

Sales Plan notes.

ORAN PARK TOWN – TRANCHE 31 STAGE 3

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. 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. All residential lots are burdened with Restrictions on the Use of Land as set out in the section 88b instruments or other dealings.
7. The land uses and zonings shown herein are correct to the best knowledge of the Developer as at September 2016. 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 December 2016. If further information is required, intending purchasers should contact the relevant servicing authorities direct.
Water: (Sydney Water)
Electricity: (Endeavour Energy)
Sewer: (Sydney Water)
Telephone: (NBN)
Gas: (Jemena)
10. Lot Classifications have been determined in accordance with AS 2870-2011 Residential Slabs and Footings. Purchasers are notified that this site may be affected by urban salinity. The following information is provided as a guide. Class M 1313- 1316. Class M (filled) 1301-1308, 1317-1349. Class S 1309-1312. Class S (filled) 1350-1351.
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 in accordance with Section 100 of the Environmental Planning and Assessment Act 1997.
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. 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 rebate[^], refer special conditions of contract and associated brochures.
15. 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 \$220 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.
16. OKeefe Drive and Banfield Drive are expected to be bus routes. Other streets in this release may also be potential bus routes.
17. This document should be read in conjunction with the document "Masterplan" dated December 2016.
18. The Developer reserves the right to withdraw any lot from sale.
19. If the purchaser has not substantially commenced the home within 24 months after the acquisition date the developer may buy back the property in question in line with the terms and conditions set down in the Contract.
20. The following lots are affected by road traffic noise to the extent detailed below: Category 1 first floor: 1303, Category 1 both floors: 1302, 1350, Category 2 Ground floor Category 3 first floor: 1301, 1351.
21. Secondary dwellings of greater than 60 square metres will be expressly precluded from being built on lots in this release except for those lots allocated.
22. In June 2015 Transport for NSW proposed a surface corridor for the South West Rail Link Extension. On 23 November the Transport Minister announced the line would be underground, from Oran Park Town to North of Narellan however the underground alignment has not yet been determined.
23. 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.
24. The following lots are subject to Bushfire Attack Levels as follows: BAL 12.5 1327-1329, 1344-1346, BAL 19 1312, 1330, 1332, 1333. BAL 29 1301-1311, 1313-1326, 1331, 1334, 1335, BAL 40 1336-1343. For lots 1347-1352 please enquire at the Sales Office. The siting of buildings within the lots may have an impact on the final building requirements for homes on these lots. Purchasers are encouraged to assess the options with their builder.



Sales Plan

TRANCHE 31

STAGE 3B

\$10,000 REBATES[^]
AVAILABLE NOW

[^] Conditions apply. Refer to Contract for Sale of Land. Greenfields reserves the right to vary prices and withdraw any lots for sale. Printed April 2017.

EXISTING
RESIDENTIAL

EXISTING
RESIDENTIAL

EXISTING
RESIDENTIAL

SOUTH CIRCUIT

KOLOMBO CREEK

LILLYWHITE CIRCUIT

ALLEN STREET

RODWELL ROAD

FUTURE
RESIDENTIAL
(Stage 2)

FUTURE
RESIDENTIAL
(Stage 2)

FUTURE
RESIDENTIAL
(Stage 2)

FUTURE
RESIDENTIAL
(Stage 2)

FUTURE
RESIDENTIAL
(Stage 2)

FUTURE
RESIDENTIAL
(Stage 2)

CHESHAM AVENUE

STEVENS DRIVE

ROMAN STREET

RICHMOND ROAD

LOVEDAY STREET

LILLYWHITE CIRCUIT

ORAN PARK DRIVE



ORAN PARK TOWN

LEGEND

- Tranche 31 Stage 3B
(New Land Release)
- * Lot suitable for dual
occupancy with a secondary
dwelling of greater than 60m²
- (E) Easement to drain water
1.5m wide
- (F) Easement for padmount
substation 2.75m wide
- (G) Restriction on the use
of land 2.3m wide
- (H) Restriction on the use
of land 2.7m wide
- Denotes sewer
- Padmount substation
- Pathway (1.5m wide)
- Shareway (2.5m wide)
- Street trees / garden
beds - indicative only

All lots in this release are subject to
various Bushfire Attack Levels.

- (X) Bushfire Attack Level 19
- (Y) Bushfire Attack Level 29

