Sales Plan notes.

ORAN PARK TOWN – Tranche 10 Stage 5

1. Lots in this sales release may have been filled in part or whole during road and drainage construction and intending purchasers should satisfy themselves of all special requirements which Council may have in relation to building on these lots.
2. Sewer locations shown are based on current design information only and the Developer accepts no responsibility for the accuracy of these locations. Position of sewer lines shown is in accordance with current design plans. Final position of sewer lines as constructed may vary. Intending purchasers should make enquiries at Sydney Water for such final sewer location 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 allotment prior to purchase.
4. Dimensions and areas are subject to the registration of the Deposited Plan and 88b Instrument.
5. Allotment marking has been completed in accordance with the Survey Practice Regulations 2001 however, the Developer is not responsible for the accuracy, preservation and replacement of these survey marks.
6. All residential lots are burdened with Restrictions on the Use of Land as set out in the section 88b instruments or other dealings.
7. The land uses and zonings shown herein are correct to the best knowledge of the Developer as at October 2017. The Developer can accept no responsibility for future variations to any land uses or zonings. Intending purchasers should satisfy themselves as to the current status of information by contacting the relevant authorities direct.
8. Unless otherwise stated herein, the Developer will not contribute to the cost of boundary fencing.
9. SERVICING:
   The following information has been determined as at October 2017. If further information is required, intending purchasers should contact the relevant servicing authorities direct.
   Water: (Sydney Water)
   Electricity: (Endeavour Energy)
   Sewer: (Sydney Water)
   Telephone: (Opticomm)
   Gas: (Jemena)
10. Lot classifications will be determined in accordance with AS2870 – 1996 Residential Slabs and Footings. A geotechnical report will be supplied to Camden Council. Intending purchasers should satisfy themselves as to the classification and any requirements Council may have in relation to these lots. Purchasers are notified that this site may be affected by urban salinity.
11. To ascertain whether any applications have been lodged on any adjoining or nearby properties, any person may during ordinary business hours and free of charge, inspect the register of applications for development consent held at the office of the Council in accordance with Section 100 of the Environmental Planning and Assessment Act 1997.
12. The Developer 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 a 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 the Developer at the date of production of this brochure. The concepts depicted in this brochure do not amount to a warranty and are subject to change without notice. The Developer accepts no liability for any such change.
14. Prospective purchasers should note that the Developer offers a house design and landscape rebate^ on lots in this sales plan. Complying lots may be eligible for a house design and landscape rebate^, refer special conditions of contract and associated brochures.
15. The Developer intends to seek to have Camden Council levy a reasonable Special Rate for the Oran Park Town Project that will fund additional maintenance of the public amenities and places within the development. The current estimate of cost for this special rate is an average of approximately $220 per annum for residential lots. If introduced, this amount will be set by Camden Council and the amount may vary from the average depending on the size or value of each lot.
16. Streets in this release may be potential bus routes.
17. This document should be read in conjunction with the document "Masterplan" dated December 2015.
18. The Developer reserves the right to withdraw any lot from sale.
19. If the purchaser has not substantially commenced the home within 24 months after the acquisition date the developer may buy back the property in question in line with the terms and conditions set down in the Contract.
20. In June 2015 Transport for NSW proposed a surface corridor for the South West Rail Link Extension. On 23 November 2015 the Transport Minister announced the line would be underground, from Oran Park Town to north of Narellan however the underground alignment has not yet been determined.
21. All lots to be provided with one point of connection for services. If further connections are required for an individual lot, these will be the responsibility of the purchaser.
22. Secondary dwellings of greater than 60 square metres (including duplexes) will be expressly precluded from being built on lots in this release except where indicated.
23. Purchasers in this release are advised they may not on-sell vacant lots without the approval of the Developer. For full details please refer to the Contract for Sale of Land.
24. Lots 701-727 are bushfire affected lots. The level of affectation depends on a number of factors. Please ask the sales office for more information regarding the affection for your individual lot
25. Lots 783-800 have a noise wall and landscaping within the lots. This means these lots may contain a mound, landscaping a noise wall and in some cases a retaining wall within the rear portion of the lot. Please refer to the contract for sale of land for more information.
26. The following lots are affected by road traffic noise to the extent detailed below: Category 1 both floors: 701. Category 2 both floors: 703-706, 710, 711. Category 1 Ground floor, category 2 first floor: 712, 725, 740-742. Category 2 ground floor, category 3 first floor: 707-709. Category 1 first floor only: 713, 726, 737-739, 762-765, 790-799. Category 2 first floor only: 788, 799, 800. Category 3 first floor only: 787. Category 4 first floor only: 783-786.

^ Conditions apply. Refer to Contract for Sale of Land. Landcom and Greenfields reserve the right to vary prices and withdraw any lots for sale. Printed October 2017.

ORAN PARK TOWN



Oran Park Town Podium Mall

Sales Plan

TRANCHE 10
STAGE 5

$10,000 REBATES^
AVAILABLE NOW

oranparktown.com.au GREENFIELDS LANDCOM



FUTURE DEVELOPMENT BY OTHERS

THE NORTHERN ROAD (CURRENTLY BEING UPGRADED BY RMS)

ELECTRICITY SUB-STATION

DRAINAGE RESERVE

DRAINAGE BASIN

OPEN SPACE (MOUND)

EVERGREEN DRIVE

LOWE STREET

HOLDEN DRIVE

COURTNEY LOOP

HOLDSWORTH STREET

MCCORMICK STREET

AUSTEN CIRCUIT

SINGER PARK

HANDSFORD STREET

LAWLER DRIVE

EXISTING RESIDENTIAL

FUTURE RESIDENTIAL

ORAN PARK TOWN

LEGEND

	Retail Lots
(E)	Easement to drain water 1.5m wide
(E1)	Easement to drain water variable width
(L)	Easement to support retaining walls (0.5m wide)
(K)&(V)	Positive covenant and restriction area (retaining walls) 1.8m wide plus landscaping, see sales office for further details
(F)	Easement for padmount substation 2.75m wide
(G)	Restriction on the use of land 2.3m wide
(H)	Restriction on the use of land 2.7m wide
(N)	These lots will have a noise wall placed within the lot. Please refer to the Sales Office for more information
(B)	Probable bushfire affected lots. Please refer to the Sales Office for exact level of affection
	Denotes sewer
	Denied access
	Retaining wall
	2.4m acoustic wall & retaining wall
	2.4m acoustic wall & mound
	Pathway (1.5m wide)
	Shareway (2.5m wide)
	Padmount substation
	Street trees / garden beds – indicative only
*	Duplex Lots

N

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.