

Stage 2

Lot 2048

Spoonbill Avenue, Warnervale.

\$502,645

Rosella Rise

WARNERVALE

Lot Size



481.87m²

Lot Width



11m

Lot Depth



30m

Facing



N

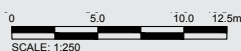


LEGEND

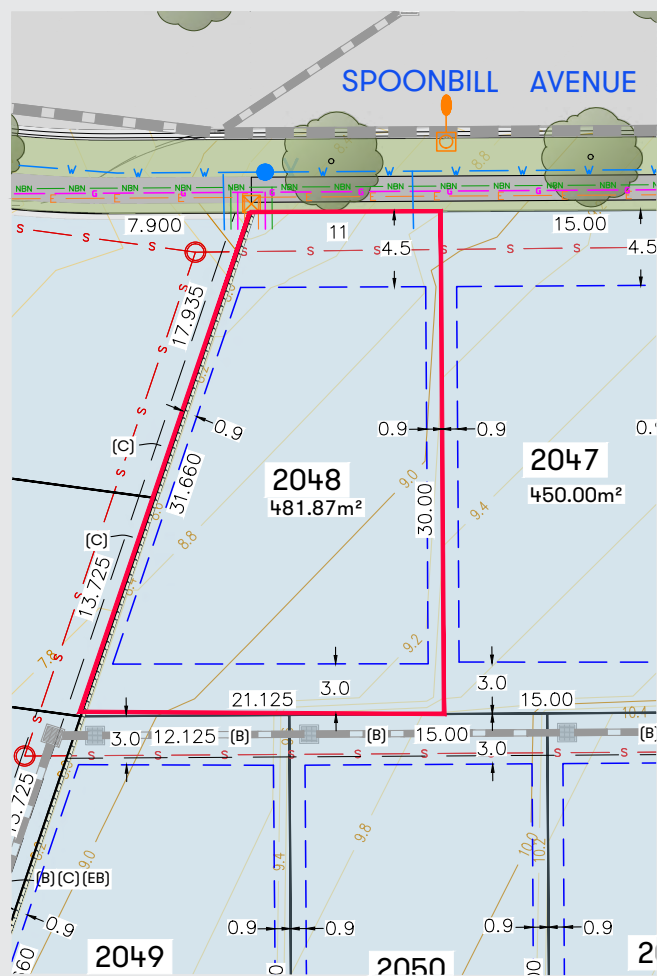
	Sewer Main
	Sewer Man Hole \ Maintenance Chamber
	Sewer Rising Main
	Water Main
	Water Hydrant
	Water Stop Valve
	Telecommunications Line
	Telecommunications Pit
	Gas Main
	Electricity Services
	Street Light
	Electrical Pillar
	Stormwater Pipe
	Stormwater Lintel
	Stormwater Drainage Pit
	Retaining Wall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

NOTES:

1. Contour interval is 0.2m. Contours are based on preliminary design information only, subject to final design and construction.
2. Utility servicing details are based on preliminary design information. Final location is subject to final design and construction.
3. 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.
4. Slab thickness and piling requirements subject to structural design.
5. Subject to BAL Assessment of BPAD Accredited Practitioner or a BAL Certificate
6. No structures allowed within the front 4.5 m of lot.
7. Building setbacks shown is based on Wyong DCP Chapter 2.1 dwelling setbacks and represents minimum setback requirements for single storey dwellings. Alternate setbacks for garages, second storeys, verandahs etc may apply.



BAL-12.5
(B) EASEMENT TO DRAIN WATER 2.5 WIDE
(C) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE
(EB) EASEMENT TO DRAIN WATER 2.5 WIDE (DP1273682)



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