

## SITE MANAGEMENT PLAN

### Important Information for Buyers

Welcome to Kinmore Green. This flyer provides important information to help you understand site conditions, building requirements and ongoing site management obligations that apply to lots within the estate.



The land within Kinmore Green has been classified as '**Remediated for Restricted Use**' under the Contaminated Sites Act 2003, and a memorial is recorded on the Certificate of Title for each lot.

The site is **COMPLETELY SAFE FOR YOU AND YOUR FAMILY** based on extensive remediation done by the developer.



This classification is very **common for residential estates** and ensures that all health risks appropriately mitigated through certain restrictions on what you can do at your property.



### NO BUILD ZONE & DRIVEWAY PAVING

Some areas of your lot are designated as '**No Build Zones**' on the Stage & Lot Plans. These areas cannot be developed, including no concrete, paving, or any permanent structure. If located within your driveway area, it must be paved to support passive venting in line with site management guidelines.

### MANDATORY FRONT & REAR LANDSCAPING

To comply with 'No Build Zones', a **Mandatory Front & Rear Landscaping package** is provided by the developer for all blocks. Landscaping requirements and package details are set in the Sale of Land Contract.

### OSMP

To ensure a safe and well-maintained community, the Ongoing Site Management Plan (OSMP) outlines important guidelines for property owners, including:

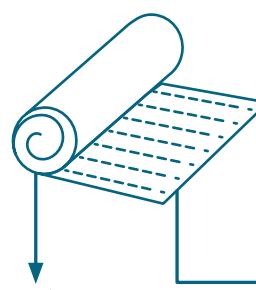


Measures taken by the developer for long-term site management.



Your responsibilities as a property owner.

Access the full OSMP document anytime via the Kinmore Green Builder Portal.

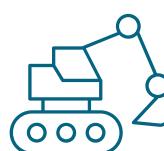


**SITE RISKS ARE MITIGATED BY INSTALLATION OF A GAS-PROOF MEMBRANE DEEP BELOW THE GROUND.**

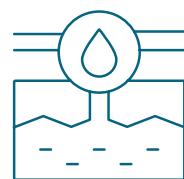
This membrane has been engineered to provide a factor of safety many times higher than required to **provide piece of mind for residents**.



The membrane is located **more than 2m below each lot**. Therefore you can safely excavate up to 2m for a swimming pool or spa (subject to council approval).



**YOU MAY NOT DIG DEEPER THAN 2M**



**GROUNDWATER EXTRACTION IS NOT PERMITTED** for drinking water or irrigation of edible plants.

Further details are contained in the OSMP, Stage Plans, Lot Plans and the Sale of Land Contract.