

# Sales Plan Notes – Release 22

## 1. Fill and Excavation

All lots have been filled in whole or in part. Intending purchasers should satisfy themselves of any requirement 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 plan of subdivision (known as a Deposited Plan), which is attached to the Land Sales Contract.

## 3. Design

In order to promote a quality streetscape, all lots are subject to the Renwick Development Control Plan (DCP), which controls aspects of landscaping, fencing and building design. The DCP is available from Wingecarribee Shire Council.

## 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 the land can be found in the 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 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 1264 - 1267 and 1399 - 1402 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 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.

## 8. Landscaping and embellishment

The depiction of landscaping, footpath paving, cycleways, street tree planting, the embellishment of parks, and the like, on the sales 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

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.

# Sales Plan Release 22









  
**Renwick**  
SOUTHERN HIGHLANDS



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## Legend

-  Release 22 lots
  -  Existing Residential
  -  Existing Rural
  -  Future Open Space
  -  Proposed Pathways
  -  Street trees - Indicative only
  -  Sewer Line
  -  ★ Lots subject to fill
- (A) Easement to drain water 2 metres wide
- (F) Easement for padmount substation 2.75 metres wide
- (G)(H) Restriction on the use of land

This is a statement of 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.

