

## Release 35 Notes

1. **Fill**  
All lots in this release are affected by fill. 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 Release 35 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)
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. **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 the use of this document.



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**Sales Plan**  
Release 35





JOHN WARBY  
PRIMARY SCHOOL

Directions to  
Release 35 lots  
from Sales Office



Sales Centre office  
Cnr Georges River Road  
& Wheatley Drive

JOHN WARBY  
PRIMARY SCHOOL

RILEY PARK

Land  
Release 35

THARAWAL  
ABORIGINAL  
CORPORATION

RILEY  
PARK



- RELEASE 35
- EXISTING RESIDENTIAL
- DENOTES SEWER
- SEWER STRUCTURE
- DENOTES LOT SUBJECT TO FILL
- PATHWAY
- (A) EASEMENT TO DRAIN WATER 1.5M WIDE
- (A2) EASEMENT TO DRAIN WATER 1.5M WIDE
- (C) EASEMENT FOR SERVICES 1.5M WIDE
- (J) EASEMENT TO DRAIN WATER 2M WIDE
- (K) DENOTES EASEMENT FOR UNDERGROUND CABLES 2M WIDE AND VARIABLE

ELIZABETH WAY

ARGO WAY

RIVERSIDE DRIVE

MOONBRIA PLACE

ARGO WAY  
RIVERSIDE DRIVE  
MOONBRIA PLACE  
BOONOK PLACE  
HADDON RIG PLACE  
ELIZABETH WAY