

Sales Plan notes.

ORAN PARK TOWN - TRANCHE 9 STAGE 3

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 August 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 August 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 January 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. A restriction on the use of land for the purposes of a building envelope is located on some lots within this release. This restriction is a requirement on all lots less than 300m2 in size. The building envelope shown on each lot is consistent with the planning controls contained within the Development Control Plan.
21. Lot 9340-9359 are rear loaded lots and will have garages accessed off Stahl Lane and Van Pragg Lane. Some of these lots will include secondary dwellings above the garages.
22. Development consent has been obtained for the house designs to be located on lot 9340-9351. A copy of the approved house designs can be viewed at the Oran Park Town sales office.
23. The Developer will construct a high quality fence at the rear of lots 9334 - 9339 adjacent to Stahl Lane.
24. 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.



Sales Plan

TRANCHE 9

STAGE 3

\$10,000 REBATES*
AVAILABLE NOW

* 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 August 2017.

LEGEND

- Retail Lots
- Future Residential
- (E) Easement to drain water 1.5m wide
- (BE) Restriction on the use of land for building envelope
- (Q) Easement for maintenance, access and other purposes 0.9m wide
- (S) Easement for underground cables and street lighting equipment 1.0m wide
- (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
- Denotes sewer
- Pathway 1.5m wide
- High quality fence by Developer
- Padmount substation
- ✱ Duplex lot
- Traffic lights
- Street trees / garden beds - indicative only

