ORAN PARK



Brabham Precinct

Release 3
Parkside Frontage

Live at the Park

oranpark.com.au
9043 7500

Oran Park Sales Office
340 Oran Park Drive,
Oran Park NSW 2570



These conveniently located land lots are surrounded by open spaces and riparian corridors. A family-friendly area near the Town Centre, the address gives residents easy access to a youth park and local recreational amenities including Brabham Reserve football fields. The planned lake precinct is also a leisurely 1km walk away.



Legend

- Brabham Precinct - Release 3
- Padmount substation
- Footpath and driveway allocations
- Future development
- Existing Employment Zone
- ✱ Dual occupancy allowed
- Sewer
- Maintenance shaft
- Man hole
- Retaining wall
- Ⓐ Easement to drain water
- Ⓚ Restriction on the use of land
- Street trees
- Landscaping, native plants & trees
- Transmission tower
- Transmission line easement 330kV
- Ⓔ Exercise equipment
- Ⓢ Shelter

This is a statement of present intent only based on the best available knowledge at time of creation which may change due to future circumstances and any such statement will not amount to a legally enforcable representation.

Sales Plan Notes

Oran Park – Brabham Precinct – Release 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.
5. Allotment marking will be completed prior to registration by a registered surveyor in accordance with the Survey Practice Regulations 2001. The Developer accepts no responsibility for the accuracy, preservation and replacement of survey marks.
6. All residential lots are burdened with restrictions on the Use of Land as set out in the section 88B instruments.
7. The land uses shown herein are correct to the best knowledge of the Developer as at September 2023. 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 September 2023. If further information is required, intending purchasers should contact the relevant servicing authorities direct.

   Water: (Sydney Water)
   Electricity: (Endeavour Energy)
   Sewer: (Sydney Water)
   Communications: (Opticomm)
   Gas: Potential purchasers should be aware that the is no Gas Supply within this release.
10. Lot classifications will be determined in accordance with **AS2870 – 2011 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 Council may have in relation to these lots. Purchasers are notified that this site may be affected by urban salinity.
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 Camden Council.
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. This document should be read in conjunction with the document "Masterplan" dated January 2023.
15. The Developer reserves the right to withdraw any lot from sale.
16. If the purchaser has not substantially commenced the home within 24 months after the acquisition date the Developer may buy back the lot in line with the terms and conditions set down in the contract.
17. 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.
18. Dual occupancies and secondary dwellings of greater than 60 square metres will be expressly precluded from being built on lots in this release except where indicated on the Sales Plan.
19. Purchasers are advised they are not permitted to on-sell vacant lots.
20. Some lots may be impacted by acoustic requirements. Buyers of these lots should satisfy themselves of the construction requirements before proceeding with the purchase of these lots. Further details are available from the Oran Park Sales Office.
21. Some lots may be subject to Bushfire Attack Levels and homes need to be built to specific standards. For further details contact the Oran Park Sales Office.
22. Purchasers are advised that the future North-South Rail Line may be in proximity to the subject lots. Further details are available from the Oran Park Land Sales Office.
23. The timing of registration is subject to a number of factors that are outside of the control of the Developer. The Developer accepts no responsibility for any delay or liability for any costs incurred by buyers as a result of any such delay. Buyers should refer to the Oran Park website for updates on expected registration dates.
24. The purchaser is required to build a home in accordance with the "Oran Park – Estate Design Guidelines" with an "Accredited Oran Park Builder". Purchasers should refer to the Accredited Builders list on the Oran Park website. Further details are available from the Oran Park Land Sales Office.
25. Driveway locations have been predetermined and are fixed. The developer will construct the driveway crossovers and laybacks, and all homes are required to align with these driveway locations as shown on the plans. No change to these driveway locations will be permitted. Restriction to this extent is included in the 88B. Further detail is available from the Sales Office.

^Conditions apply. Refer to Contract for Sale of Land. Greenfields Development Company reserves the right to vary prices and withdraw any lots for sale.