

Sales Plan Notes: The Hub – Release 4

1. Fill and excavation

On all lots, the only excavation, cut or fill which has taken place is minor in nature and typically related to roadworks or installation of utility services.

2. Lot dimensions

The dimensions shown on the Sales Plan are indicative only. Detailed lot dimensions are shown on the draft plan of subdivision (known as a Deposited Plan) which is attached to the Land Sales Contract.

3. Design

In order to promote a quality streetscape, Lots 601 to 608 and 630 to 636 inclusive are subject to Design Guidelines which control aspects of landscaping, fencing and building design. Copies of the Design Guidelines, setting out the approval process, are available from Landcom's Sanctuary Sales & Information Centre.

4. Restrictions on use

To ascertain the uses permitted on the lots and controls on development of the lots it is recommended that intending purchasers 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 NSW Conveyancing Act, 1919. A copy of the draft Section 88B instrument is attached to the Land Sales Contract.

5. Fencing costs

Unless marked on the plan, Landcom will not contribute to the cost of any boundary fencing.

6. Bushfire

To promote community safety, construction on Lots 601 to 608 and 630 to 636 inclusive may be subject to standards imposed under the Planning for Bushfire Protection Guidelines (2006), published by the NSW Rural Fire Service. It is recommended that intending purchasers discuss these requirements with Council.

7. 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.

8. Landscaping and embellishment

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

9. Sales process

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

10. Disclaimer

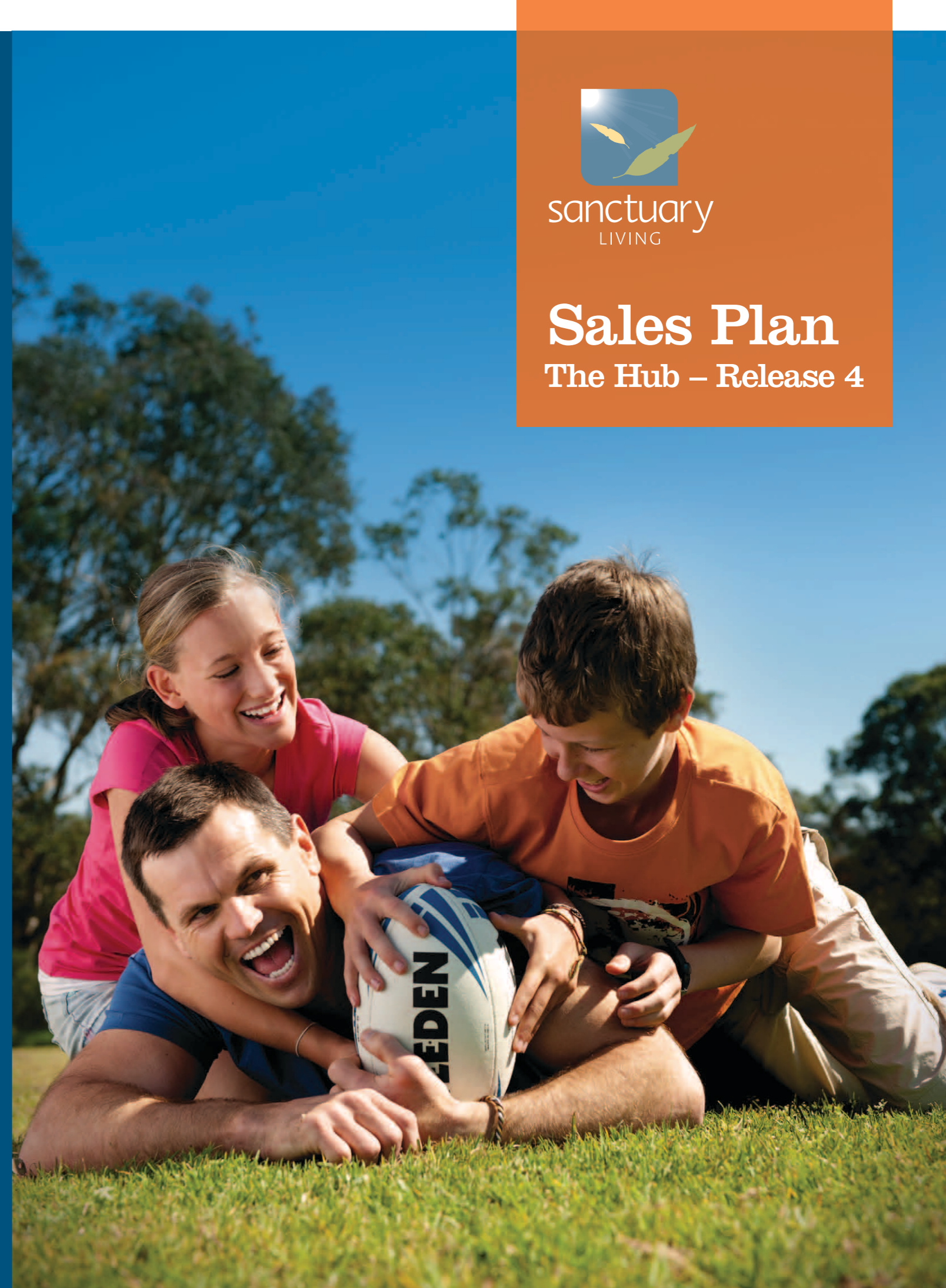
These notes are for the information of prospective purchasers. The conditions of the Contract for Sale of Land take precedence over these notes.

In all instances purchasers must rely on their own enquiries.



sanctuary
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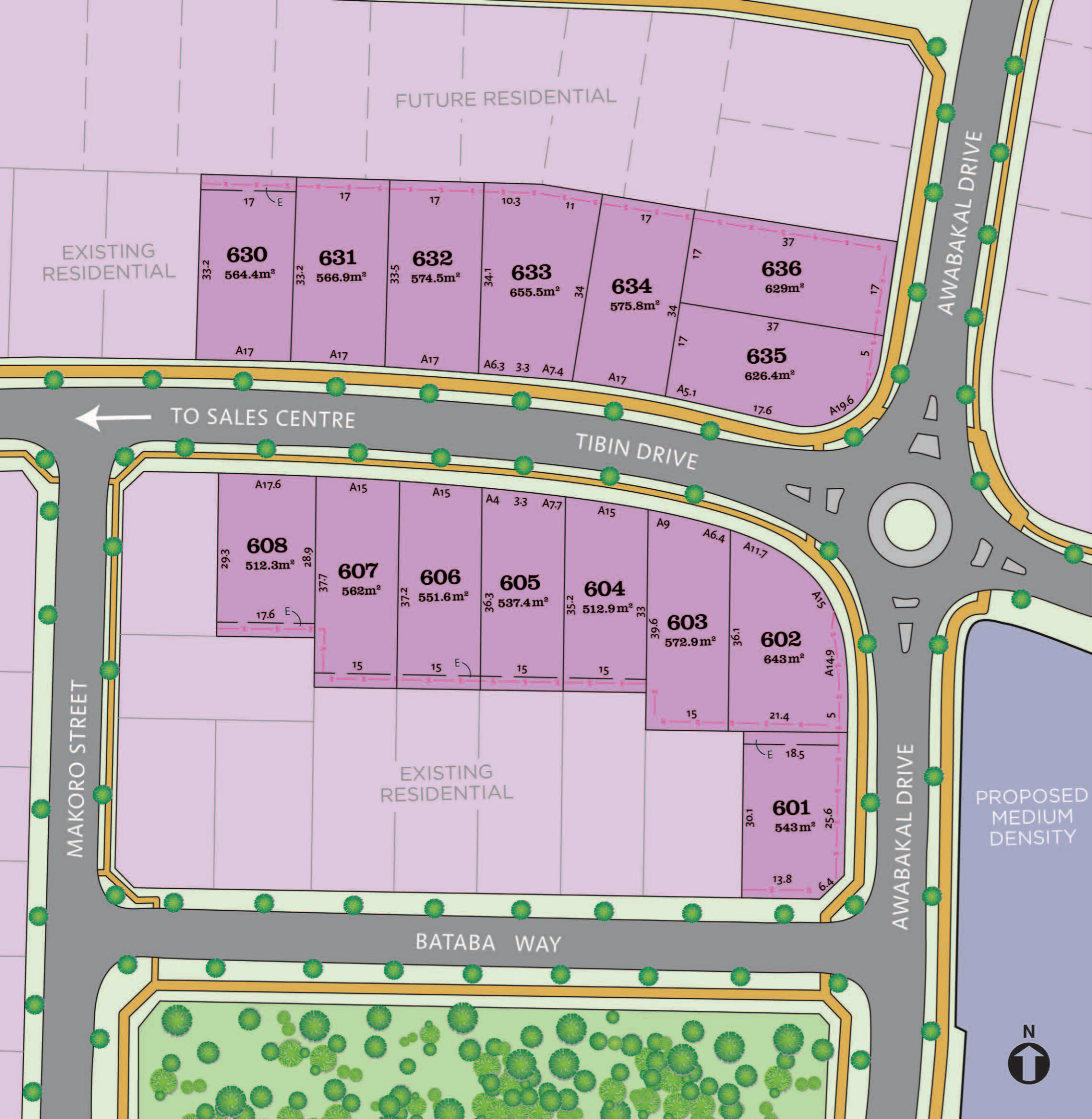
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



Sanctuary is located at **32 Kurraka Drive (off Minmi Rd) in Fletcher, NSW**

freecall 1800 221 223 www.sanctuaryliving.com.au sales@sanctuaryliving.com.au





legend

-  Indicative tree planting
-  Cycleways and walkways
-  Easement to drain water 2m wide
-  Sewer main

