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.

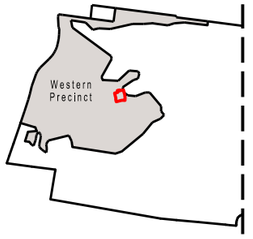
Proposed Electrical Substation
Refer to Draft 88b for easements and restrictions

Binalong Street
Patanga Crescent
Greenwood Parkway
Tengala Drive
Adina Street

BAL12.5
BAL19
BAL29
BAL40
APZ

2306 375m²
2307 479.2m²
2308 405m²
2309 432m²
2310 460m²
2311 460m²
2312 432m²
2313 463.5m²
2314 450m²
2315 450m²
2316 375m²
2317 300m²
2353 300m²
2354 375m²
2355 450m²
2356 570m²
2357 378m²
2358 511.9m²
2257 636.5m²
2258 454.9m²
2259 375m²
2260 375m²
2261 375m²
2262 450m²
2263 540m²

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/pit 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
- 37.0 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

Lend Lease

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Development Manager: Lend Lease Development Pty Ltd

Project

JORDANSPRINGS

Drawing Title

Illoura
Stage 2d Release 9
Building Envelope Plan

Scale at A3	1:750
Drawn by	RS/LM
Drawing Number	WP V2d R9 BEP
Issue	B

0 7.5m 15m 30m 45m