



JORDAN SPRINGS

A Guide to Building Your New Home

Village 3A

DRAFT

Please note this document forms part of your contract of sale.

June 2011

It's the life.  **Lend Lease**

INTRODUCTION

The Process of Building Your New Home

The guide to Building Your New Home at Jordan Springs spells out the requirements for new homes at Jordan Springs. They aim to simplify and streamline the process of building your new home. The stages in this process are outlined below. Ultimately these guidelines aim to protect your investment by ensuring a consistent standard of homes are constructed.

The process to achieve design and siting approval at Jordan Springs can easily be achieved by following these steps:

Checklist of key steps:

1. Settlement of land and payment of bond.
2. Opportunity to discuss initial concept plans with Lend Lease Design Coordinator.
3. Lend Lease design approval.
4. Penrith City Council development approval.
5. Completion of house and occupation certificate.
6. Completion of landscaping and fencing.
7. Lend Lease final approval and return of bond.

STAGE 1

JORDAN SPRINGS DESIGN APPROVAL

- 1.** Review the Building and Siting Guidelines ensuring that you are aware of all the requirements for your block. Work with your builder and/or architect to select the design of your home and landscape.
- 2.** Contact Lend Lease if you would like to use our "Free Design Review" service. An appointment will be made with the Design Co-ordinator to discuss your ideas and plans.
- 3.** Lodge your house plans with Lend Lease for design and siting approval. Your builder can do this on your behalf, assessment will take less than 10 working days. If you are required to make some changes discuss these with your builder and/or architect and re-lodge your plans with Lend Lease, including the relevant changes.

STAGE 2

DEVELOPMENT APPLICATION / CONSTRUCTION APPROVAL (PENRITH CITY COUNCIL)

- 1.** Lodge Development Application with Penrith City Council including Design Co-ordinator stamped plans.
- 2.** Receive DA Approval.
- 3.** Lodge application for Construction Certificate with either Council or a Private Certifier.
- 4.** Receive Construction Certificate approval.

STAGE 3 - CONSTRUCTION

- 1.** Complete house and fencing.
- 2.** Certificate of Occupancy provided by Council or Private Certifier.
- 3.** Complete landscaping.
- 4.** Submit copy of Construction Certificate and Occupation Certificate to Lend Lease Design Co-ordinator for FINAL APPROVAL and return of Compliance Bond if conditions are satisfied.

DESIGN CONTROLS

THE FRONT OF YOUR HOME

Front Setback is 4.5m min.

Articulation Zone is 1m forward of the front setback

Verandahs and porticos are encouraged in the the articulation zone forward of the front setback.

Garage setback is 5.5m min. from the front boundary and 1m behind the main dwelling façade. The garage location is shown on the building envelope plan. A maximum of a two car garage is permitted on any lot. Garage doors are to be sectional overhead doors. Carports are not permitted.

Driveways are to be up to 3m wide for a single garage and up to 5m for a double garage. Any driveway treatment such as stencilled concrete or paving is to end at the lot boundary. From the lot boundary to the kerb, plain concrete is to be used to Penrith City Council requirements. Footpaths are to remain continuous along the street and are not to be interrupted by driveways.

Eaves Minimum 450mm eaves excluding fascia and gutter. 300mm eaves excluding fascia and gutter are permitted only where a single storey house is proposed on a Villa, Premium Villa or Courtyard lot, that is affected by a maintenance easement.

Roof Pitch is to be minimum 22.5 degrees for hipped or gabled roofs and minimum 10 degrees for a skillion roof.

Fencing - Front fencing is not mandatory unless specified and should be no greater than 1.2m high with permeable infill.

Letterboxes - Letterboxes are to complement the design of the house and be integrated into any front fencing.

Materials - Multi coloured bricks or roof tiles are not permitted. Home construction should be of min. 60% brick, masonry or render finishes (excluding windows and openings) with other materials such as light weight materials considered on architectural merit.

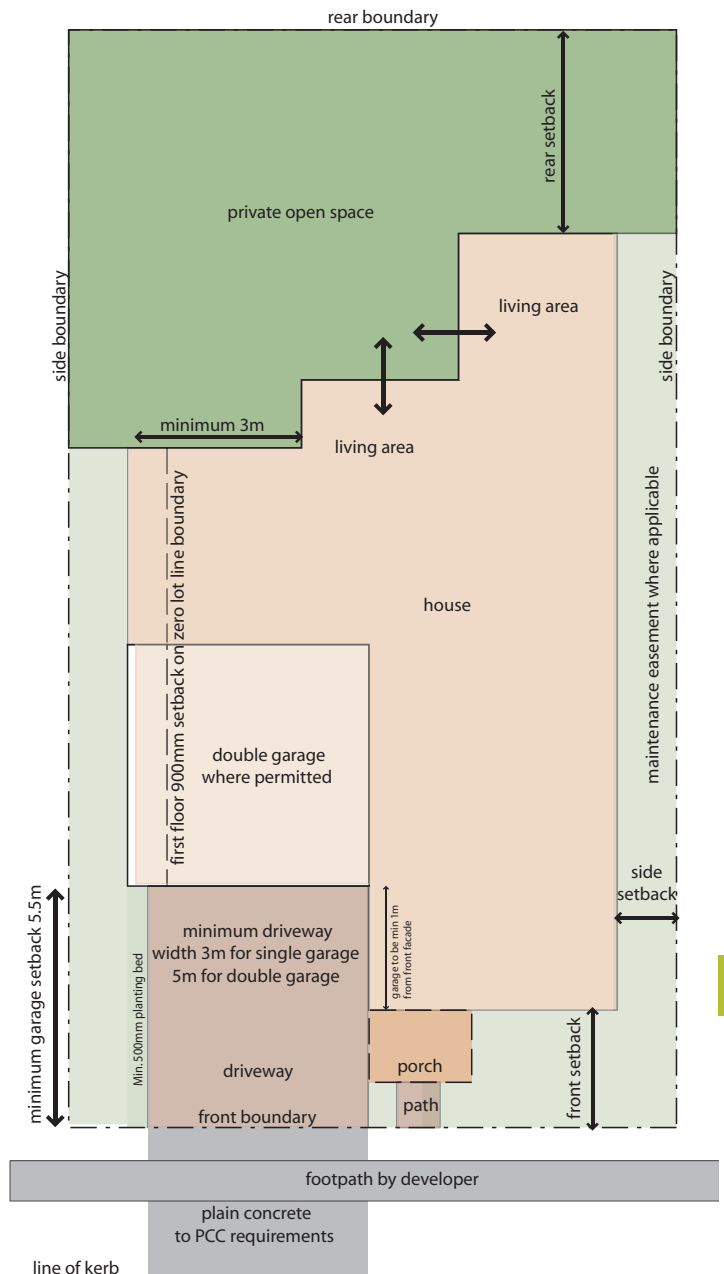
Quick check table of setbacks from boundaries:

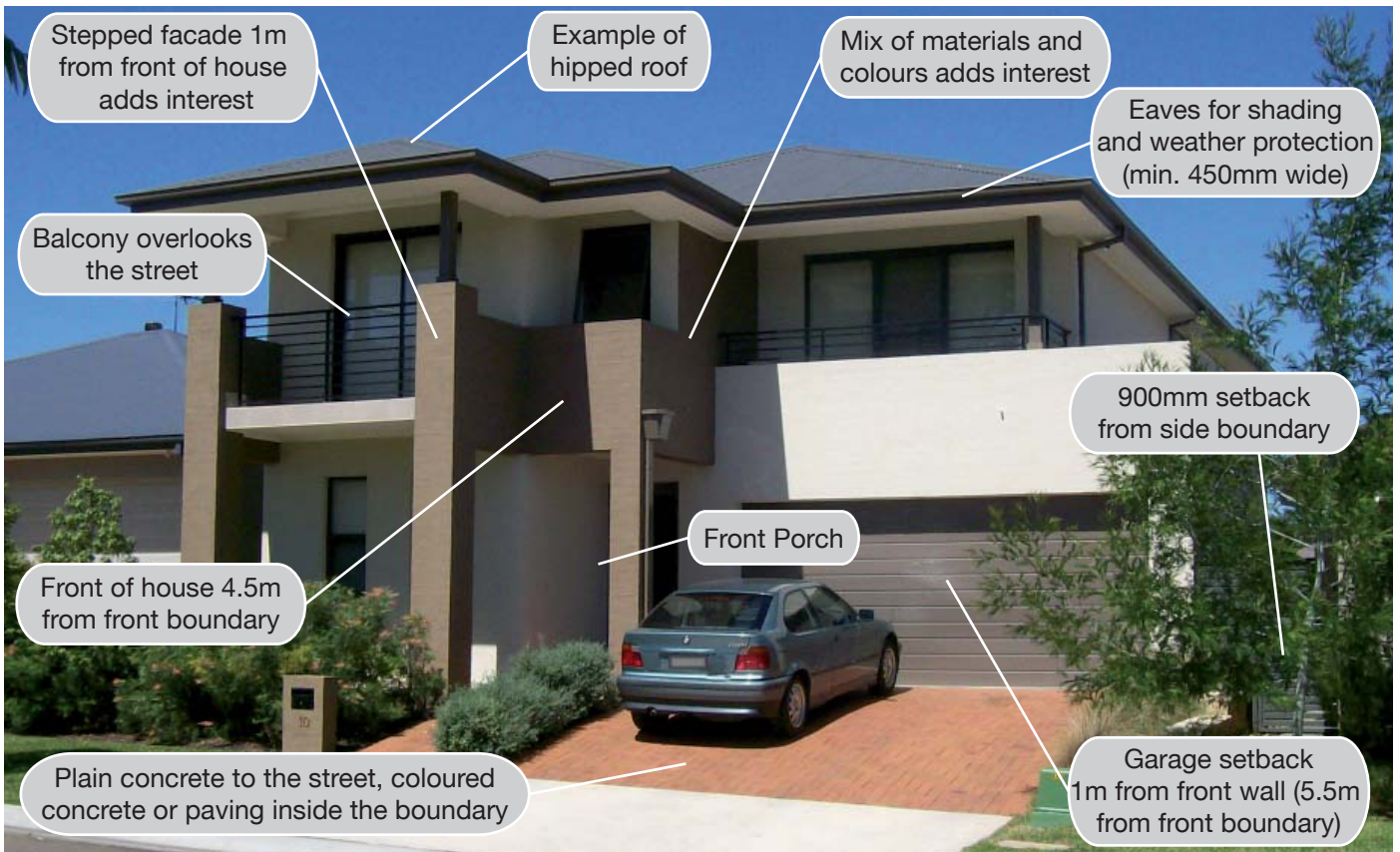
Front Setback: 4.5m min.

Garage Setback: 5.5m min.

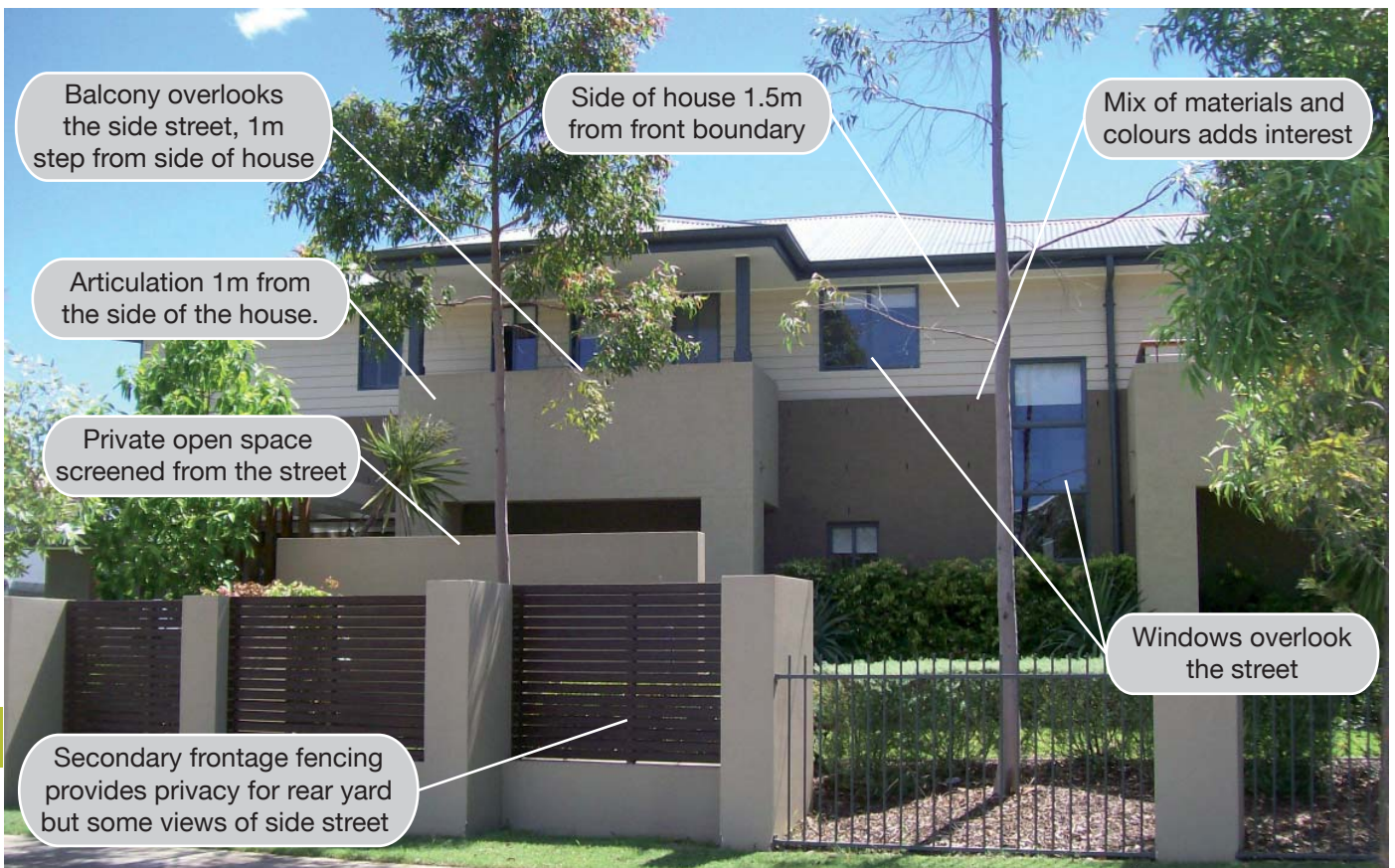
Side Setback: 0.9m and/or zero if applies.

Rear Setback: 3m min.





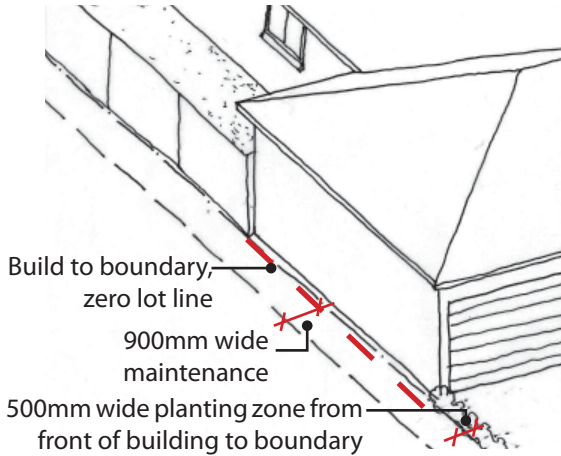
TYPICAL FRONT FACADE



CORNER LOT - SECONDARY FRONTAGE (SIDE STREET)

DESIGN CONTROLS

THE SIDE OF YOUR HOME



Side Setback is 0.9m and/or zero if applicable to your lot. A zero boundary means that on the ground floor you can build to the boundary on the nominated side of the lot to a maximum length of 10m. A 900mm setback applies to upper storeys on a zero boundary. Gutters are not to encroach neighbouring properties. If you choose not to build to the boundary then a setback of 900mm applies. Eaves on a single storey house are not to encroach on any easements. Eaves are not to be within 450mm of the boundary on upper storeys.

Corner Lot Frontage - Homes on corner lots shall provide a secondary building frontage of 13m min. as shown on the building envelope plan. The secondary frontage should be setback 1.5m from the secondary side boundary facing the street or 2.5m for a garage on the secondary frontage unless stated otherwise on the building envelope plan.

Side Fencing between lots is to finish 7.5m behind the front boundary. Side fencing is not to be visible from the street.

Corner Lot Fencing - Secondary fencing must provide 360mm x 360mm masonry piers at 2.5m to 3.5m centres. Fencing base may comprise 360mm masonry base or a 300mm to 500mm planting strip to the street. Planting strip must be within lot boundary. Infill materials may be timber or aluminium slats, or 'dressed' timber painted a neutral colour as approved the Design Coordinator) or stained, or masonry. Secondary fencing must return to dwelling.



Secondary Fencing

THE BACK OF YOUR HOME

Indoor / Outdoor Living - Most new homes are designed with indoor/outdoor living in mind. This usually means there is a strong connection between indoor living areas and private open space. This can also include covered outdoor areas and barbeque entertaining areas and add to the liveability of your new home. Be sure to get the best orientation to ensure these spaces avoid remain comfortable spaces to live in.

Rear Setback - The minimum building setback to the rear is 3m.

Private Open Space "The Backyard" - All private open space must be 3m minimum width and can be achieved via centrally located courtyards and open space to the side of your home.

- **LOTS UNDER 500sqm (SINGLE STOREY)** - for single storey homes on lots under 500sqm, the minimum private open space required is 15% of the lot size.
- **LOTS UNDER 500sqm (DOUBLE STOREY)** - for double storey homes on lots under 500sqm, the minimum private open space required is 20% of the lot size.
- **LOTS OVER 500sqm** - for lots over 500sqm, the minimum private open space required is 20% of the lot size.

Park Front - Dwellings facing parkland are to provide balconies and/or articulation facing parkland. Laundries, bathrooms or utility rooms are to be limited along the rear of parkfront, and the home must included one living, family or entertaining room to provide adequate surveillance toward the rear of the property.



Example Park Front and Lot Second Storey Balcony

Retaining Walls at the boundary or in the front yard are to be constructed of textured or coloured masonry, brick or concrete including render. Retaining walls are not to encroach over easements. Prior to construction retaining walls within your lot require relevant structural design and approval from Penrith City Council if required. Check Council's standards for more details.

DESIGN CONTROLS

Fencing - Side and rear fencing is to be Lysaght "Smartascreen" 1.8m high in "Grey Ridge" colour or equivalent. This fencing is not to be used on street frontages on corner lots. Gates should be located 7.5m behind the front boundary and should match side and rear boundary fencing.

Side fencing between lots is to finish a minimum of 2m behind the front facade (or min. 7.5m setback from the front boundary) or 2m behind the front face that is furthest from the front boundary. Side fencing is not to be visible from the street.

Where a wall is constructed on the "build to boundary" line of a lot, additional fencing is not permitted next to this wall.

Lots Adjoining Open Space- are to be designed to appropriately to address and overlook the adjacent public domain to ensure adequate passive surveillance and a suitable appearance when viewed from these public areas. This can be achieved by having articulation and windows and balconies of habitable rooms adjacent to these areas.

Swimming Pools - Swimming pools are permitted, please refer to Penrith City Council's requirements for swimming pools.

Other Structures - Elements such as air conditioners, television/radio antennas and satellite dishes, solar hot water heaters, solar collectors, clotheslines, hot water systems, garden sheds, lockers or storage, gas and water meters and plumbing pipes are to be concealed from public view from the street or adjoining open space where possible. Plumbing is to be concealed within walls on all upper storeys.

Pergola structures without a roof are permitted to the rear of a house outside the building envelope. Garden sheds are to be a maximum of 10m² and should not be visible from street or park frontages and are to be setback a minimum of 500mm from any boundary.

All dwellings must demonstrate compliance with the provisions of BASIX. All lots above 400sqm are required to have rainwater tanks should recycled water not be available.

Privacy - Privacy screens are required to upper storey living rooms and rumpus rooms within 6m of the rear boundary, and may be required on other windows for sloping lots.

Privacy treatment may include fixed horizontal or vertical louvre screens, pre-finished perforated metal screens, high level windows with a minimum sill height of 1.5m. Privacy treatment is not to encroach on any easement.



Example of Lysaght "Smartascreen" 1.8m high fencing in "Grey Ridge" colour.



Example of pergola structure within building envelope.



Example of privacy screen.

LANDSCAPING:

Landscaping must comply with Village 3A Landscape Guidelines.

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SLOPE:

Slope is to be considered when designing homes. Levels at the front and rear of the home are to maintain a good relationship with the natural ground level and footpath levels.

APPLICATION FORM

1. LOT NO/ADDRESS

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2. OWNER DETAILS

Name:
Address:

Contact Numbers

Home:
Business:
Mobile:
Email:
.....

3. HOUSE BUILDER DETAILS

Builder:
Contact:
Address:
.....

Contact Numbers

Home:
Business:
Mobile:
Email:
.....

4. HOME DESIGNER (IF DIFFERENT FROM BUILDER)

Name:
Address:
.....

Contact Numbers

Home:
Business:
Mobile:
Email:
.....

Signed:

.....

Date: / /

ATTACHMENT A : Approval Process

Information Required for Approval

The approval package consists of PDF copies of:

- the site plan; Note: A survey is required to be completed and details included in the site plan
- house plans, elevations and sections;
- schedule of external materials and colours (original samples may be requested);
- landscape plan; and
- Basix Certificate.

Compliance Bond

A \$2500 compliance bond is required to be paid at the time of settlement as noted in your contract. Conditions for the release of the compliance bond are:

- That no variations have occurred to the exterior of the home as approved by the Jordan Springs Design Co-ordinator.
- That any damage to the surrounding public areas including streets, street trees, footpaths, nature strips, services and adjoining land caused by the construction of your home have been rectified.
- That you have carried out the site management requirements (refer Attachment B).
- That the commencement and completion of construction was within the above specified time constraints.
- That the landscaping of the front garden and fencing has been completed in accordance with the landscape plans approved by Lend Lease and within the required time periods.
- That no dumping of rubbish or spoil on adjoining lots or other areas outside your site has occurred during the construction process.

Timing

- Construction of your house, driveway and fencing is to be completed within 24 months of settlement.
- In order to achieve this timing it is recommended that an application for design approval be submitted to the Design Co-ordinator no later than 6 months after settlement to ensure that construction is complete within the 24 month timeframe.
- Landscaping of your front garden is to be completed within 3 months of the occupation of your home.

ATTACHMENT B : Construction Information

Site Management

Please refer to Penrith City Council's Site Waste and Minimisation Development Control Plan for regulations related to site management. Also refer to Penrith City Council's Soil Erosion and Sediment Control Plan.

Lot Maintenance

Before, during and after construction of your home, your lot is required to be kept clear of excessive weeds, rubbish and maintained to an acceptable standard. Excavation material, rubbish or builder's waste is to be stored in a covered bin, and may not be deposited on adjoining properties, nature strips or in public areas during construction.

Deliveries and Storage

All site deliveries and builders' traffic is only to enter Jordan Springs from the designated construction entries.

All building materials, temporary toilets and building equipment must be stored within the property boundaries of your lot at all times. The nature strip, footpaths, roadways, neighbouring properties and public areas must be kept clear.

You will be responsible to rectify any damage caused by deliveries or by construction vehicles associated with the construction of your home to areas outside your lot.

Your builder and their subcontractors are not to park on the adjoining lots, surrounding public areas or nature strips.

Rubbish Removal

You are responsible for rubbish removal and for keeping the site and adjoining street clean at all times during the construction period of your home and landscaping. A covered rubbish collection bin is to be provided during the construction period and kept within the property boundary.

NOTE: Please be aware that dumping of either rubbish or spoil on adjoining lots or other areas outside your site may result in forfeiture of the Compliance Bond.

Site Security

During periods in which your home site is unoccupied or building works are not in progress, it is advisable to ensure adequate fencing (acceptable to Penrith City Council) is erected to restrict public access. In this regard the minimum acceptable standard of fencing to the site is 1.8m high temporary construction fencing properly constructed, erected and clad internally with hessian or geotextile fabric. All openings are to be provided with gates, which are not at any time to swing out from the site or obstruct the footpath or roadway.

Street Tree Protection

Any damage to street trees or tree guards during construction is the responsibility of the property owner to repair. Any damage to the surrounding public areas including streets, street trees, footpaths, nature strips, services and adjoining land caused by the construction of your home is your responsibility.

ATTACHMENT C : Other Relevant Planning Considerations

The development control strategy for Jordan Springs (otherwise known as the Western Precinct Development Control Strategy) contains a number of guidelines that may influence how you design your new home at Jordan Springs. A summary of these controls are listed below.

Noise Attenuation

- The design of attached dwellings must minimise the opportunity for sound transmission through the building structure, with particular attention given to protecting bedrooms and living areas.
- Living areas and service equipment must be located away from bedrooms of neighbouring dwellings.
- Noise sensitive areas are to be located away from noise emitting sources.

Safety

- Dwellings should be designed to overlook streets and other public or communal areas to provide casual surveillance.
- For residential dwellings, roller shutters are not to be used on doors and windows facing the street. Security railings must be designed to complement the architecture of the building.
- Pedestrian and communal areas are to have sufficient lighting to ensure a high level of safety. These areas must be designed to minimise opportunities for concealment.
- All developments are to incorporate the principles of Crime Prevention Through Environmental Design, in accordance with Penrith City DCP 2006. When assessing applications, Council must give consideration to Planning NSW guidelines for Crime Prevention and the Assessment of Development Applications.
- Avoid the creation of areas for concealment and blank walls facing the street.

Solar Access

- Areas of private outdoor space should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice.
- Dwellings should also be designed to avoid overshadowing of adjacent properties and to protect sunlight access to any habitable room or private outdoor living space of adjacent buildings to less than 4 hours between 9am and 3pm at the winter solstice (21 June).

Energy and Water Efficiency

- BASIX Certificate is to accompany DAs for new dwellings.
- The design of dwellings should minimise heat loss and the absorption of heat through measures such as the use of insulation in walls and roofs.
- The design of dwellings should minimise heat loss and the absorption of heat by limiting the size of windows on the western facades of buildings.
- Dwellings should be designed to allow cross ventilation, where appropriate, by positioning windows and doors opposite each other within rooms and providing fans and alternative forms of mechanical ventilation (other than air conditioners).
- Dwellings should be designed to face living spaces to the north, sleeping areas to the east or south, and utility areas to the west or south.
- Dwellings should be designed with north facing windows.
- Dwelling design should consider shading of north, east and west facing windows through use of elements such as shading devices, including eaves, verandas, pergolas and awnings.
- Dwellings should utilise energy efficient fixtures such as solar hot water systems or star rated appliances.
- Dwellings should be designed so that:
 - hot water systems are located as close as possible to wet areas;
 - wet areas are clustered to minimise pipe runs;
 - external clothes drying areas are provided, with access to sunlight and breezes; and
 - reflective or light coloured materials are used and/or dwellings are painted in light colours.