

# THE ACRES WOLLONDILLY

## FREQUENTLY ASKED QUESTIONS THE ACRES

### THE SUBDIVISION

- Q. Where is "The Acres"  
A. 165-195 River Road, Tahmoor NSW 2573 Wollondilly Shire
- Q. Who is the developer?  
A. River Road Developments Pty Ltd, Bella Vista NSW 2153  
\*Note there is Agent interest from Urban Land Housing / Christopher Lowry
- Q. Who is the selling/marketing agent?  
A. Urban Land Housing Phone: 1300 487 226 web: TheAcres.com.au
- Q. Is the land already subdivided?  
A. Construction of lots in Stages 1, 2 & 3 is complete. Subdivision of Stages 4, 5 & 6 is expected to start later this year.
- Q. Does the subdivision have approval?  
A. Yes. The subdivision of 125 rural residential lots 4000m<sup>2</sup> + was approved by the Land & Environment Court in 14th December, 2016.
- Q. Is the land Torrens Title?  
A. Yes, the land is Torrens Title.
- Q. When will the land be registered?  
A. Stages 1, 2 & 3 Registered early 2019. Registration of Stages 4, 5 & 6 will follow completion of subdivision works.
- Q. Will all the land be released at the same time?  
A. No. It is being staged released.
- Q. What is the zoning?  
A. R5 – Large Lot Residential under the provision of Wollondilly LEP 2011 E2 – Environmental Conservation
- Q. What is permitted in R5 zone?  
A. Large Rural Lifestyle Lots to provide residential housing in a rural setting while preserving and minimizing impacts on, environmentally sensitive locations and scenic quality

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- Q. What is permitted in E2 zone?  
A. E2 zone is to protect manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- Q. Are there Design Guidelines?  
A. Yes. Design Guidelines are in place to ensure high quality development. Also refer to Wollondilly DCP 2016
- Q. Is the land bush fire prone?  
A. Some blocks there will be an Asset Protection Zone and Bushfire Attack Level.
- Q. Is the land flood affected?  
A. No
- Q. If I buy a block, can I subdivide?  
A. No. No further subdivision is permissible.
- Q. What was the last use of the land?  
A. Prestigious horse stud.
- Q. Are there any stormwater control requirements?  
A. All dwellings must be provided by the purchaser with an onsite effluent treatment/disposal system that is designed for long term usage and effective nutrient retention capacity. Refer to The Acres - Design Guidelines.
- Q. Is the land affected by the Mines Subsidence Board?  
A. The Mines Subsidence Board has granted its approval for this subdivision. However, its approval is required for the erection of all improvements.

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### **PURCHASE**

- Q. If I am interested in purchasing what do I need to do?
- A. Register your interest at [TheAcres.com.au](http://TheAcres.com.au) or speak to a Sales Consultant.
- Q. How do I reserve a block?
- A. After choosing your block pay a \$5,000 reservation fee. \$1,000 of the reservation fee is non-refundable if you cancel.
- Q. How much is the full deposit?
- A. 10% of total purchase price less \$5,000 reservation fee already paid.
- Q. How long do I have in between signing contracts and paying the 10% deposit?
- A. Normally fourteen (14) days
- Q. When do I exchange contracts?
- A. Upon paying the full deposit.
- Q. Is GST included in the sale price?
- A. Yes GST is included in sale price.
- Q. The Acres Design Guidelines Compliance Bond?
- A. A \$5,000 compliance bond is payable on settlement to River Road Developments Pty Ltd to ensure that all development complies with the Acres-Design Guidelines. A refund of the bond is claimable following full compliance with the Guidelines
- Q. Who is the Vendor's Solicitor?
- A. Rankin Ellison Attention: Philip Penman Phone: 02 8297 5914 Level 4, 160 Sussex Street, Sydney NSW 2000 [philip.penman@rankinellison.com.au](mailto:philip.penman@rankinellison.com.au)
- Q. Who is the 10% cheque for exchange to be made out to?
- A. Urban Land Housing Trust Account

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- Q. Can I use a bank guarantee or a deposit bond when I exchange?  
A. No
- Q. What is the stamp duty required?  
A. Refer: <http://www.osr.nsw.gov.au/taxes/transfer-land>
- Q. When do I have to pay stamp duty?  
A. Within three months of exchange of contracts.
- Q. Is there delayed settlement?  
A. Registered land in Stages 1, 2 & 3 No. Unregistered land in Stages 4, 5 & 6 Yes. Settlement will be required after registration of the plan following completion of all necessary subdivision works.
- Q. When will I be required to settle?  
A. Registered land 28 days from exchange of contracts Unregistered land 14 days from notification of registration of title.
- Q. When is registration expected?  
A. Stages 1, 2 & 3 Registered  
Stages 1, 2 & 3 Registered
- Q. What are the requirements of the Foreign Investment and Review Board?  
A. Refer: <https://firb.gov.au/real-estate/>
- Q. Will I have to pay Section 94 contributions?  
A. No. The Section 94 contributions are to be paid by the developer.
- Q. What are the council rates?  
A. \$730,000 @ 0.00309716 = \$2,260.93 (example estimated) plus bin charges

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### CONSTRUCTION

- Q. Is the land ready to build on?  
A. Stages 1, 2 & 3 Yes. Stages 4, 5 & 6 No.
- Q. How soon will I have to build?  
A. There is no time limit to build. However, to be eligible for a refund of your compliance bond the house, driveway and landscaping must be completed within eighteen (18) months of settlement.
- Q. Can I use the builder of my choice?  
A. Yes.
- Q. What are the building setbacks?  
A. Dwelling setbacks - side 2.5m min or 5m if corner allotment  
Front 10m min from front boundary  
Rear 8m min from rear boundary  
Refer: Wollondilly DCP 2016
- Q. Is there a height restriction on dwellings?  
A. Dwellings must appear no greater than two (2) stores in height with no point of the building being greater than 9m in height from the natural ground level below. Refer: Wollondilly DCP 2016
- Q. Is there a minimum building area?  
A. Yes. All homes must have a minimum area of 32.3 squares = 300m<sup>2</sup> inclusive of car accommodation and alfresco covered outdoor living spaces, excluding verandahs and uncovered outdoor living spaces. Refer: The Acres Design Guidelines.
- Q. What type of fencing can I build?  
A. Refer: The Acres Design Guidelines
- Q. What materials can I build with?  
A. Refer: The Acres Design Guidelines

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- Q. What type of roofing is permitted?  
A. Refer: The Acres Design Guidelines
- Q. Can I remove trees?  
A. Removal of trees is subject to Wollondilly Council approval.
- Q. Are there any special requirements regarding landscaping?  
A. Refer to The Acres – Design Guidelines
- Q. What is the maximum size for a shed?  
A. 240m<sup>2</sup> floor area 5m height.
- Q. Is there is a restriction on trucks?  
A. Yes. Trucks over 4.5 tonne Gross Vehicle Mass (GVM) may not be parked on any block.
- Q. Who would I get development approval from?  
A. The Acres Design Review Panel before submitting to Mines Subsidence Board and Wollondilly Council or Private Certifier.
- Q. Can I lodge my building plans with Wollondilly Council prior to settlement?  
A. No.

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### FACILITIES

- Q. What services are/ will be available to each lot?  
A. Water, Power, Gas, NBN
- Q. Does the Estate have NBN?  
A. Yes
- Q. Where is the nearest rail station?  
A. Tahmoor
- Q. Where are the nearest schools/higher education facilities?  
A. Picton and Tahmoor
- Q. Where is the local shopping centre?  
A. Macarthur Square, Campbelltown
- Q. If I have a question for Council who do I go to?  
A. Duty Planner Wollondilly Council. Ring 02 4677 1100
- Q. For more information about this land who do I contact?  
A. Refer: TheAcres.com.au or call 1300 487 226

Disclaimer: The information contained herein is believed to be correct at the time of writing but may vary from time to time.  
Prospective purchasers must rely on their own enquiries

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