

DATA SUPPLIED BY:
Engineering design details supplied by COLLIERS
Development Controls supplied by URBIS
Landscaping supplied by URBIS
Street Lighting supplied by CV
BAL information supplied by LEC

NOTE:
Mandatory Double for this lot.



PRELIMINARY HOUSE SITING PLAN
FOR PROPOSED LOT 401

Situated at Round Mountain in the locality of New Beith

LEGEND	BAL 12.5	BUSHFIRE ATTACK LEVEL REFER TO BUSHFIRE MANAGEMENT REPORT
	00.0	PREFERRED GARAGE AND DRIVEWAY LOCATION
	PAD LEVEL	
	ACOUSTIC IMPACTED LOT REFER TO ACOUSTIC REPORT	
	GREEN STREET LOT LOCATION	
	DESIGN CONTOUR (0.5m INTERVAL)	
	SEWER / MANHOLE	
	STORMWATER / PIT	
	WATER / MANHOLE / HOUSE CONNECTION	
	STREET LIGHTS	
	DEVELOPER FENCING	
	ACOUSTIC FENCING	
	CONCRETE SLEEPER RETAINING WALL	
	ADBRI BLOCK RETAINING WALL	
	STREET TREES / GARDEN BEDS	
	CONCRETE FOOTPATH / DRIVEWAY	
	BUILDING LOCATION ENVELOPE	
	BUILT TO BOUNDARY OPTIONAL REFER TO PLAN OF DEVELOPMENT	
	GROUND FLOOR	
	1st FLOOR	
	PROJECTION LIMIT (3.0m offset from frontage)	
	GARAGE LIMIT (5.0m offset from frontage)	

Note 1
The details shown on this preliminary house siting plan (PHSP) represent our best endeavours to interpret and communicate the various housing setback requirements and likely service locations in an easy reference and summarised form. This PHSP has been created with the best intentions of trying to assist prospective buyers and their builders understand the lot. The PHSP does not provide comprehensive details of the standards and constraints associated with siting a house on this lot; prospective buyers and builders should contact the approving authority and make a determination on this issue. Accordingly, the actual permitted house siting may vary from what is indicated here. Additionally, the services are based on plans which may vary once construction is completed.

Note 2
The PHSP is not a statutory disclosure document.

Note 3
No warranty is given that the information contained in the PHSP will remain accurate, complete and current and to the extent permitted by law FRASERS PROPERTY NEW BEITH Pty Ltd (ACN 655 630 381), its related bodies corporate, their officers, employees and agents exclude all liability for any loss that arises as a result of any reliance on the information contained in this document or otherwise in connection with it.

SCALE
NOTE: ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY



Surveyor: GAJ (PB RI)
Drawn : BJB
Scale : 1:200 @ A3
Date : 23 JULY 2026
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