

# Sales Plan Notes

RELEASE 3  
8 August 2015

**1. Fill**

Lots 1034-1035, 1065, 1072, 1078-1085, 1098-1099 and 1102-1104 inclusive 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. Fencing and landscaping**

In order to promote a quality streetscape, all lots in Stage 1 are guided by simple and practical guidelines through the Council's Development Control Plan which controls aspects of landscaping and fencing. Copies of the Newbrook Fencing and Landscaping Guidelines, setting out the approval process for rebates, are available from Landcom's Newbrook Sales Centre or online [landcom.com.au/newbrook](http://landcom.com.au/newbrook)

**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.

**4.1** Restriction on the use of land (Fire rating of buildings) applies to Lots 1012, 1013, 1044 & 1054.

**4.2** Restriction on the use of land (Restriction in relation to swimming pools) applies to Lots 1012, 1013, 1044 & 1054. See contract for sale of land.

**4. Fencing costs**

Neither the vendor nor Landcom will contribute to the cost of any boundary fencing.

**5. 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:

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

**6. 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.

**7. Sales process**

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

**8. Housing Affordability Fund (HAF) Rebate**

All lots are subject to a HAF rebate of \$20,000. Purchasers should refer to the HAF Fact Sheet and the Contract for Sale of Land for conditions required to satisfy HAF rebate requirements.

**9. Disclaimer**

These notes are for the information of prospective purchasers. The conditions of the Contract for Sale of Land take precedence over these notes. In all instances purchasers must rely on their own enquiries.

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-  Release 3
-  Previous release
-  Existing residential
-  Builder display homes
-  Denotes drainage easement (1.5m wide)
-  Denotes sewer
-  Padmount substation (5.5m wide)
-  Pathway (1.5m wide)
-  Denotes Fencing Restriction and positive covenant
-  Denotes driveway location
-  Denotes Lot subject to fill
-  Asset Protection Zone (8m wide)
- (B) Easement for padmount substation
- (C) Restriction on the use of land (Fire rating of buildings – Lots 1012, 1013, 1044 & 1054)
- (D) Restriction on the use of land (Restriction in relation to swimming pools – Lots 1012, 1013, 1044 & 1054)
- \* Single Storey Dwellings only
- (F) Restriction on the use of Land (Floor Levels)

