



PRELIMINARY HOUSE SITING PLAN

FOR PROPOSED LOT 405

Situated at Round Mountain in the locality of New Beith

LEGEND	
	BUSHFIRE ATTACK LEVEL REFER TO BUSHFIRE MANAGEMENT REPORT
	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
	ADBRI BLOCK RETAINING WALL
	SANDSTONE BOULDER 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 R1)
 Drawn : BJB
 Scale : 1:200 @ A3
 Date : 2 APRIL 2026
 Dwg No: I31588-PHSP-7a

NOTE:
Mandatory Double for this lot.

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

BLACKWOOD BOULEVARD



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