

Terms and Conditions:

1. The sale of lots in this release will be a 'first come first served' basis. Intending purchasers should familiarise themselves with the process. Details can be found in the brochure "How to Buy" that can be viewed or downloaded from our website www.emeraldhillsestate.com.au.
2. Lots may have been filled in part or whole during construction. Intending purchasers should familiarise and satisfy themselves regarding the requirements that Council may have in relation to building on these lots.
3. Lot geotechnical conditions 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 that Council may have.
4. Final lot areas, dimensions and easements are subject to the registration of the deposited plan and Section 88b Instrument.
5. Sewer and drainage locations shown in this Sales Plan are based on design information only. The final position of sewer, drainage and other service infrastructure will be as constructed and may vary from the locations shown. Purchasers should make their own enquiries to utility providers regarding their requirements and connections. The relevant utilities are Sydney Water (Water), Endeavour Energy (electricity) Jemena (gas) and NBN Co (high speed broadband).
6. Lots in this release are burdened with restrictions on the use and subdivision of land, the timing of home construction and the design of homes, as set out in the Building Design Guidelines that form part of the contract of sale. This includes prohibition on further subdivision of lots for the purpose of dual occupancy developments. Additional controls are imposed by Camden Council. Intending purchasers should contact Council to familiarise themselves with these controls.
7. Macarthur Developments is only responsible for the sale of the land. The pricing of land in this release relates to the land only and excludes duty, taxes, costs of landscaping, fencing and any façade, and other costs of construction or purchase.
8. The presentation of landscaping, footpaths, cycle ways, kerbs, drainage pits and street tree planting as indicated in this Sales Plan is indicative only and may not represent their final design and construction.
9. Emerald Hills Boulevard is a bus route and bus stops are proposed to be provided along the road.
10. Retaining walls have been provided at the boundaries of some lots to support the surface and subsurface of the lot benefitted by the wall. The location of walls and associated easements shown in the sales plan are based on design information only. The final position and height of retaining walls will be as constructed and may vary from that shown. No warranty is given or implied that the retaining wall is water tight and will prevent the conveying of water across lot boundaries.
11. A dog park is proposed to be provided within one of the open space areas shown in the master plan of Stage 7.
12. All information presented in this document is for information only. It is subject to change without notice at any time and no information presented in this document comprises a legally binding obligation upon, or warranty by, Emerald Hills Estate or any related entity. Emerald Hills Estate or any related entity does not accept any liability for any loss or damage suffered by any person who relies on the information either wholly or in part. Purchasers should familiarise and satisfy themselves that they have all accurate and relevant information prior to purchase.



Visit our Sales and Information Centre:

Address: 1150 Camden Valley Way, Leppington NSW 2179

Entry via Camden Valley Way

Opening Hours:

Monday to Friday 9.00am – 5.00pm, Saturday and Sunday 10.00am – 4.00pm

Phone: 02 8007 7700

www.emeraldhillsestate.com.au



Stage 7 Land Release Plan



**CURRENT AT 01
NOVEMBER 2019**

RESIDENTIAL

Status **FOR INFORMATION ONLY**
NOT TO BE USED FOR CONSTRUCTION PURPOSES

[illegible]

Drawn	Date
Checked	Date
Designed	Date
Verified	Date
Approved	Date

Status FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Datum A.H.D.	Register	Scale	Size A1
Drawing Number			Revision