

# Sales Plan Notes

## Precinct 9 Release 3

### 1. Fill and excavation

Lots 9009, 9010, 9017-9021 & 9030 inclusive have been filled, in whole or in part. Intending purchasers should satisfy themselves of any requirements that Council may have in relating to building on these lots.

### 2. Mines Subsidence Board

Lots 9003, 9009-9021, 9026-9027 and 9030 inclusive are located within a mine subsidence district.

Improvement works have been undertaken on lots 9009, 9010, 9020, 9021 and 9030 inclusive in accordance with Mines Subsidence Board.

Intending purchasers should satisfy themselves of any requirements that Mines Subsidence Board may have in relating to building on all lots.

### 3. 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 Contract for Sale of Land.

### 4. Design

In order to promote a quality streetscape, lots 9003, 9009-9021, 9026-9027 and 9030 inclusive are subject to Design Guidelines which may control aspects of landscaping, fencing and building design. Copies of the Design Guidelines, setting out the approval process, are available from Landcom's Ashton Grove Sales Centre.

### 5. Restrictions on use of the lots

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 the lot or 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 draft instrument created at the time of registration of the plan of subdivision under Section 88B of the NSW Conveyancing Act, 1919. Where applicable, a copy of the draft Section 88B instrument is attached to the Contract for Sale of Land.

### 6. Fencing costs

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

### 7. Retaining wall costs

Unless marked on the plan, Landcom will not contribute to the cost of any boundary retaining walls. Retaining walls as shown on the sales plan are indicative only. Partial retaining of Lots 9009, 9010, 9017-9021 and 9030 has been undertaken prior to sale and no further retaining will be provided.

### 8. Bushfire

To promote community safety, construction on lots 9003, 9009-9021, 9026-9027 and 9030 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.

### 9. Utility services

New South Wales Land and Housing Corporation 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 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.

### 10. Landscaping and embellishment

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

### 11. Sales process

New South Wales Land and Housing Corporation reserves the right to withdraw any lot from sale at any time.

### 12. Disclaimer

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

In all instances purchasers must rely on their own enquiries.

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 ashton grove  
GREEN HILLS



Sales Plan – Precinct 9 Release 3





**Legend**

- Sewer main
- Lots subject to engineered fill and ground improvements
- Easement to drain water
- Indicative planting
- Indicative footpath
- Walking/Cycle path
- Retaining wall
- Precinct 9 Release 3
- Precinct 9 Releases 1 & 2