

# Sales Plan Notes.

## ORAN PARK TOWN – FIRST RELEASE

1. Lots in this sales release except lots 1514-1516 inclusive and 1507-1510 inclusive 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. Where any lot shown herein abuts a non-tidal stream or road, the title extends only to the boundary of the stream or road and not to the middle line thereof.
7. All residential lots are burdened with Restrictions on the Use of Land as setout in the draft section 88b instruments or other dealings.
8. The land uses and zonings shown herein are correct to the best knowledge of the Developer as at July 2008. 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.
9. Unless otherwise stated herein, the Developer will not contribute to the cost of boundary fencing.
10. Each lot is connected to a dual water reticulation system comprising a potable supply and a recycled supply. Special provisions apply relating to the connection of both systems to any dwelling and intending purchasers should ascertain the requirements of Sydney Water in relation thereto prior to purchase. The sewerage buy-in-charge imposed by Sydney Water, if applicable, will be the responsibility of the purchaser.
11. **SERVICING:**  
The following information has been determined as at March 2010. If further information is required, intending purchasers should contact the relevant servicing authorities direct.  
**Water:** (Sydney Water) **Electricity:** (Integral Energy)  
**Sewer:** (Sydney Water) **Telephone:** (Opticomm)  
**Gas:** (Jemena)
12. Lot classifications have been determined in accordance with AS2870 – 1996 Residential Slabs and Footings. A geotechnical report has been supplied to Camden Council.

The Developer stresses that it does not warrant that the classification is accurate nor does the classification of the property comprise a condition of the Agreement of Sale. Intending purchasers should satisfy themselves as to the classification and any requirements Council may have in relation to these lots.

**Classification "H"** Lots 1105-1108 inclusive, 1158, 1502, 1519, 1522-1524 inclusive and 1526.

**Classification "M"** Lots 1102-1104 inclusive, 1166-1167 inclusive, 1505-1510 inclusive, 1514-1518 inclusive and 1520-1521 inclusive.

Purchasers are notified that this site may be affected by urban salinity.

13. 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.
14. 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.
15. 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.
16. 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 bonus, refer special condition of contract and associated brochures.
17. 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 \$200 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.
18. Oran Park Drive, South Circuit and Central Avenue are potential bus routes.
19. The land to the south of Kolombo Creek has the potential to be re-zoned to allow for future residential development.
20. This document should be read in conjunction with the document "Masterplan" dated March 2010.
21. The Developer reserves the right to withdraw any lot from sale.
22. Settlement of Lots 1514-1519 inclusive will be subject to satisfactory access arrangements being in place while the first Oran Park Display Village is operational.



## Sales Plan.

### Stage 1B









**ORAN PARK  
TOWN**

**A town you'll call home.**



# Legend

-  Denotes Sewer
-  Easement to drain water 1.5 wide
-  Street trees – indicative only
-  Substation
-  Stage 1A
-  Future Traffic Lights

