



**LEGEND**

	PROPOSED ALLOTMENT
	INDICATIVE BUILDING ENVELOPE
<b>11</b>	LOT NUMBER
<b>111m<sup>2</sup></b>	LOT AREA
<b>(111m<sup>2</sup>)</b>	BUILDING ENVELOPE AREA
	STORMWATER DRAINAGE PIPE
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
— S —	SEWER MAIN
— W —	WATER MAIN
— — —	EASEMENT
WAT	APPROX. WATER CONNECTION
E	APPROX. ELECTRICAL CONNECTION
SEW	APPROX. SEWER CONNECTION

**NOTE:**

6.0m\* – CAN BE REDUCED TO 4.5m IN ACCORDANCE WITH MAROOCHY PLAN 2000 CODE 4.1 CODE FOR THE DEVELOPMENT OF DETACHED HOUSES AND DISPLAY HOMES. (SUPERSEDED PLANNING SCHEME) UNDER MATERIAL CHANGE OF USE APPROVAL MCU03/0183.11

– CODE 4.1 SECTION A2.1 REQUIRES THE FOLLOWING TO ACHIEVE THE ABOVE

- a) MUST BE GROUND LEVEL STOREY
- b) HOME TO HAVE MINIMUM EAVES WIDTH OF 600mm ON STREET ELEVATION
- c) MUST HAVE MINIMUM OF ONE HABITABLE ROOM WINDOW OR DOOR WITH A DIRECT OUTLOOK TO THE STREET.

CONTOURS SHOWN ARE PROPOSED FINISHED SURFACE CONTOURS AT 0.25m INTERVALS.

BUILDINGS TO BE CLEAR OF EMBANKMENTS TO ENGINEERS SPECIFICATION. RETAINING WALLS BY PROPERTY OWNERS TO BE INSTALLED TO ENGINEERS SPECIFICATION.

BUILDING TO BE CLEAR OF ZONE OF INFLUENCE OF ALL UNDERGROUND SERVICES. THEREFORE FINAL BUILDING ENVELOPE TO BE CONFIRMED FOLLOWING CONSTRUCTION OF RETAINING WALLS AND SERVICES.

**NOTE**

THE INFORMATION PROVIDED ON THIS LAYOUT PLAN IS APPROXIMATE ONLY AND INTENDED AS A GUIDE TO ASSIST FURTHER INVESTIGATIONS BY POTENTIAL PURCHASERS. DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY AND MAY VARY. THE DEVELOPER HAS USED REASONABLE ENDEAVOURS TO ENSURE THAT THE INFORMATION IN THIS DOCUMENT IS ACCURATE, BUT ACCEPTS NO RESPONSIBILITY AND DISCLAIMS ALL LIABILITY IN RESPECT OF ANY ERRORS, INACCURACIES OR MISSTATEMENTS IN THIS DOCUMENT. INTERESTED PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES TO VERIFY THE ACCURACY OF INFORMATION CONTAINED IN THIS DOCUMENT.

SCALE 1:250 (A4)

Drawing Title: <b>LOT 175</b>		
Project: <b>Cutters Ridge Stage 6 Sales Plans</b>		
Project No.: 141753	Rev: A	Digital Ref: 141753 Sales plan

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