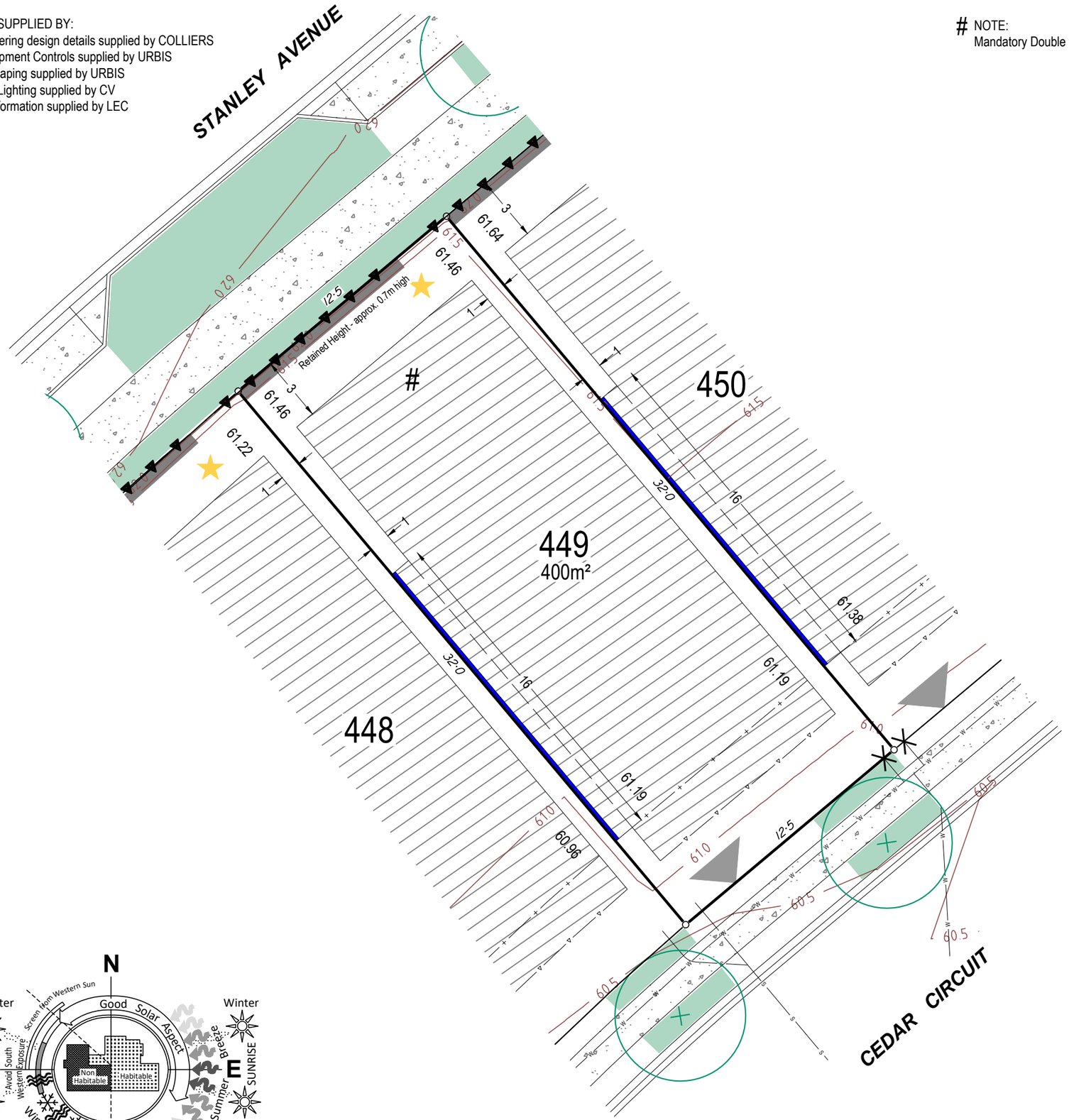
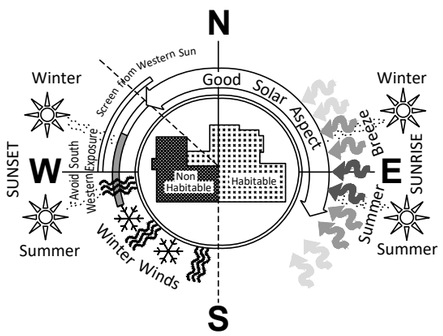
DATA SUPPLIED BY:
Engineering design details supplied by COLLIERS
Development Controls supplied by URBIS
Landscaping supplied by URBIS
Street Lighting supplied by CV
BAL information supplied by LEC

NOTE:
Mandatory Double for this lot.





FRASERS PROPERTY

PRELIMINARY HOUSE SITING PLAN

FOR PROPOSED LOT 449

Situated at Round Mountain in the locality of New Beith

LEGEND

- BAL 12.5 — BUSHFIRE ATTACK LEVEL (REFER TO BUSHFIRE MANAGEMENT REPORT)
- PREFERRED GARAGE AND DRIVEWAY LOCATION
- 00.0 — PAD LEVEL
- ACOUSTIC IMPACTED LOT (REFER TO ACOUSTIC REPORT)
- GREEN STREET LOT LOCATION
- 6.5 — 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 contraints 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 indictated 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

NORTH

Surveyor:	GAJ (PB R2)
Drawn :	BJB
Scale :	1:200 @ A3
Date :	4 JUNE 2026
Dwg No:	151729-PHSP-9a

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