PANORAMA

SALES PLAN

Release 19

Stage 2A
Sales Office
ROAD 02
ROAD 04
ROAD 05
ROAD 06
ROAD 07
ROAD 08
ROAD 09
ROAD 10
ROAD 11
ROAD 12
ROAD 13
2039 575.9m²
2050 456.3m²
2049 409m²
2048 387.3m²
2046 375.3m²
2057 636.3m²
2059 790m²
2061 1032m²
2026 442.1m²
2011 485.5m²
2010 379.9m²
2063 901m²
2064 780m²
2070 375m²
2071 500m²
2067 523m²
2078 477.4m²
2079 375m²
2094 522.2m²
2120 620m²
FUTURE RESIDENTIAL SUBDIVISION
HUME MOTORWAY
Legend
Sales Release 19
BAL Construction
Acoustic Treatment
Indicative Street Trees
Pressure Sewer
(APZ) Asset Protection Zone Line
Structural Retaining Wall
Raised Landscape Wall
Driveway Crossing
Ⓐ Easement to Drain Water 1.5m Wide
Ⓑ Easement to Drain Water Variable Width
Ⓒ Easement to Drain Water 2m Wide
Ⓓ Easement for Support and Maintenance 0.5m Wide
Ⓔ Easement for Padmount Substation 2.75m Wide
Ⓕ Restriction on the Use of Land
Ⓖ Restriction on the Use of Land
Ⓢ Easement for Access, Maintenance and Repairs 0.9m Wide
Ⓐ Easement Extent and Labels
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.

PANORAMA

NORTH WILTON

Sales Plan Stage 2A Notes

1. Fill

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

2. Driveways

All driveway locations are set by Landcom as shown in the Sales Plans in order to maximise opportunities for street tree canopy. The driveway crossings will be constructed by Landcom.

3. 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 Contract for Sale of Land.

4. Streetscape

To promote a quality streetscape, all lots are designed in alignment with the Council's Development Control Plan, which controls aspects of the streetscape including landscaping and fencing.

The Panorama Design Guidelines form part of the conditions of sale and are designed to ensure the best possible outcome for you and your neighbours. Completion of your house and landscaping must be in accordance with the terms and conditions of your contract. Copies of the Panorama Design Guidelines are available from the Panorama Sales Centre and online.

5. Restrictions on use

To ascertain the uses permitted on the lots and controls on development of the lots, prospecting purchasers should make enquiries at Council.

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. Details of Major Project Assessments may be found on the website of the NSW Department of Planning.

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 *Conveyancing Act 1919* (NSW). A copy of the draft Section 88B instrument is attached to the Contract for Sale of Land.

6. Fencing costs

Landcom will not contribute to the cost of any boundary fencing.

7. 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, shown on the Sales 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:

- connection and service provision to the lot;
- the location of utility services; and
- building over, or near, utility services.

8. Landscaping and embellishment

The depiction of landscaping, cycleways and pathways, street tree planting and the like on the Sales Plan is indicative only and does not necessarily reflect final designs which require the input and approval of various authorities.

9. Sales process

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

10. Disclaimer

This Sales Plan is for general information purposes only and is subject to 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 or the use of this document.

Landcom

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