

# sales plan notes

Garden Gates, Mount Annan Project 50309 – Precinct 46 + 47



## 1. Fill and excavation

Lots 4601–4619 and 4701–4733 inclusive, have been filled, in whole or in part. Intending purchasers should satisfy themselves of any requirements that Council may have in relation to building on these lots.

## 2. Lot dimensions

The lot 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. The draft Deposited Plan is subject to Registration at the Land and Property Management Authority.

Lot marking will be completed in accordance with the Surveying and Spatial Information Regulations, however, Landcom is not responsible for the accuracy, preservation and replacement of these survey marks.

## 3. Design

In order to promote a quality streetscape, all lots are subject to Design Guidelines.

Copies of the Design Guidelines, setting out the approval process are available from Landcom's Mount Annan Sales Centre.

Lots 4601, 4602, 4603, 4607, 4612, 4616, 4708, 4709, 4724 and 4725 have been identified as Special Design lots. Please refer to the conditions of the Contract for Sale of Land relating to Special Design Lots.

## 4. 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 land can be found in the instrument created at the time of the 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 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 4601–4619 and 4701–4733 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 will meet 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.

## 8. 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.

## 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 relating to the lots take precedence over these notes.

In all instances purchasers must rely on their own enquiries.

Issue Date: August 2011.

# sales plan

PROJECT 50309 – PRECINCT 46 + 47



Landcom Mount Annan Sales Centre:  
263 Mount Annan Drive, Mount Annan  
Phone: 4647 1238  
(10am to 5pm, 7 days)  
[www.landcom.com.au](http://www.landcom.com.au)

Landcom proudly prints all brochures on 100% recycled paper using vegetable based inks.  
Printed August 2011. e LCM0827



**Key**

- New land release – Precinct 46B
- Precinct 46A + 47
- (A) Easement to drain water 1.5m wide
- (B) Easement for padmount substation 2.75m wide
- (C) Restriction on use of land
- (D) Restriction on use of land
- (E) Positive covenant
- s Denotes sewer line
- ⊗ Denotes lots affected by fill
- \* Special Design Lots – Design Guidelines apply to all corner lots
- Indicative planting

