

Release 31 Stage 6A Notes

- 1. Fill**
Lots 6001-6005, 6007-6015, 6021-6023, 6037, 6038, 6054 and 6055 have been filled, in whole or in part. Intending purchasers should satisfy themselves of any requirements that Council 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 Contract for Sale of Land.
- 3. Design**
In order to promote a quality streetscape, all lots are subject to Design Guidelines which may control aspects of landscaping, fencing and building design. Copies of the Design Guidelines are available from the Hillcroft Land Sales Office.
- 4. Restrictions on use**
To ascertain the uses permitted on the lots and controls on development of the lots, intending 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.
- 5. Fencing costs**
Neither the vendor nor Landcom will contribute to the cost of any boundary fencing.
- 6. Utility services**
Landcom or the vendor 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:
 - utilities connection and service provision to the lot;
 - the location of utility services; and
 - building over, or near, utility services.
- 7. 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.
- 8. Vendor and developer**
Homes NSW are the vendor and developer of the land shown in this Sales Plan.
- 9. Disclaimer**
Landcom, in its role as sales agent for the lots shown in this Sales Plan, reasonably believes this document is correct at the date of publication (or date of printing) but gives no warranty or representation 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 use of this document by any person. Further, these notes are for the information of prospective purchasers. The conditions of the Contract of Sale of Land take precedence over these notes. In all instances, purchasers must rely on their own enquiries.



Sales Plan

Release 31 Stage 6A



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Directions to
Release 31 Stage 6A
lots from Sales Office



- Release 31 Stage 6A
- Future residential
- Existing residential
- Retaining wall
- Denotes sewer
- Sewer structure
- Pathway
- Denotes lot subject to fill
- (A1) Easement to drain water 1.5m wide
- (L1) Easement for support 0.5m wide
- (V1) Positive covenant 0.5m wide
- (Q) Easement for access, maintenance and construction 0.9m wide
- (ZA) Easement to drain water 1.5m wide DP1263648
- (ZQ) Easement for access, maintenance and construction 0.9m wide DP1263648

This is a statement of present intent 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. Masterplan insert is subject to change.