

Sales Plan Notes

Project: 50012 Precinct: 2 Koala Bay – Tanilba Bay

1. Lots 201 to 227 and lots 230 to 243 inclusive have been filled in part or whole during road and drainage construction and intending purchasers should satisfy themselves of all special requirements Council may have in relation to building on these lots. Apart from minor site regrading and embankment filling related to roadworks, no significant filling has been placed by Landcom on any other lots.
2. Sewer locations are based on design information only and Landcom accepts no responsibility for the accuracy of these locations. The position of sewer lines shown is in accordance with current design plans. Final positions of sewer lines as constructed may vary. Purchasers should make enquiries at Hunter Water Corporation for such final sewer locations prior to building commencement. Council may have specific requirements for a building located in close proximity to sewer lines.
3. Intending purchasers should ascertain the requirements of Council and servicing authorities relating to the lot prior to purchase.
4. Dimensions and areas are subject to the registration of the relevant Deposited Plan.
5. Restrictions on the use of land are incorporated within the Section 88B Instrument accompanying the relevant Deposited Plan.
6. Lot marking has been completed in accordance with the Survey Practice Regulations. However, Landcom is not responsible for the accuracy, preservation and replacement of these survey marks.
7. The land use and zonings shown herein are correct to the best knowledge of Landcom as at February 2004. Landcom can accept no responsibility for future variations to any land uses and zonings after that date. Intending purchasers should satisfy themselves as to the current status of this information by contacting the relevant authorities directly.
8. Unless otherwise stated herein Landcom will not contribute to the cost of boundary fencing.
9. **SERVICING:** Landcom has met the requirements of servicing authorities for the provision of the water, sewer, underground electricity and telephone within the subdivision. However, prospective purchasers should confirm availability and connection details by contacting the relevant servicing authorities directly.

Water & Sewer Available
Electricity Available
Telephone Available

Landcom stresses that it cannot be held responsible for non-availability of these services.

10. The following lot classifications have been determined in accordance with the Australian Standard AS2870 – 1996 'Residential Slabs and Footings':

Class A Lots 201 to 209 inclusive
Class S Lots 210 to 227 and lots 230 to 243 inclusive

A copy of the detailed lot classification report has been supplied to Port Stephens Council. Landcom does not warrant that the classification is accurate nor does the classification of any lot comprise a condition of the Agreement of Sale. Prospective purchasers should satisfy themselves of any special requirements Council may have in relation to building on these lots.

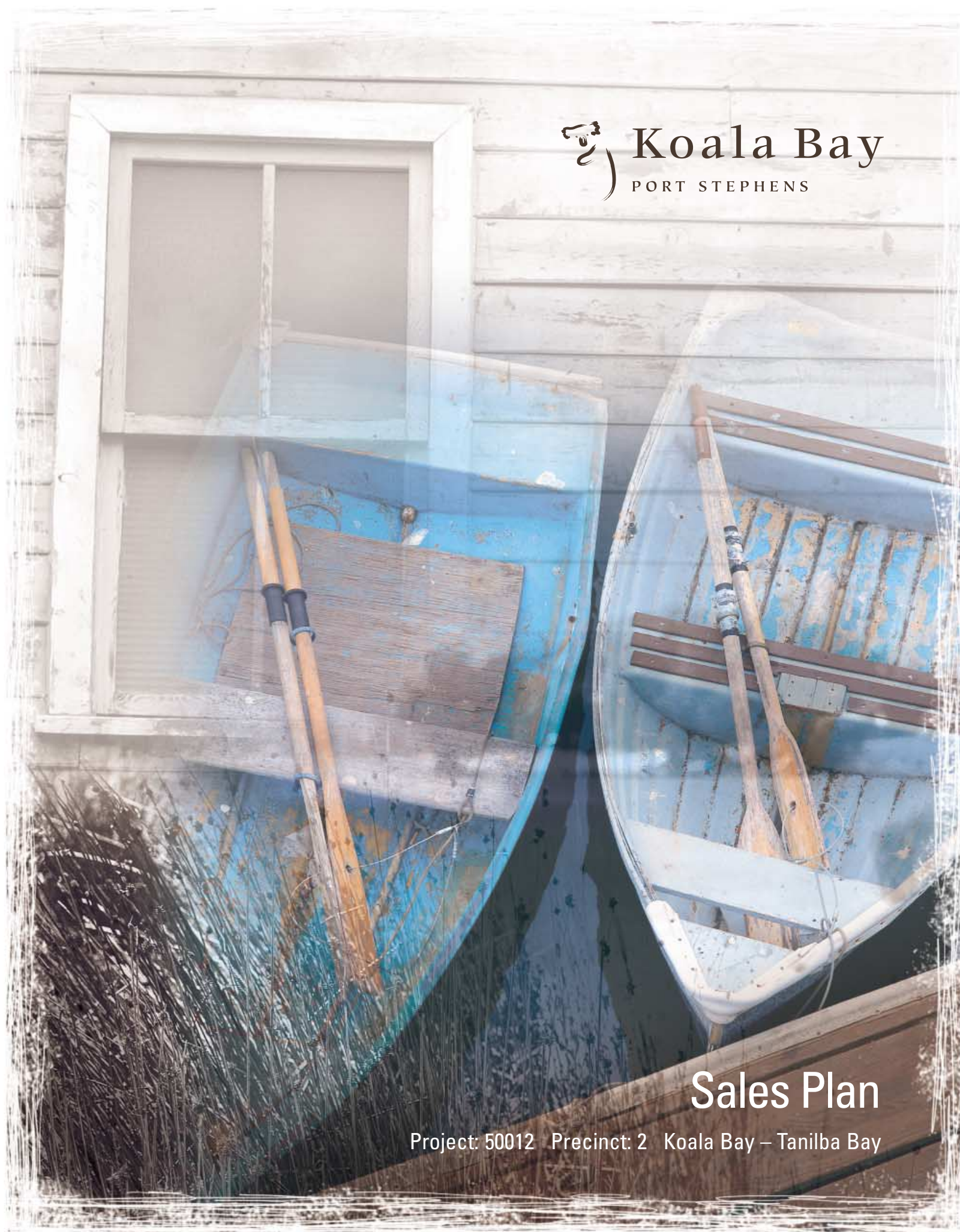
11. To ascertain whether any applications have been lodged on adjoining or nearby properties any person may, during ordinary office hours and free of charge, inspect the register of applications for development consent held at the office of Port Stephens Council in accordance with Section 100 of the Environmental Planning and Assessment Amendment Act 1997.
12. Landcom makes no warranty in relation to the area within and surrounding its estate, and its future facilities or developments in the vicinity of this area. This plan is a statement of present intention only based on the best available knowledge at the time, which may change due to future circumstances and any such statement will not amount to a legally enforceable representation.
13. The plan shown in this brochure is a concept plan based on information provided to Landcom at the date of production of the brochure. The concepts depicted in this brochure do not amount to a warranty and are subject to change without notice. Landcom accepts no liability for any such change.
14. Vehicular access is denied from Reliance Boulevard to lots 213 to 218 inclusive.
15. Lots will be subject to Residential Design Guidelines to promote quality streetscape within the estate.
16. Intending purchasers should note that the lots may be bushfire prone. Intending purchasers should make and rely upon their own enquiries of Council and the Rural Fire Service in relation to building on these lots.
17. Landcom reserves the right to withdraw any lots from sale.



Landcom Sales Office Phone: 4934 5122 (7 Days) www.landcom.nsw.gov.au

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Sales Plan

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Koala Bay

PORT STEPHENS



LEGEND

- SEWER MAIN
- ALL LOTS SUBJECT TO FILL
- INDICATIVE TREES



SALES OFFICE

LOCATION MAP
MAP NOT TO SCALE

