

28 Southern Terrace HOLDEN HILL SA

What a wonderful opportunity to build your dream home on a generous sized allotment.

Included is a council approved house plan for a spacious home with double garage and 3 bedrooms.
Build this home and the hard work has been done.
Or - build a different design (STCC)

The land has an easement to one side of the block which makes this land excellent value for money because it cannot be subdivided into two allotments. So you can build on one side of the allotment and have a large side yard for the children to play - see approved house plan.

There is even a city view to the rear of the allotment.

Get in quick!

THEON BRUSE 0419 816 470

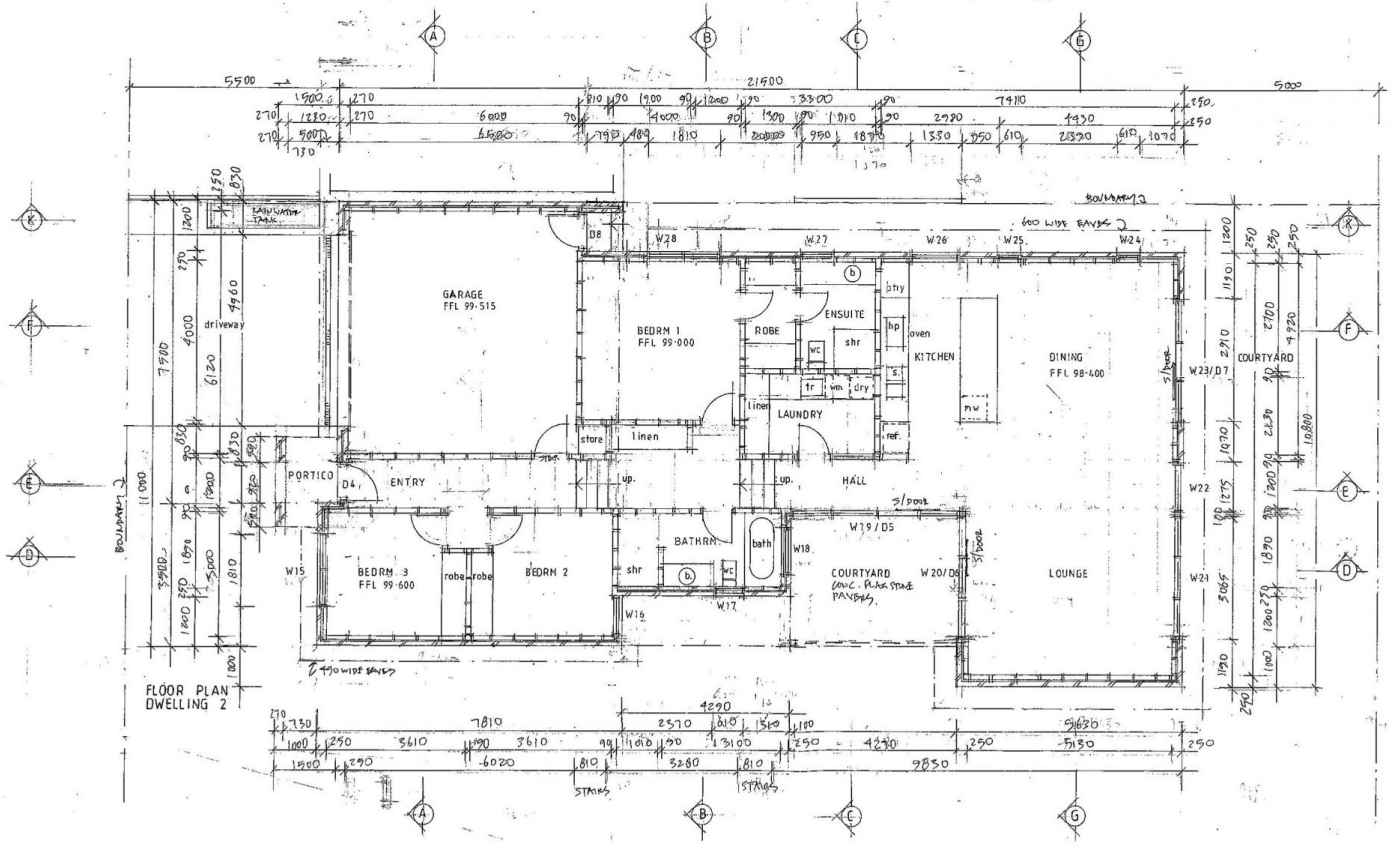
Information

Certificate of Title: Volume 6210 Folio 670
Council: City of Tea Tree Gully
Zoning: Residential
Land Size: 559m² (approx.)
School Zoning: Avenues College

Price : \$ 215,000
Land Size : 559 sqm
View : <https://www.bruse.com.au/sale/sa/north-north-east-suburbs/holden-hill/residential/land/551942>



Theon Bruse
08 8431 8181



SOUTHERN T E

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ASSOCIATED DRAWINGS/SPECIFICATIONS AND ANY DISCREPANCIES TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION.
2. ALL WORK EXTERNAL TO SITE BOUNDARY TO BE CARRIED OUT TO COUNCIL REQUIREMENTS.
3. USE FLEXIBLE CONNECTION FOR STORMWATER PIPES.
4. THIS IS NOT A CADASTRAL PLAN AND SHOULD NOT BE USED IN DETERMINING PRECISE DIMENSIONS WITH RESPECT TO BOUNDARIES.
5. ALL UP/V.C. PIPES 125mm DEPTH BELOW THE SURFACE ON THE DRIVEWAY TO BE ENCASED IN 100mm CONCRETE.
6. PIPES LESS THAN 300mm IN DEPTH FROM TOP OF PIPE MUST HAVE CONCRETE COVER.
7. BUILDERS/ CONTRACTORS TO CHECK FOR ANY UNDERGROUND SERVICES PRIOR TO CONSTRUCTION.
8. STORMWATER TANK TO BE PUMPED TO LAUNDRY V. WE - REFER TO ARCHITECTURAL DRAWINGS, OWNER, BUILDER, DEVELOPER FOR DETAILS.
9. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO ENSURE THAT FINISHED LEVELS AS PROPOSED BY ENGINEER BE ADEQUATE AS TO GET DESIRED FALL TO SEWERAGE INVERT. OWNER/BUILDER/PLUMBING CONSULTANT/PLUMBER MUST CHECK EXISTING SEWERAGE CONNECTION POINT INVERT TO ENSURE THAT PROPOSED FINISHED LEVELS ARE ADEQUATE PRIOR TO COMMENCEMENT OF ANY WORK.

LEGEND:

- STORMWATER ALIGNMENT #100 UPVC PIPE
- RISING MAIN #100 UPVC PIPE
- UNDER GROUND SEALED SYSTEM #100 UPVC PIPE
- DP DOWNPIPE
- #40 GRATED SUMP (TYP)
- #50 GRATED SUMP (TYP)
- OPEN UNGRADED SURFACE DRAIN AT MIN FALL 1 in 200
- EXISTING LEVEL
- YYY 1 (VERTICAL) - 2 (HORIZONTAL) (MAX) BATTER
- DESIGN LEVEL
- DESIGN CONTOUR
- IO INSPECTION OPENING
- SEWER LP
- SUMP
- 100mm WIDE HEAVY DUTY GRATED STRIP DRAIN
- 100mm WIDE GRATED STRIP DRAIN
- JUNCTION BOX
- CONCRETE SLEEPER RETAINING WALL

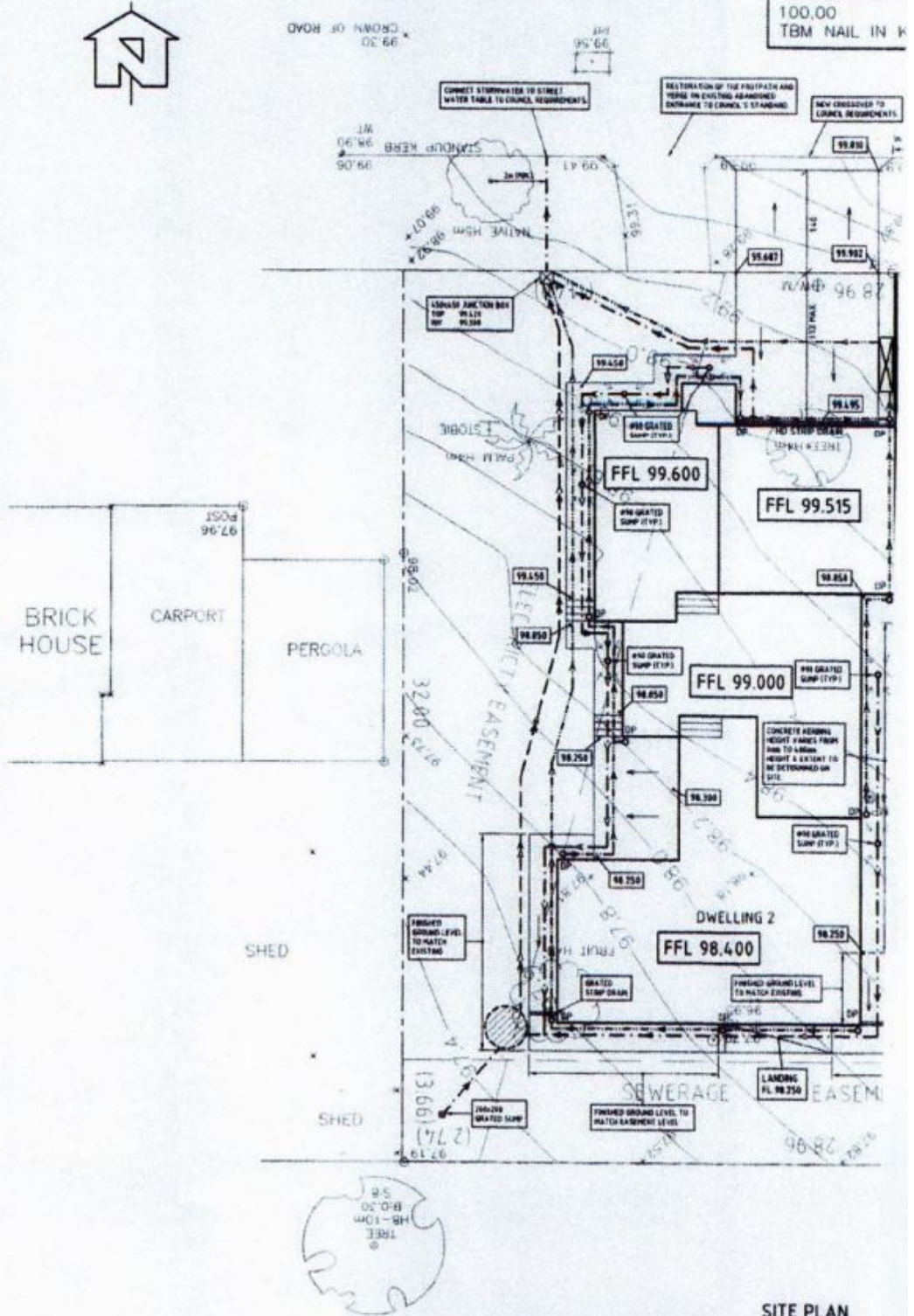
INDICATES UNDERGROUND PUMPING STATION WITH MINIMUM 20% EFFECTIVE STORAGE VOLUME. PUMPING RATE = 100 L/S. DISCHARGE TO STREET WATER TABLE. PROVIDE TWO PUMPS WITH AUTOMATIC BACKUP & ALARM TO MANUFACTURERS SPECIFICATIONS AND DETAILS.
MAX. INVERT LEVEL: 97.90

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MAX. INVERT LEVEL: 97.90

INDICATES 200L RAINWATER TANK TO CAPTURE THE ROOF STORMWATER FROM THE UPPER TWO PORTIONS OF ROOF. ALLOW 80% USABLE STORAGE CELL PLUMBED TO TOILET FLUSHING & TANK ACTING AS A DETENTION TANK WITH A #200mm ORIFICE. ALLOW OVERFLOW TO STREET WATER TABLE. DETENTION TANK OUTLET TO BE A MIN 100mm ABOVE STREET WATER TABLE. ALL PIPES CONNECTING TO DETENTION TANK TO BE A SEALED SYSTEM.
MAX. TANK INLET LEVEL: 98.00

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PROVIDE PERIMETER CONCRETE KERBS AS REQUIRED



SITE PLAN
SCALE 1:100