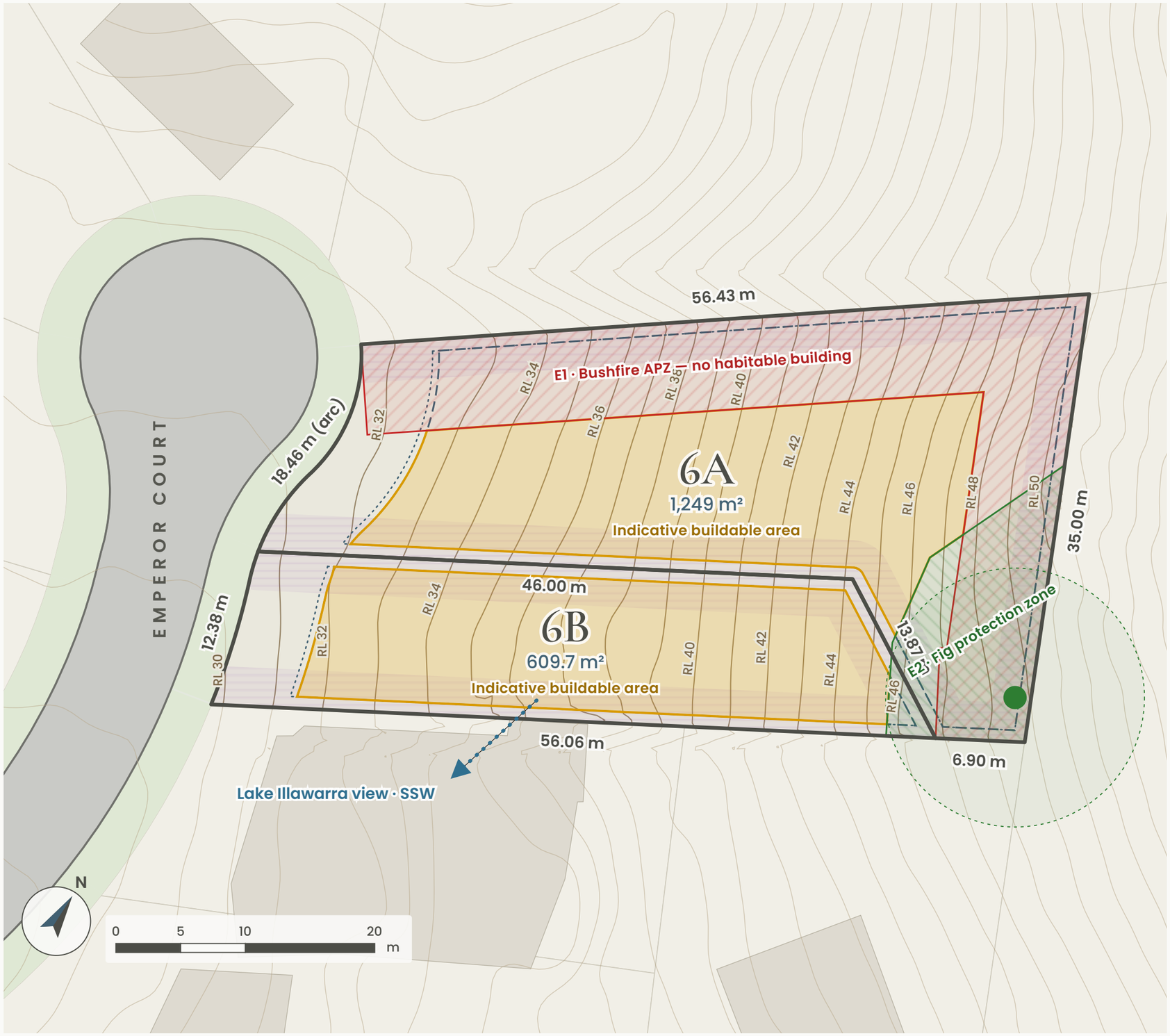


SITE PLAN

6A & 6B Emperor Court

Berkeley NSW 2506 · Lots 1 & 2 DP1325798

- **6A** 1,249 m² · 18.4 m frontage · north lot
- **6B** 609.7 m² · 12.4 m frontage · south lot
- Both lots rise from Emperor Court towards the bushland

Lot boundary
lengths in metres

Indicative buildable area
inside all setbacks and restrictions

Wall setback line
front 6 m · side & rear 0.9 m

Garage setback line
front 5.5 m

3 m side/rear band
walls here capped at 7 m high

E1 · Bushfire asset protection zone
7 m from the NW & NE boundaries · no habitable building

E2 · Moreton Bay fig protection zone
no building, excavation or fill

Emperor Court · kerb & gutter · verge
road, kerb line and council verge

1 m contours
RL = metres above sea level (AHD)

Lake Illawarra view
about 195° true (SSW)

KEY PLANNING CONTROLS

- Height 9 m · max 2 storeys · single storey in the rear 8 m
- Floor space ratio 0.5:1 — up to **6A** 625 m² · **6B** 305 m² floor area
- Site coverage up to **6A** 500 m² · **6B** 305 m²

Indicative only. Setbacks per Wollongong DCP 2009 Chapter B1; E1 and E2 are registered restrictions on DP1325798. Final siting and design subject to council approval.