



MAP 2 ROUSE HILL DEVELOPMENT AREA



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.

Contact Details

 **CUTCLIFFE**
Real Estate
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.

Annexure C

PLAN FORM 4		SHEET 1 OF 5 SHEETS							
NAME OF DEVELOPMENT IF ANY		ADDRESS FOR SERVICE OF NOTICE NEIGHBOURHOOD ASSOCIATION D.P. 285689 284 Commercial Road, VINEYARD NSW 2785							
<p>LOCATION DIAGRAM</p> <p>REDUCTION RATIO: 1:2000</p> <p>Our Property Lot 3</p>		<p>DP285689</p> <p>FOR REFERENCE TO ADDITIONAL SHEETS SEE SCHEDULE BELOW</p> <p>Registered 29.8.2001</p> <p>THIS SHEET IS BEING CONTINUALLY UPDATED TO REFLECT THE CURRENT STATUS OF THE SCHEME. FOR DETAILS OF UPDATES AND ADDITIONAL AND REPLACE SHEETS SEE SCHEDULE BELOW</p> <p>APPROVAL No. 00037 DATE 22.5.2001</p> <p> SURVEYORS SIGNATURE</p> <p>DATE 15th June 2001</p> <p>SCHEDULE OF CHANGES TO THE SCHEME</p> <table border="1"> <thead> <tr> <th>LOT No.</th> <th>DETAILS</th> <th>SHEET No.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		LOT No.	DETAILS	SHEET No.			
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* Enlarged Copy of
Figure 3-1
Vineyard Precinct
Indicative Layout Plan

Our Property
284B, Commercial Rd
Vineyard, NSW, 2765
(Lot 3, DP 285689)

Annexure D







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. | No |
| 2.6 | Does the subject property include or comprise critical habitat. | No |
| 2.7 | Is the subject property in a local conservation area, however described. | No |
| 2.8 | Is an item of environmental heritage situated on the subject property | No |

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. | No |
|--|-----------|