

SALES PLAN NOTES

ORAN PARK TOWN - STAGE 27-2

1. Lots in this sales release may 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. All residential lots are burdened with Restrictions on the Use of Land as set out in the section 88b instruments or other dealings.
6. The Developer accepts no responsibility for the accuracy, preservation and replacement of survey marks.
7. The land uses and zonings shown herein are correct to the best knowledge of the Developer as at June 2020. 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.
8. Unless otherwise stated herein, the Developer will not contribute to the cost of boundary fencing.
9. **SERVICING:** The following information has been determined as at June 2020. If further information is required, intending purchasers should contact the relevant servicing authorities direct.
Water: (Sydney Water)
Electricity: (Endeavour Energy)
Sewer: (Sydney Water)
Communications: (Opticomm)
Gas: (Jemena)
10. Lot classifications will be determined in accordance with AS2870 - 1996 Residential Slabs and Footings. A geotechnical report will be supplied to Camden Council. Intending purchasers should satisfy themselves as to the classification and any requirements Council may have in relation to these lots. Purchasers are notified that this site may be affected by urban salinity.
11. 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.
12. 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.
13. 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.
14. This document should be read in conjunction with the document "Masterplan" dated November 2019.
15. If the purchaser has not substantially commenced the home within 24 months after the acquisition date the Developer may buy back the lot in line with the terms and conditions set down in the Contract.
16. All lots will be provided with one point of connection for services. If further connections are required for an individual lot, these will be the responsibility of the purchaser.
17. Secondary dwellings of greater than 60 square metres (including duplexes) will be expressly precluded from being built on lots in this release **except** where indicated on the Sales Plan.
18. Purchasers in this release are advised they are not permitted to on-sell vacant lots without the prior approval of the Developer which approval may not be forthcoming. For full details please refer to the Contract for Sale of Land.
19. Some lots within this release are subject to Bushfire Attack Level ratings and need to be built to specific standards. Please refer to our Sales Office for more details.
20. Some lots are affected by by acoustic construction requirements. Refer to our Sales Office for more details..

^ Conditions apply. Refer to Contract for Sale of Land. Greenfields reserves the right to vary prices and withdraw any lots for sale.



ORAN PARK TOWN

LAND RELEASE STAGE 27-2





ORAN PARK TOWN



- | Number | Distance | Facility |
|--------|----------|---|
| 1. | 325m | Dawson Park (Splash Park) and Future Tavern |
| 2. | 630m | Future Leisure Centre |
| 3. | 940m | Podium Shopping Centre |
| 4. | 950m | Future Oran Park Train Station |
| 5. | 1.1km | Oran Park Primary and High School |

All distances are approximate

LEGEND

- Stage 27-2
- Existing residential
- Medium density
- (A) Drainage Easement 1.5 wide
- (A2) Drainage Easement variable width
- (B) Right of Carriage way 5.5 wide
- (BE) Building envelope
- (V) Positive covenant 1.8m wide
- (K) Restriction on use 1.8m wide
- Sewer line
- Retaining wall
- Electrical substation and building restriction
- Street tree
- Shareway 3.0m wide
- Pathway 1.5m wide
- Common Driveway
- Shareway bridge 2.5m wide
- Creek crossing (steppers)
- Transmission tower
- Denied access (Lots 7237-7240)
- A Shelters
- B Seating
- C Fitness Stations
- D Drinking Fountains
- Gym Equipment

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