

72:8 7. NOV. 2003



FOR SALE





Future Development Potential

\$1,550,000 VINEYARD

5 level, arable acres form the setting for a 4 bedroom Clarendon home just one year old. Close to Windsor Rd, the property is close to transport, schools and shops. The property falls into Future Development Potential (REP 19). Buy now and benefit later.





1/211 Windsor Road MCGRATHS HILL 2756 Tel: 02 4587 8855 Fax: 02 4587 8327 Listing Agent: Mrs Susan Lobsey 0419 852 862

Property Overview

Category:Other



Call 1300 364 411 to find out how much you could save with Premier Advantage.

Annexture C

SHEET 1 OF 5 SHEETS	DP285689	FOR REFERENCE TO ADDITIONAL SHEETS SEE SCHEDULE BELOW	Registered (28 29 8.200)	THE SHET IS BEING CONTINUALLY UPDATED TO SHOW THE CHORDING NATIONS AND ADDITIONAL AND RELEASE SCHEME FOR DEFINE SOFTING OF UPDATES AND ADDITIONAL. AND REVICEMENT SHEETS SEE SCHEDULE BELOW.	APPROVAL NO SCOOL TOOLS TO SOLUTION TO SCOOL TOOLS TELL SOLUTION TO SCOOL T	ANTHORNES PROPRING MANAGEN ANTHORN CENTRAL MANAGEN ANT	SURVEYORS SKARALURE DATE: 15th June 2001	SCHEDULE OF CHANGES TO THE SCHEME	LOT DETALS SHEET No.	
	ADDRESS FOR SERVICE OF NOTICE NEGREDOIRHOOD ASSOCIATION D.P. 2.856.899 2.84 Commercial Rood, VINEYARD NSW 2765	8								ROAD
	name of development if any									T PROPERTY COMMERCES
			LOCATION DIAGRAM	REDUCTION RATIO: 1,2000				fry .		P
				w copar	20					→ Tu v
PLAN FORM 4				407	3					

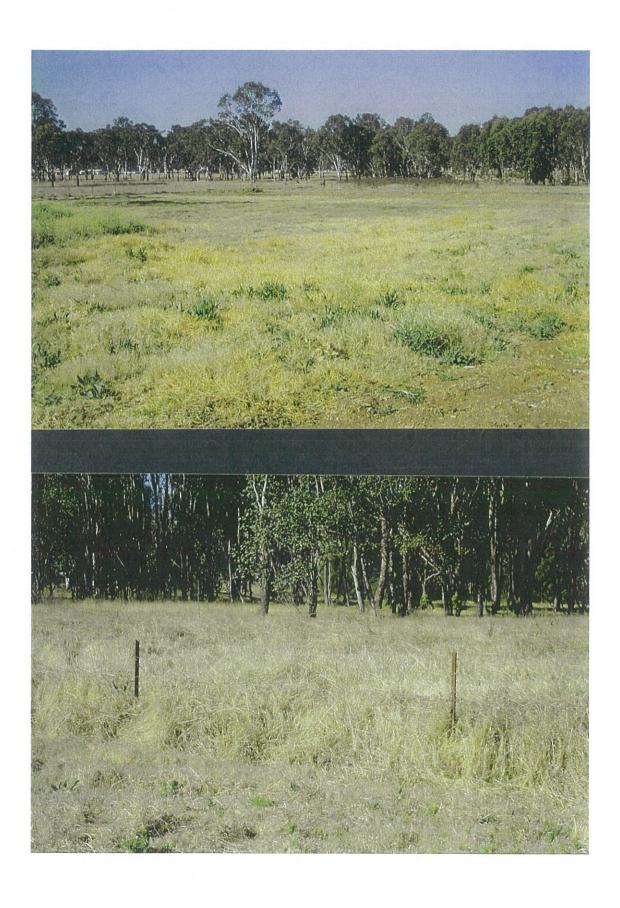
Annexture D Indicative degat Plan

* Enlarged Copy of Figure 3-1 Vineyand Tracin

Our Traporty

Vineyand, NSW, 2765 (Lot3, DP 285689) 284B, Commercial Rd





No

Hawkesbury City Council

366 George Street (PO Box 146) Windsor NSW 2756 Phone: (02) 4560 4444 Facsimile: (02) 4560 4400 DX: 8601 Windsor



2.4 The purposes for which the carrying out of development is prohibited within the zone are referred to in the land use matrix Annexure.

The following special provisions apply to the subject property

Hawkesbury Local Environmental Plan 1989 (as amended)

Clause 17 - Rural workers' dwelling

These special provisions may alter the above mentioned development which may be carried out with or without development consent and prohibited land uses. Please refer to the relevant provisions of Hawkesbury Local Environmental Plan 1989 (as amended)

- 2.5 Has Hawkesbury City Council adopted a development standard relating to a minimum dimension of land to permit the erection of a dwelling house on the land.
- 2.6 Does the subject property include or comprise critical habitat. No
- 2.7 Is the subject property in a local conservation area, however No described.
- 2.8 Is an item of environmental heritage situated on the subject **No** property

The land may also be subject to a draft local environmental plan (see 1.1.b) which may change the information given in this section of the certificate. Where relevant, a copy of the draft plan or plain English explanation of the draft plan appears in an Annexure.

3. Declared State Significant development

The following development or class of development, relevant to the subject property, has been declaration by the Minister under Section 76A(7)(b) of the Act as being State significant development:

No development applies

4. Coastal Protection

Is the subject land affected by the provisions of Section 38 or 39 of the Coastal Protection Act 1979.