

POOOWWWOOD  
SUGARWOODS



Landcom

# Sales Plan

[landcom.com.au/sugarwood](http://landcom.com.au/sugarwood)



Myall Road

Biodiversity Stewardship Site

Future Medium Density

Future Medium Density



Biodiversity Stewardship Site

Not to scale



# Sales Plan Notes

## 1. Bushfire Attack Level (BAL) ratings and Asset Protection Zones (APZs)

BAL ratings will be shown on the Lot Disclosure Plan in your contract of sale. Lots 1, 17, 34, 35 and 36 may require an APZ beyond what is shown in the Sales Plan. The additional area is shown in the Lot Disclosure Plan. Intending purchasers should seek further bushfire advice.

## 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 Contract for Sale of Land.

## 3. Lot fill

Lots with fill have been indicated on the plan. Intending purchasers should satisfy themselves of any requirements that Council may have in relation to building on these lots.

## 4. Streetscape

In order to promote a quality streetscape, all lots are guided by simple and practical guidelines through Council's Development Control Plan which controls aspects of the streetscape including landscaping and fencing. The Sugarwood Design Guidelines form part of the conditions of sale in your property purchase which will 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. A copy of the Sugarwood Design Guidelines is available online.

## 5. Restrictions on use

To ascertain the uses permitted on the lots and controls on development of the lots, intending purchasers should make enquiries with 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:

- 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.

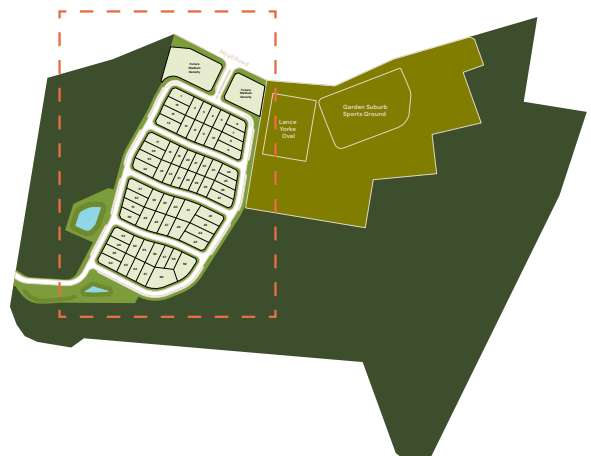
## 10. Disclaimer

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.

# Sugarwood

### Legend

- |   |   |
|---|---|
|  Sugarwood Land Release        |  Easement to Drain Water |
|  Biodiversity Stewardship Site |  APZ Easement            |
|  Stormwater Basins             |  Landscaped Area         |
|  Sewer Pipeline                |  Lots with Fill          |



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Your Local Property Partner

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