



STAGE 1

PRELIMINARY

Stage 1  
 Future Release

**Legend**

- Street Light
- Brick Road Treatment
- Transformer Site
- Mandated Crossover and Driveway Location
- Retaining Wall
- Colorbond Plinth Fencing
- Footpath

**Building Requirements (Noise)**

- First Floor - Package A Ground Floor - Standard Build
- First Floor - Package B Ground Floor - Standard Build
- First Floor - Package C Ground Floor - Standard Build
- First Floor - Package C Ground Floor - Package A

- Bushfire Attack Level 12.5
- Access Restriction
- Lot Level
- Road Level
- Verge Street Trees
- Retained Trees



**BOTANIA PARK**

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# HESPERIA

All dimensions and areas are subject to survey. The particulars on this brochure are supplied for identification purposes only and shall not be taken as a representation in any respect on the part of the vendor or its agents. Authorities should be consulted and main services are confirmed and within lot boundaries as building restrictions may apply. All retaining walls, services and associated easements are shown exaggerated for legibility. Engineering and services are subject to authority approvals. WAPC Ref: 103637sa-049c.afpub Dated: 26/11/2025. © Copyright.