

## SALES PLAN NOTES RELEASE STAGE 4A & 4D, JUNE 2018

### 1. Fill

All lots 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 4 are guided by simple and practical guidelines through the Council's Development Control Plan which controls aspects of landscaping and fencing. Copies of the Macarthur Heights Fencing and Landscaping Guidelines are available from Landcom's Macarthur Heights Sales Centre.

### 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 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

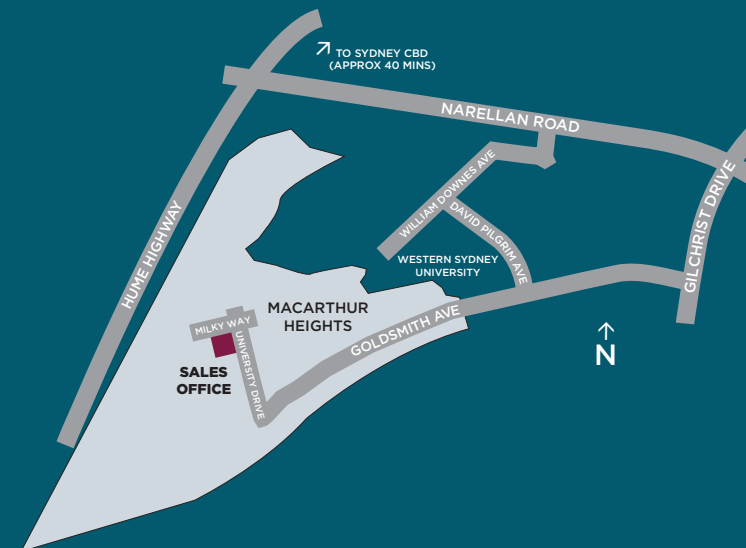
The depiction of landscaping, cycleways and pathways, street tree planting and the like on the Sales Plan is indicative only and does not necessarily reflect final designs which require the input and approval of various authorities.

### 8. Sales process

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

### 9. Disclaimer

This sales plan is for general information purposes only and is subject to statutory and legal requirements and approvals. No warranty or representation is given 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 the use of this document.



Sales Centre: Corner of University Drive and Milky Way, Campbelltown

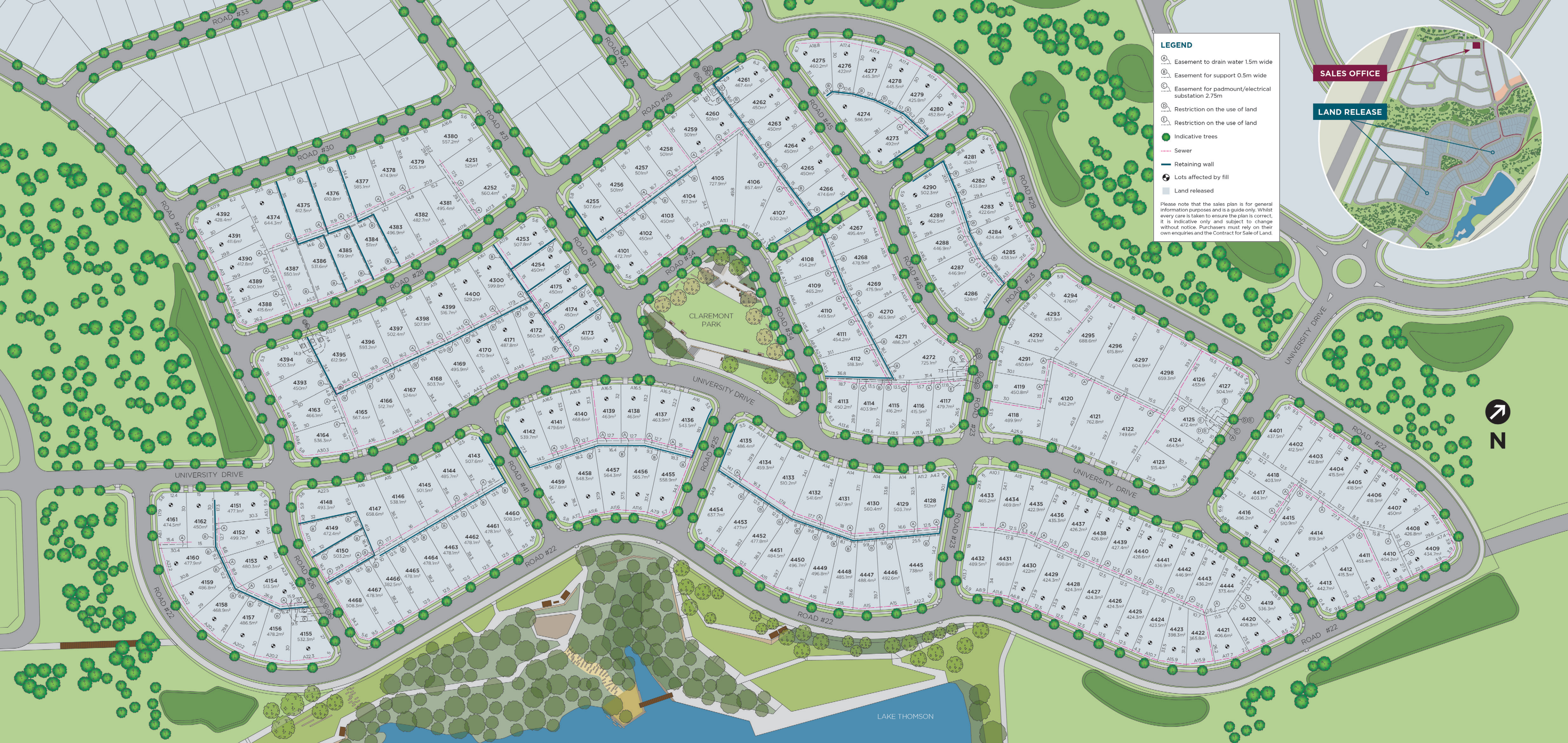
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# SALES PLAN



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**LEGEND**

- Easement to drain water 1.5m wide
- Easement for support 0.5m wide
- Easement for padmount/electrical substation 2.75m
- Restriction on the use of land
- Restriction on the use of land
- Indicative trees
- Sewer
- Retaining wall
- Lots affected by fill
- Land released

Please note that the sales plan is for general information purposes and is a guide only. Whilst every care is taken to ensure the plan is correct, it is indicative only and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale of Land.

