

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 462

Situated at Round Mountain in the locality of New Beith

LEGEND

BAL 12.5

00.0

6.5

S

D

W

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

Ground Floor

1st Floor

Projection Limit

Garage Limit

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

SPLIT 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

2 0 2 4 6 8

NOTE: ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY

NORTH

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

rps

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