

SALES PLAN NOTES Stage A3

1. Fill

Some lots have been filled, in whole or in part. Intending purchasers should satisfy themselves of any requirements that Council/Private Certifying Authority may have in relation to building on these lots.

2. Lot dimensions

The dimensions shown on the Sales Plan are indicative only. Detailed lot dimensions are shown on the draft plan of subdivision, which is attached to the Land Sales Contract.

3. Restrictions on use of the lots

To ascertain the uses permitted on the lots and controls on development of the lots it is recommended that intending purchasers make enquiries at Council and/or undertake your own planning assessment. In addition, Council will be able to advise as to whether any development applications have been lodged in respect of nearby lands. Any person is able to inspect Council's register of development applications. Certain restrictions on the use of the land can be found in the instrument created at the time of registration of the plan of subdivision under Section 88B of the NSW Conveyancing Act, 1919. Where applicable, a copy of the Section 88B instrument is attached to the Land Sales Contract.

4. Utility services

Landcom has met the requirements of Council and the utilities providers in carrying out the subdivision works. The location of utility services, including sewer lines and electrical substations, shown on the plan is based on design information only. The final position of utility services, 'as constructed', may vary from these locations. Purchasers should make their own enquiries of utilities providers in relation to:

- utilities connection and service provision to the lot;
 - manholes/pit locations;
 - bushfire regulations;
 - the location of utility services; and
 - building over, or near, utility services.
- This is not a Sydney Water recycled water area.
• Sewer as constructed information.

5. Landscaping and embellishment

The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, and the like, on the plan is indicative only and require the input of and approval by various authorities.

6. Sales process

Landcom reserves the right to withdraw any lot from sale at any time.

7. Disclaimer

This sales plan is for general information purposes only and is subject to change by statutory and legal requirements, and approvals. No warranty or representation is given as to its accuracy or completeness. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon the use of this document.




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Sales Plan





LEGEND

- Stage A1 Release Area
- Stage A2 Release Area
- Stage A3 Release Area
- Existing Residential
- Retaining Wall
- Sewer
- (A) Easement for Drainage
- Suggested Driveway Locations
- Shared Pathway

The general feature map is not to scale, subject to change and is for indicative purposes only. Not all lots are available for sale. Please see Landcom sales staff for lots available for sale. Regulatory, Government and commercial interests outside of control of Landcom may affect the actual development of any of the proposed amenities and Landcom cannot guarantee their location or construction. All street names are subject to Geographical Name Board approval and may change without notice.