

# Sales Plan notes

## HILLCROFT – RELEASE 1

### 1. Fill

Lots 1026, 1027, 1028, 1029, 1033, 1034, 1035, 1036, 1044-1049, 1067 & 1068 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. 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. Lots; 1027, 1032, 1038, 1041 & 1068 have been identified as corner lots and additional requirements apply. Please refer to the conditions of the Contract for Sale of Land relating to corner lots.

### 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. Sales process

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

### 9. 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.

### 10. 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.



**RELEASE 1**  
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# Salesplan

Copies of the Hillcroft Design Guidelines are available from Landcom's Hillcroft Land Sales Office or online at [landcom.com.au/hillcroft](http://landcom.com.au/hillcroft)



### Legend

- Release 1
- Future residential
- Builder Lots
- Senior Living
- Public School
- Mixed Use
- Proposed Retail Centre
- Higher Density Residential
- Private Area
- ADHC Site
- Denotes drainage easement (1.5m wide)
- Denotes sewer
- Padmount substation
- Pathway
- \* Restriction on use of land (floor level)
- △ Restriction on use of land (acoustic, fencing, design, access)
- ⊘ Denotes Lot subject to fill (1026, 1027, 1028, 1029, 1033, 1034, 1035, 1036, 1044-1049, 1067 & 1068)
- (A) Easement to drain water (1.5 wide)
- (B) Easement for support (0.5m wide)
- (C) Easement for padmount substation (2.75m wide)
- (D) Restriction on the use of land (Fire rating of buildings)
- (E) Restriction on the use of land (Restriction in relation to swimming pools)
- (G) Positive Covenant (0.5m wide)

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.

