

Sales Plan Notes

RELEASE 9
June 2018

1. Fill

All lots except 3057-3060 and 3085 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 dimensions shown on the Sales Plan are indicative only. Detailed lot dimensions are shown on the draft plan of subdivision which is attached to the Contract for Sale of Land.

3. Fencing and landscaping

In order to promote a quality streetscape, all lots in Stage 3 are guided by simple and practical guidelines through the Council's Development Control Plan which controls aspects of landscaping and fencing. Copies of the Newbrook Fencing and Landscaping Guidelines, setting out the approval process for rebates, are available from Landcom's Newbrook Sales Centre or online landcom.com.au/newbrook

4. Restrictions on use

To ascertain the uses permitted on the lots and controls on development of the lots, intending purchasers should 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 Conveyancing Act 1919 (NSW). A copy of the draft Section 88B instrument is attached to the Contract for Sale of Land.

5. Fencing costs

Neither the vendor nor Landcom will contribute to the cost of any boundary fencing.

6. Utility services

Landcom or the vendor 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.

7. Landscaping and embellishment

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

8. Sales process

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

9. Housing Affordability Fund (HAF) Rebate

All lots are subject to a HAF rebate of \$20,000. Purchasers should refer to the HAF Fact Sheet and the Contract for Sale of Land for conditions required to satisfy HAF rebate requirements.

10. Disclaimer

This sales plan is for general information purposes only and is subject to statutory and legal requirements and approvals. No warranty or representation is given as to its accuracy or completeness. To the extent permitted by law, Landcom (including its agents and employees) disclaims any liability whatsoever in connection with, reliance upon or the use of this document.



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EXISTING
RESIDENTIAL

CAMPBELLFIELD AVENUE

PROPOSED
PLAYING FIELDS

EXISTING POND
(FOR FUTURE UPGRADING)

CREIGAN ROAD

CROFT PL

EXISTING
RESIDENTIAL

PREVIOUS
RELEASE

PREVIOUS
RELEASE

BRIAR ROAD

FUTURE RESIDENTIAL

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

AIRDS HIGH SCHOOL

PREVIOUS
RELEASE

PREVIOUS
RELEASE

PREVIOUS
RELEASE

PREVIOUS
RELEASE

Sales
Office

ST JOHNS ROAD

CAMPBELLFIELD AVENUE

AIRDS HIGH SCHOOL

BRIAR ROAD

Land
Release 9



Newbrook

- Release 9
- Previous release
- Builder program lots
- Existing residential
- Future residential
- Denotes stormwater
- Denotes sewer
- Fencing provided by Landcom
- Pathway
- Ø Denotes Lot subject to fill
- (A) Easement to drain water (1.5m wide and variable)
- (B) Easement to drain water (2m wide)
- (C) Easement to drain water (2.5m wide)
- (D) Restriction on the use of land (1.5m wide)
- (D1) Restriction on the use of land (0.25m wide)
- (E) Positive covenant (1.5m wide)
- (E1) Positive covenant (0.25m wide)