

FINAL RELEASE

ONE
71
BALDIVIS



LOCATION PLAN



KEY TO SYMBOLS

- ELECTRICITY DOME**
Uni, mini
- STREET LIGHT**
- BROADBAND PIT**
- WATER**
Connection, Hydrant, Valve
- DRAINAGE**
Pit, Manhole, Lot Connection Pit
- RETAINING WALL**
- PAD LEVEL**
(7.30)
- SEWER CONNECTION**
- INDICATIVE ~7m SETBACK**
- BAL 29**
- BAL 40/ Flame Zone^A**

LEGEND

- Available Lots**
- Existing Residential**

^ANo habitable buildings are to be built within areas identified as BAL-40 or BAL Flame Zone.



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The information shown on this plan has been prepared with care, however it is subject to change and cannot form part of any offer or contract other than to identify the lot number and location of the lot being purchased. Whilst all reasonable care has been taken to prepare this information, the Seller or its representatives and agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries. Lot information is subject to survey, Title Office and regulatory approval. Mirvac Real Estate Pty Ltd. Mirvac WA Pty Ltd. DP 48516 Stage 6D. Produced 23 January 2025. The depiction of landscaping, footpath/paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of statutory authorities. Please note service locations are still to be approved by appropriate authorities.

