PETERS
REAL ESTATE

Dunmore Ridge



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Welcome



Build the life you want to live - that is the appeal of Dunmore Ridge Estate.

A new residential domain that gives you the opportunity to be close to everything you want and need, in a picturesque location.
Boarded by other modern homes in the rustic Maitland landscape of Largs, it really is "Where the city meets the country". Find your comfort zone enjoying the rural panoramic views knowing life's necessities are close by.

Look to your community to offer all that can't be created physically - a sense of belonging, a close-knit neighbourhood and an appreciation for the combination of the old and the new.

Find parks, shopping centres, niche markets, schools and all essential services within easy access to your new home. And relish in the fact that you are part of the most sought-after growth areas in the Lower Hunter.

With so much to take advantage of now and more being delivered in the future, a move to Dunmore is an idea worth having.

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Sales Plan

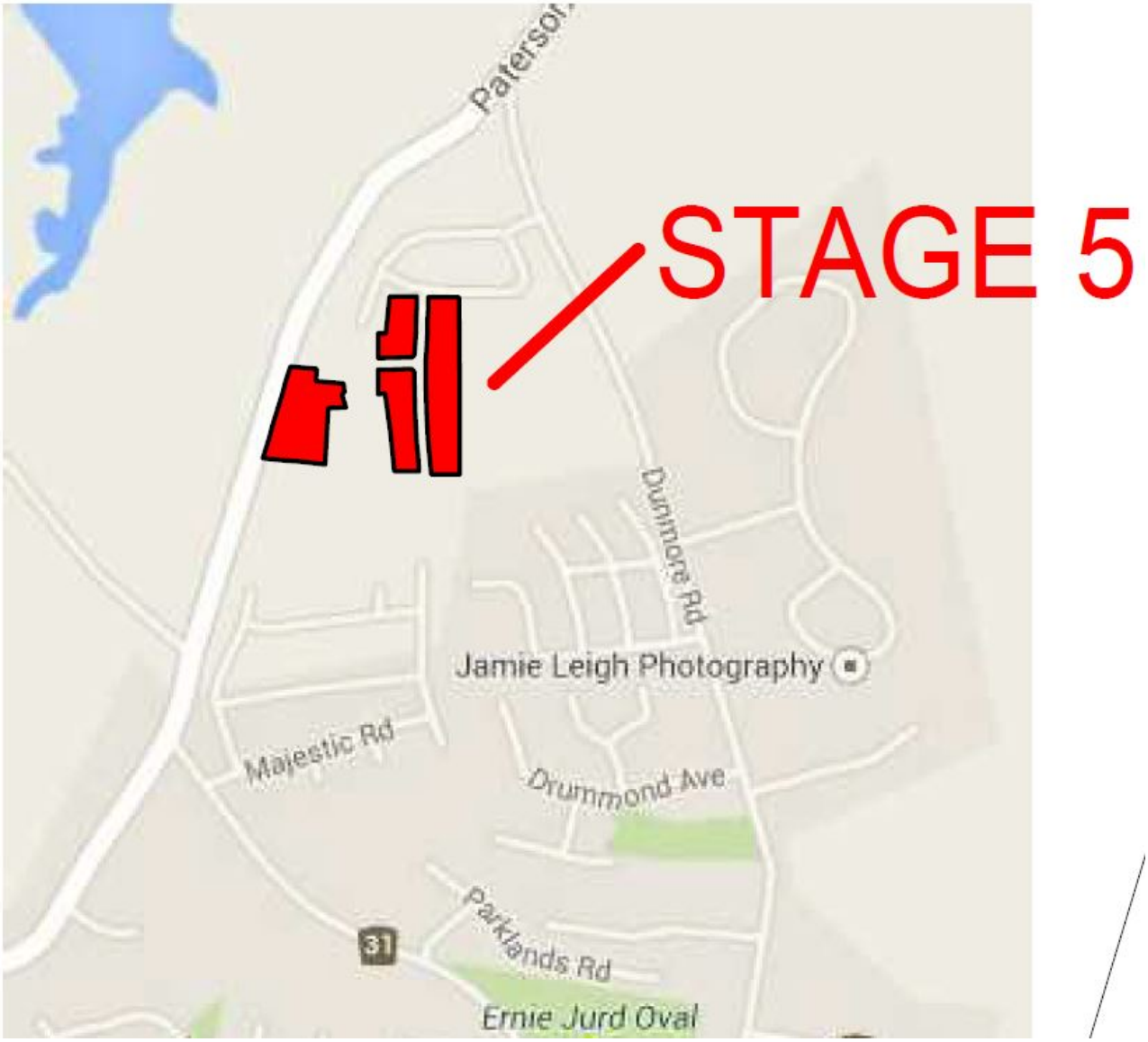


Price List

LOT NO	AREA M^2	PRICE
401	799	SOLD
402	660	SOLD (Ctrl)
403	660	SOLD
404	660	SOLD
405	651	SOLD
406	721	SOLD
407	1411	SOLD
408	1767	SOLD
409	703	SOLD
410	699	SOLD
411	520	SOLD
412	520	SOLD
413	520	SOLD
414	520	SOLD
415	580	SOLD
416	719	SOLD
417	735	SOLD
418	1151	SOLD

Agent Declares Interest

Location


STAGE 5
Dunmore Rd
Jamie Leigh Photography
Majestic Rd
Drummond Ave
Parklands Rd
31
Ernie Jurd Oval

Securing your block

To secure the purchase of a block of land you are required to sign a contract which:

â€¢Provides for a ten business day cooling off period (Please note: a business day does not include a weekend or a public holiday)

â€¢A deposit of 0.25% of the purchase price (e.g. $525.00 if a purchase price of $210,000) is required upon signing. The balance of the 10% purchase price is payable upon or before the expiration of the cooling off period. (In the previous example given, this would be $21,000 - $525.00 = $20,475.00) which would be the balance payable.) Please Note: the payment of a deposit without signing a contract will not secure you the block.
Peters Real Estate holds all the original and duplicate contracts.

â€¢Home owners; For most people who currently own a home and wish to secure a block of land, the balance of deposit security (following the initial 0.25%) is typically by way of a Deposit Bond. This is certificate from the bank/building society that substitutes a cash payment.

â€¢Having exchanged contracts, you have locked the owner in â€¦ and every other buyer out. You (and not the owner) have the right to withdraw out of the purchase at any time prior to the expiration of the cooling off period (this requires service of an appropriate notice by your legal representative to the vendor's legal representative).
In these circumstances, you forfeit your initial 0.25% of purchase price to the vendor.

â€¢ Stage 5 is now registered and ready to build on

About the Area



While the serenity of rural living is highly desirable, many till want health, education and other essential facilities close by - Dunmore Ridge can pride itself on being able to deliver all.

â€¢Largs is home to a pre-school and a public primary school which both boast caring family environments and strong community involvement.
â€¢The town is close to more than 4 high schools, both private and public in the overarching Maitland Local Government area.
â€¢There is an aged care complex located just up the road from Dunmore Ridge and Maitland's health services are a short drive away with Maitland Hospital, Maitland Private Hospital, doctors, pharmacies and a wealth of other community services close by.
â€¢Dependable internet access is on its way with the construction of the government's National Broadband Network (NBN) having started in Largs, delivering reliable, high-speed broadband connection.

When travelling down the main street of Largs you can't help but feel overwhelmed by the sense of time-honoured values.
Residents stop to say hello, heritage buildings sit proud on prominent corners and the rural atmosphere calms your soul.
It is a location used by cedar getters prior to the Lang family settlement in 1821. It is also home to one of the oldest public schools in NSW and as a whole Largs now represents a family-friendly residential area.

Even though heritage has played an integral role in the formation of Largs, new estates, modern conveniences and contemporary living combine seamlessly to provide residents with the best of both the old and new.

Largs Park sits at the heart of the town and the surrounding area is inundated with rural outlooks so there is no shortage of stunning locations to ride or walk to - the Bolwarra lookout sits high on the list. Being located within the Maitland government area Dunmore Ridge is also ideally positioned to make the most of what the council has to offer from formal gardens to parklands, natural bushland, wetlands and playgrounds.

â€¢Dunmore Ridge is only 10 minutes away from the multi-million dollar Maitland Park and Pool hub which offers period landscapes, picnic and eating areas ad an Olympic-size swimming pool with state-of-the art children's play area.
â€¢Largs also has its own skate park or you can travel to Thornton, Central Maitland or Metford for a taste of others.
â€¢Ride along more than 60 kilometres of cycle ways worth more than $1 million throughout the region.
â€¢Or picnic and barbeque for free at Walk Water Works which houses and old heritage works pumping station, built in 1887.

Contract

Links

Contract Part 1
http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/8/6_LOT521DunmoreRidgeContractPART1.pdf

Contract Part 2
http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/9/59_LOT521DunmoreRidgeContractPART2.pdf

Stafe 4 Contract
http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/187/13_Stage4DunmoreRidgecontract.pdf

Geo Tech Report

Links

Geotech Report
http://reawebbooks.com.au/petersrealestate/module_resources/pdf_module/269/63_DunmoreStage4Geotech.pdf

Fast Facts



ABOUT DUNMORE RIDGE

â€¢A new residential domain that gives you the opportunity to be close to everything you want and need, in a picturesque location
â€¢Build your new home and become part of an expanding residential community
â€¢Wide range of lots sizes to suit the needs of each individual
â€¢Enquiries through exclusive property agent at Peters Real Estate, Maitland

LOCATION

â€¢Largs Primary School, Childcare and Sporting facilities 1km
â€¢Maitland Public & Private Hospitals 10kms
â€¢Maitland CBD & Restaurants 10kms
â€¢Pacific Motorway / M1 access at Thornton 15kms
â€¢Newcastle shops, beaches, museums and Honeysuckle precinct 35 kms
â€¢Established public transport links to Newcastle, Sydney via trains as well as buses for local school services
â€¢Hunter Valley Vineyards; Wyndham Estate, Tulloch Wines, Hunter Valley Gardens 40 kms

COMMUNITY SERVICES

â€¢Public & Private Schools
â€¢Sporting Fields & Facilities
â€¢Aged Care Centres
â€¢Maitland CBD
â€¢Rutherford Shopping Centre
â€¢East Maitland Shopping Centre
â€¢Maitland Cinema's
â€¢Public Transport; Trains & Buses

SCHOOLS/CHILDCARE

â€¢Largs Primary School â€“ 1km
â€¢Bolwarra Primary School â€“ 5km
â€¢Maitland High School â€“ 8km
â€¢Maitland Grossman High School â€“ 7km
â€¢All Saints Colleges â€“ 10km
â€¢Hunter Valley Grammar â€“ 10km
â€¢Kindy Patch Childcare Centre â€“ 1 km
â€¢Mother Goose Day Nursery â€“ 5km

ANNUAL EVENTS

â€¢Hunter Valley Steamfest
â€¢Bitter & Twisted Beer Festival
â€¢Morpeth Jazz Festival
â€¢Goovin' the Moo
â€¢Maitland Show
â€¢Monthly Maitland Markets

Covenants

1.Terms of the easement, profit a prendre, restriction, or positive covenant thirdly referred to in the abovementioned plan.

1.1 Full and free right for every person which is at any time entitled to an estate or interest in the Lot Benefited or any part thereof (â€œgranteeâ€•) and every person authorised by the grantee, from time to time, and at all times to enter onto the Lot Burdened within the site of the easement indicated on the plan (â€œAsset Protection Zoneâ€•), together with the right to manage the Asset Protection Zone by carrying out bushfire hazard reduction work in the Asset Protection Zone so as to or reduce the bushfire hazard to the improvements on the Lot Benefited and to do anything reasonably necessary for that purpose including but not limited to:

(A) the establishment or maintenance of fire breaks within the Asset Protection Zone;

(B) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels in the Asset Protection Zone to mitigate against the spread of a bushfire;

(C) entering upon and obtaining access to the Asset Protection Zone at any time with surveyors, workmen, vehicles, materials, machinery or implements or any other necessary things or persons; and

(D) placing and leaving on wile work is being undertaken, or removing from, the Asset Protection Zone all necessary materials, machinery, implements and other things.

1.2 In exercising its rights the grantee must:

(A) ensure that all work is done properly;

(B) cause as little inconvenience as is practicable to the registered proprietor or the Lot Burdened and any other occupier of the Lot Burdened;

(C) cause as little damage as is practicable to the Lot Burdened and any improvement on it;

(D) make good within reasonable time any damage it causes to the surface of the Lot Burdened and any improvement on it; and

(E) restore the Lot Burdened as nearly as practicable to its former condition (subject to the Lot Burdened being maintained in the state required by the Report) and make good any collateral damage.

1.3 The registered proprietor of the Lot Burdened must not:

(A) do or neglect to do or permit or suffer anything to be done which may result in the Asset Protection Zone being interfered with or comprised in terms of its capacity to reduce the bushfire hazard to the improvements on the Lot Benefited; or

(B) erect or permit to be erected any building or other erection of any kind or description on over or under the Asset Protection Zone or carry out any form of construction affecting the surface, under surface or subsoil of the Asset

Protection Zone or place any item whatsoever upon the surface of the Asset Protection Zone which may obstruct or interfere with access to the Asset Protection Zone without the prior written consent of the grantee or interfere with the capacity of the Asset Protection Zone to reduce the bushfire hazard to the improvements on the Lot Benefited.

1.4 The grantee and the registered proprietor of the Lot Burdened covenant and agree that:

(A) the grantee will maintain and manage the Asset Protection Zone being the subject of this easement so that the Asset Protection Zone possesses at all relevant times the characteristics of an Outer Protection Zone 10 wide as defined by the RFS and required by the Report

The cost of such maintenance and repair shall be borne by the grantee;

(B) The grantee is to undertake routine maintenance of the Asset Protection Zone and must repair any damage it causes to the Lot Burdened;

(C) the grantee indemnifies and keeps indemnified the registered proprietor of the Lot Burdened against all actions suits claims and damages of whatsoever nature which may be brought against the registered proprietor of the Lot Burdened to the extent that they arise because of the exercise by the grantee of its rights under easement and all costs charges and expenses which the registered proprietor of the Lot Burdened may incur as a result of any act or omission of the grantee to the extent that they arise because of the exercise by the grantee of its rights, or the grantee's failure to comply with its obligations, under this easement; and

(D) The grantee and the registered proprietor of the Lot Burdened acknowledge that, from time to time, a hazard management officer may issue notices to the grantee as the occupier of the lot burdened pursuant to section 66 of the Rural Fries Act.

Upon receipt of a copy of the notice referred to in this clause 4(d), the grantee must comply with the terms of such a notice:
(i) within the time specified in the notice; and
(ii) at the grantee's expense
Where:
(i) The grantee fails to comply with the terms of a notice referred to in this clause 4(d); and
(ii) the Commissioner seeks to recover the costs of performing such work from the registered proprietor of the Lot Burdened, pursuant to section 70 of the Rural Fires Act,

The grantee indemnifies the registered proprietor of the Lot Burdened from any costs, liabilities, suits or other actions which may arise by virtue of the operation of section 70 of the Rural Fires Act; and
(E) the grantee agrees that the use will abandoned and the Easement will be released only if Maitland City Council gives notice in writing to the grantee or the registered proprietor of the Lot Burdened that an Asset Protection Zone is no longer required on the Lot Burdened;

(F) The terms of the Easement may not be released, varied or modified except with the prior written agreement of Maitland City Council

2. Terms of the easement, profit a prendre, restriction, or positive covenant fourthly referred to in the abovementioned plan.

The proprietor for the time being of any lot burdened shall be at all times maintain a landscaped area in the nature of trees and shrubs as planted and approved in accordance with Largs Urban Release Area Plan.

3. Terms of the easement, profit a prendre, restriction, or positive covenant fifthly referred to in the abovementioned plan.

3.1 No direct vehicle access to or from Paterson Road to any lot burdened is permitted without the consent of Maitland City Council.

3.2 No boundary fencing shall be constructed on the Paterson Road boundary or within the landscape area of any lot burdened unless that fencing is post and wire or timber rail construction.

4. Terms of the easement, profit a prendre, restriction, or positive covenant sixthly referred to in the above mentioned plan.

4.1 No building, structure or landscaping is permitted within 15 metres of the boundary of Lot 2 DP 32519 (also being the western extremity of the Easement of Asset Protection Zone 10 wide n Lot 2 DP 32519) unless that building, structure and landscaping meets the requirements of the NSW Rural Fire Service Publication â€œPlanning for Bushfire Protection 2006â€• and AS 3959-2009.

4.2 The name of the person having the power to release, vary or modify this Restriction as to User is the person or persons for the time being registered as the proprietor of the Land in the Plan of Subdivision having common boundaries with the land requesting such release or variation of the restriction. The terms of the Restriction as to User may not be released, varied or modified except with the prior written agreement of Maitland City Council.

5. Terms of the easement, profit a prendre, restriction, or positive covenant seventhly referred to in the abovementioned plan.

5.1 No dwelling house may be erected or permitted to remain erected on any lot burdened having a total internal floor area of less than 150m2 exclusive of car accommodation, external landings and patios.

5.2 No dwelling house shall be erected or permitted to remain erected on a lot burdened with external walls of other than face brick, brick veneer, stone, glass or concrete treated with painted texture render.

5.3 No dwelling house shall be erected or permitted to remain erected on any lot burdened having a roof of other than tiles (terracotta or cement) or non-reflective colour bond. Untreated zincalume is prohibited.

5.4 No more than one main residential dwelling shall be erected on any lot burdened provided that dual occupancy of a residential dwelling on a lot burdened may be permitted provided: -

(a) The dual occupancy is an attached dual occupancy;

(b) Each part of the dual occupancy has an internal floor area of not less than 120m2 exclusive of car accommodation, external landings and patios;

(c) The building otherwise complies with the covenants herein.

5.5 No existing dwelling house or relocatable type dwelling shall be partially or wholly moved to, placed on, re-erected or permitted to remain on any lot burdened.

Ancillary buildings

5.6 No ancillary building, not being the main dwelling house, shall be erected or permitted to remain on a lot burdened unless:-

(a) It is situated no closer to the street frontage than the dwelling house;
(b) It has external walls constructed of materials permitted for the external walls of the dwelling house;
(c) It has a roof constructed of materials permitted for the dwelling house;
(d) It has an internal floor area of less than 30m2;
(An ancillary building does not include lawn lockers, pergolas, greenhouses, cubby houses or other utility structures.)

Fencing of common boundaries

5.7 No fence shall be erected or permitted to remain on the boundary of a lot burdened the same;-

(a) Is erected on the front boundary;
(b) Is erected between the building line, as fixed by the Maitland City Council, and any adjoining public road that exceeds 1,200mm in height or is constructed of materials other than hardwood, stone or the same brick as the dwelling house on the adjoining lot sharing the common boundary. This restriction shall not prevent or preclude the fencing of boundaries of a lot common with a pathway or public reserve up to 1,800mm in height;
(c) is constructed on a boundary behind the building line as fixed by the Maitland City Council that exceeds 1,800mm in height or is constructed of materials other than Colour bond, hardwood, stone, brushwood or the same brick as any dwelling house on a lot sharing the common boundary;

5.8 No fence shall be erected on a lot burdened unless it is without expense to Largs Holdings Pty Ltd, its successors and permitted assigns other than Purchasers on sale.

Prohibited activities

5.9 No obnoxious, noisy or offensive occupation, trade or business shall be conducted or carried on any lot burdened

5.10 No structure of a temporary character, basement, tent, shack, garage, trailer, camper, caravan or any other building may be used at any time as residential accommodation on the lot burdened

5.11 No temporary structure, caravan, camper or detached ancillary building may be permitted to remain erected on a lot burdened prior to the issue of an Occupation Certificate for the dwelling house erected on the lot burdened

5.12 No motor truck, lorry or semi-trailer with a load carrying capacity exceeding 2.5 tonnes shall be parked or permitted to remain on any lot burdened unless the same is being used in connection with the erection of a dwelling on the relevant lot burdened and only prior to occupation of the dwelling.

5.13 No boat, trailer, caravan, camper or other vehicle intended to be towed may be placed, parked, stored or permitted to remain on the lot burdened unless same is located behind the dwelling house erected on the lot burdened.

5.14 No advertising or hoarding sign including any â€œFor Saleâ€• sign shall be displayed or erected or any lot burdened for a period of one year from the date of transfer by Largs Holdings Pty Ltd without the prior written consent of Largs Holdings Pty Ltd.

Contact Us

With unique sweeping views and only a few minutes from all the conveniences of Maitland and the Hunter Valley these lots will not last long.

For more information on one of these prestigious spaces or to speak to one of our exclusive sales agents contact Peters Real Estate now.

Phone: 4933 7855
Email: customerservice@petersrealestate.com.au
Drop in: 475-477 High Street, Maitland
Facebook: www.facebook.com/petersrealestatemaitland/

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