

Stage 2

**Lot 2043**

Spoonbill Avenue, Warnervale.

**\$492,750**

**Rosella Rise**

WARNERVALE

Lot Size



450m<sup>2</sup>

Lot Width



15m

Lot Depth



30m

Facing



N



### LEGEND

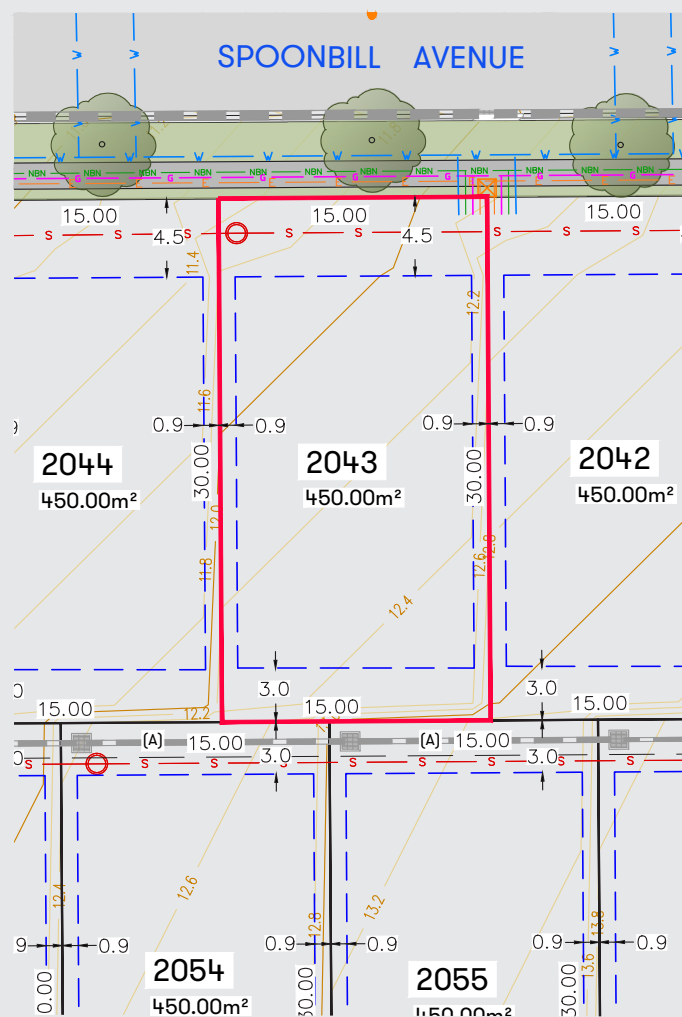
- S — Sewer Main
- Sewer Man Hole \ Maintenance Chamber
- RM — Sewer Rising Main
- W — Water Main
- Water Hydrant
- X Water Stop Valve
- NBN — Telecommunications Line
- Telecommunications Pit
- G — Gas Main
- E — Electricity Services
- Street Light
- Electrical Pillar
- Stormwater Pipe
- Stormwater Lintel
- 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.

0 5.0 10.0 12.5m  
SCALE: 1:250

### (A) EASEMENT TO DRAIN WATER 2 WIDE



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