Garage Setback	5.5m
Side Building Setback (≥15m Frontage)	min. 0.9m both sides
Side Building Setback (<12.5m Frontage)	Zero one side 0.9m other (as shown)
Secondary Side Setback	1.5m (unless otherwise noted)
Secondary Garage Setback	2.5m
Rear Building Setback	3m
BAL40, BAL29, BAL19, BAL12.5	Levels of Construction Standard for Bush Fire Protection (AS 3959-2009)

Developer

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Project

**JORDANSPRINGS**

Drawing Title  
**Illoura Stage 2d Release 9 Building Envelope Plan**

Scale at A3 1:750  
 Drawn by RS/LW  
 Drawing Number WP V24 R9 BEP

Issue B