






Lot 11, 70 Terry Road BOX HILL NSW

4  2  1 

Lot 11, 70 Terry Road Box Hill

Emmasy Hill is the perfect choice for your new home - nestled between rolling hills and pastures, there's no shortage of open space to lose yourself in. This is where rural comfort meets urban practicality.

Prestigious family friendly community, perfect for first home buyers, investors, owner occupiers and downsizers.

Situated in the heart of the new Box Hill development, within easy reach of upcoming schools, parks, shopping centres.

8 minutes to Rouse Hill Town Centre and the soon to be

[For full version visit the website](https://www.ranceproperty.com.au/8117552)

**Type** : House  
**Land Size** : 331.3 sqm  
**View** : <https://www.ranceproperty.com.au/8117552>

**Lot 11**  
331.3 m<sup>2</sup>

**Lot 11**  
**LILY-1**

LIVING	150.8
GARAGE	18.4
PORCH	4.0
ALFRESCO	12.6
<b>TOTAL</b>	<b>185.8 m<sup>2</sup></b>

**THE HILLS SHIRE COUNCIL**  
**APPROVED DEVELOPMENT PLAN**  
DEVELOPMENT CONSENT NO.  
**777/2016/ZB**

*Please refer to conditions of Development Consent for the details of the required inspections and other matters which must be complied with.*

Number	Acres	Sq. Meters	Notes
1	0.15	38	
2	0.15	38	
3	0.15	38	
4	0.15	38	
5	0.15	38	
6	0.15	38	
7	0.15	38	
8	0.15	38	
9	0.15	38	
10	0.15	38	
11	0.15	38	
12	0.15	38	
13	0.15	38	
14	0.15	38	
15	0.15	38	
16	0.15	38	
17	0.15	38	
18	0.15	38	
19	0.15	38	
20	0.15	38	
21	0.15	38	
22	0.15	38	
23	0.15	38	
24	0.15	38	
25	0.15	38	
26	0.15	38	
27	0.15	38	
28	0.15	38	
29	0.15	38	
30	0.15	38	
31	0.15	38	
32	0.15	38	
33	0.15	38	
34	0.15	38	
35	0.15	38	
36	0.15	38	

SEE EASEMENT FOR DETAILS OF USE

**NOTES:**

- THIS PLAN IS NOT A PLAN OF SURVEY AND NO BOUNDARIES HAVE BEEN SURVEYED OR MARKED.
- THE RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY AND SHOULD BE CONFIRMED BY FURTHER SURVEY.
- DISTANCES AND AREAS ARE BY TITLE &/OR DEED ONLY AND ARE SUBJECT TO FINAL SURVEY AND COUNCIL APPROVAL.
- ONLY PUBLIC SERVICES HAVE BEEN LOCATED. IF ANY WORKS ARE PROPOSED THE SERVICE AUTHORITIES SHOULD BE CONTACTED.
- THIS SUBDIVISION LAYOUT IS A CONCEPT ONLY. EASEMENTS AND RESTRICTIONS MAY BE CREATED IN THE FINAL SUBDIVISION PLAN WHICH IS SUBJECT TO COUNCIL APPROVAL AND REGISTRATION.
- THIS SUBDIVISION LAYOUT SHOULD NOT BE USED FOR FINANCIAL PLANNING PRIOR TO COUNCIL APPROVAL.
- THIS DRAWING IS SUBJECT TO COPYRIGHT. IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF NORTH WESTERN SURVEYS Pty. Ltd.
- THE TITLE BLOCK AND THESE NOTES FORM AN INTEGRAL PART OF THIS PLAN AND SHOULD NOT BE REMOVED WITHOUT CONSENT OF NORTH WESTERN SURVEYS Pty. Ltd.

REV.	DESCRIPTION	DATE	APPR.
01	ZERO LOT LINE CASSEMENTS ADDED	14/01/2016	
02	ORIGINAL ISSUE	18/11/2015	

**North Western Surveys**  
Surveyors, Engineers & Water Servicing Coordinators  
1/11 Ramford Road, P.O. Box 1046, Blacktown N.S.W. 2148  
Phone: 9851 5240 Fax: 9822 5716 Email: info@northwesternsurveys.com.au

SURVEYED: D.K.    DED: M.G.A.    DATUM: -

DRAWN: N.J.L.    DRAFTING CHECK: -    HORIZONTAL RATIO: 1:800

DESIGNED: T.C.    DESIGN CHECK: -    VERTICAL RATIO: -

TITLE: **PLAN OF PROPOSED SUBDIVISION OF LOT 1 IN DP 213067 AT TERRY ROAD, BOX HILL L.G.A. THE HILLS SHIRE**

PROJECT MANAGER: ANNE LARRAIN    DATE: 14/01/2016    SHEET: 01    PROJECT REFERENCE: 15570/203

SHEET **1** OF 1

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