

Stage 1

## Lot 105

Federation Boulevard, Warnervale.

# \$644,000

# Rosella Rise

WARNERVALE

Lot Size	Lot Width	Lot Depth	Facing
			
736.4m <sup>2</sup>	15.8m	46.4m	W

- (A) EASEMENT TO DRAIN WATER 1.5 WIDE
- (E) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE
- (Z) POSITIVE COVENANT - REFER TO ITEM 4 IN 88b



### LEGEND

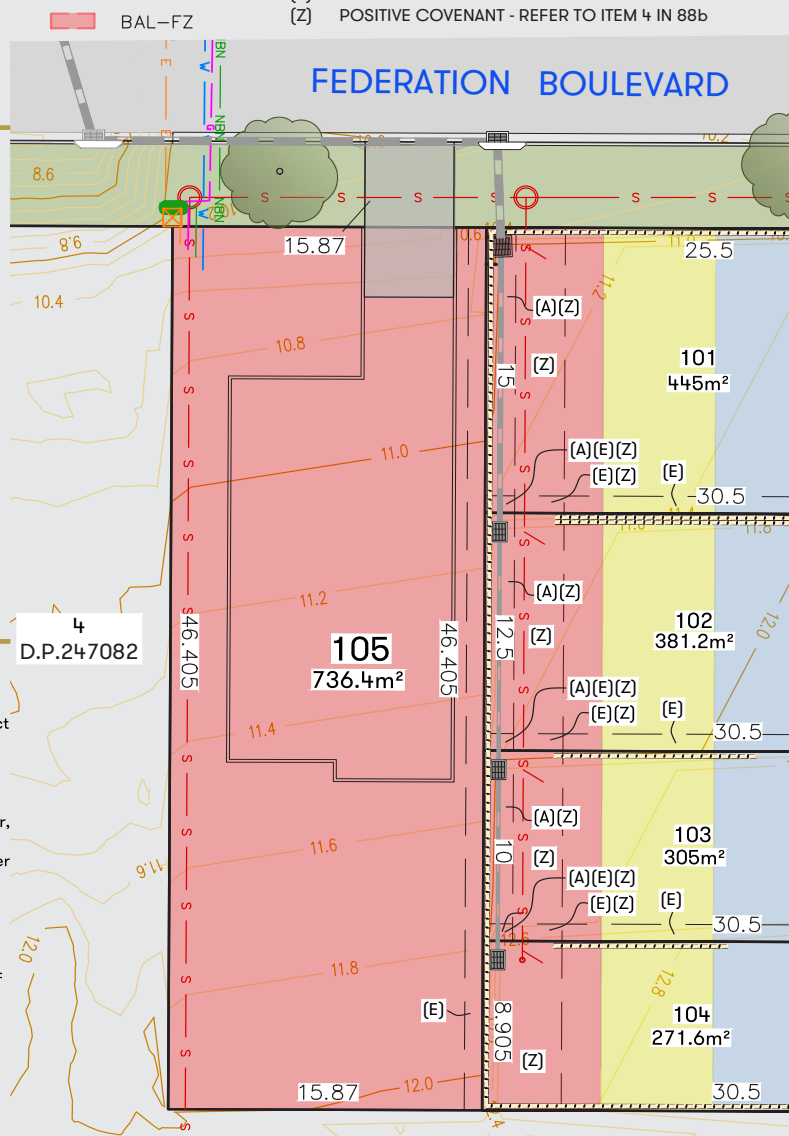
- Sewer Main
- Sewer Man Hole \ Maintenance Chamber
- Sewer Rising Main
- Water Main
- Water Hydrant
- Water Stop Valve
- Telecommunications Line
- Telecommunications Pit
- Gas Main
- Electricity Services
- Street Light
- Electrical Pillar
- Stormwater Pipe
- Stormwater Lintel
- Stormwater Drainage Pit
- Retaining Wall (max 1.8m)
- Proposed Street Tree

### NOTES:

- Contour interval is 0.2m. Contours are based on preliminary design information only, subject to final design and construction.
- Utility servicing details are based on preliminary design information. Final location is subject to final design and construction.
- For further information on restriction as to user, positive covenants and easements etc. affecting this lot, interested parties should refer to the Subdivision Plan and 88B instrument.
- Slab thickness and piercing requirements subject to structural design.
- Subject to BAL Assessment of BPAD Accredited Practitioner or a BAL Certificate
- No structures allowed within the front 4.5 m of lot.



A	19/11/2021	Preliminary issue	AE
Ver.	Date	Comment	By



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