

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 419

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
		SPLIT LOT LOCATION
	6.5	DESIGN CONTOUR (0.5m INTERVAL)
	s	SEWER / MANHOLE
	d	STORMWATER / PIT
	w	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
2 0 2 4 6 8
NOTE: ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY

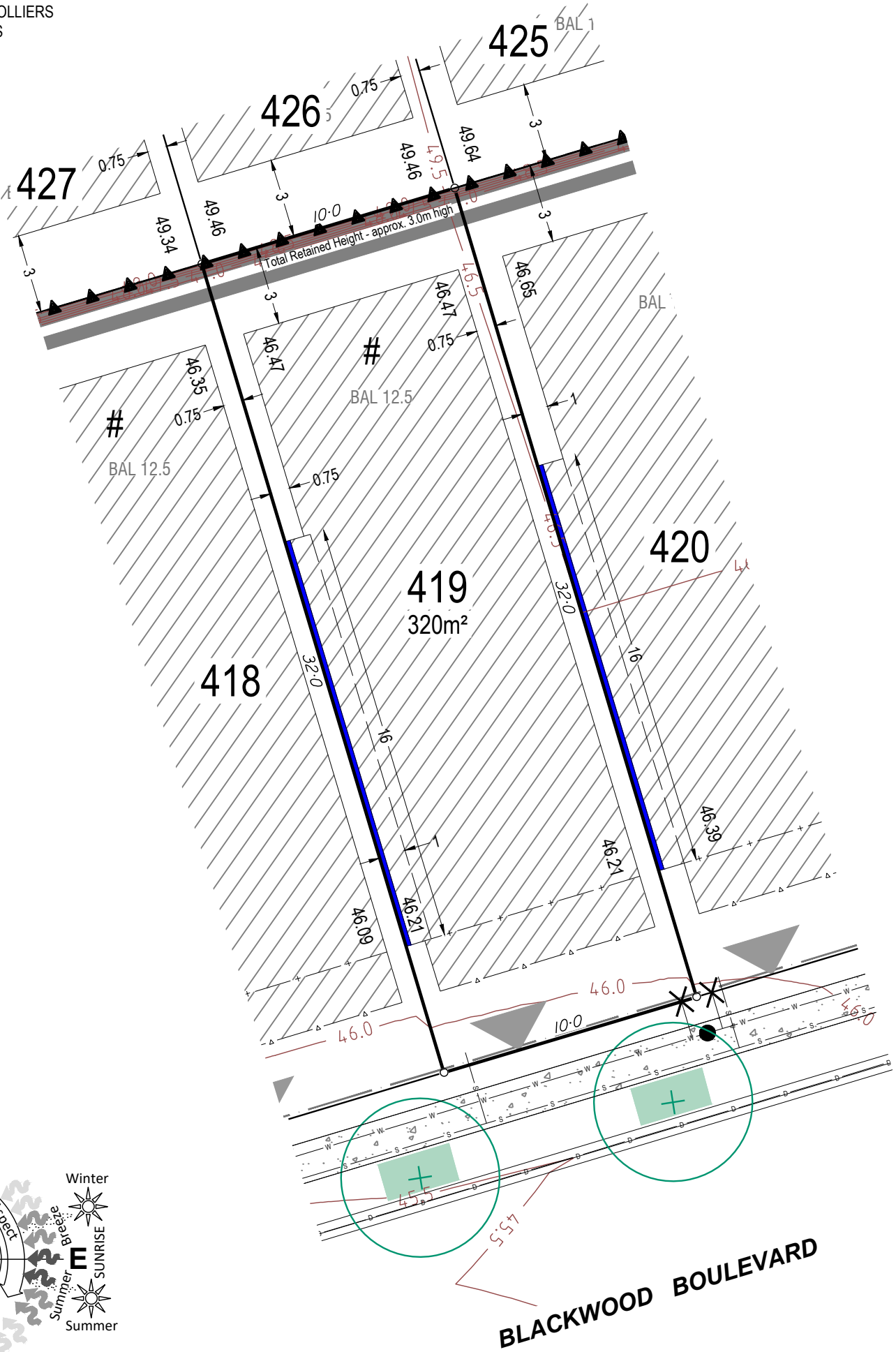
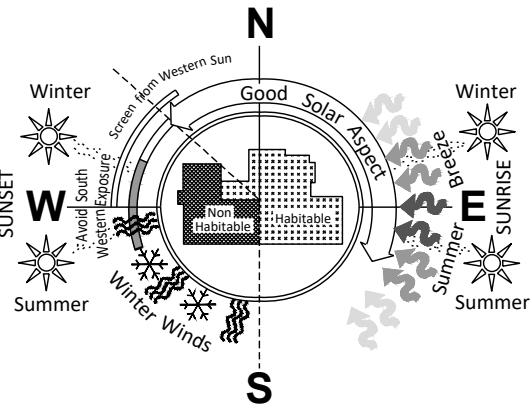


Surveyor: GAJ (PB R3)
Drawn : BJB
Scale : 1:200 @ A3
Date : 29 JUNE 2026
Dwg No: I51729-PHSP-II



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BLACKWOOD BOULEVARD