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BAL information supplied by LEC



PRELIMINARY HOUSE SITING PLAN

FOR PROPOSED LOT 476

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 (3.0m offset from frontage)
- Garage Limit (5.0m offset from frontage)

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

NOTE: ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY



Surveyor: GAJ (PB R3)
Drawn : BJB
Scale : 1:200 @ A3
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