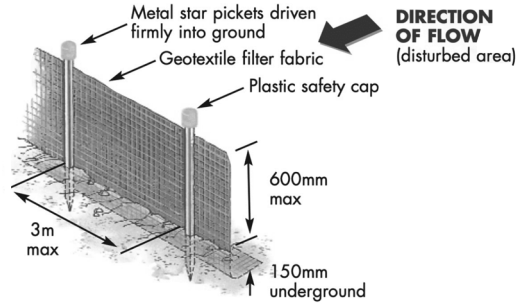


IMAGE					
SCHEDULE	PENCARROW DULUX EXTERIOR PAINT FINISH OR EQUIVALENT	LINEA JAMES HARDIE STRIA CLADDING PENCARROW DULUX	TRIMDECK COLORBOND ROOF SHEETING- WOOLAND GREY TBC WITH CLIENT (MEDIUM COLOUR RANGE)	ALUMINIUM WINDOWS AND DOORS BLACK GLAZING AS PER SCHEDULE	TIMBER FRENCH DOORS TO ENTRY GLAZING TO SIDELIGHTS-BLACKBUTT DOOR AND FRAME OR EQUIVALENT

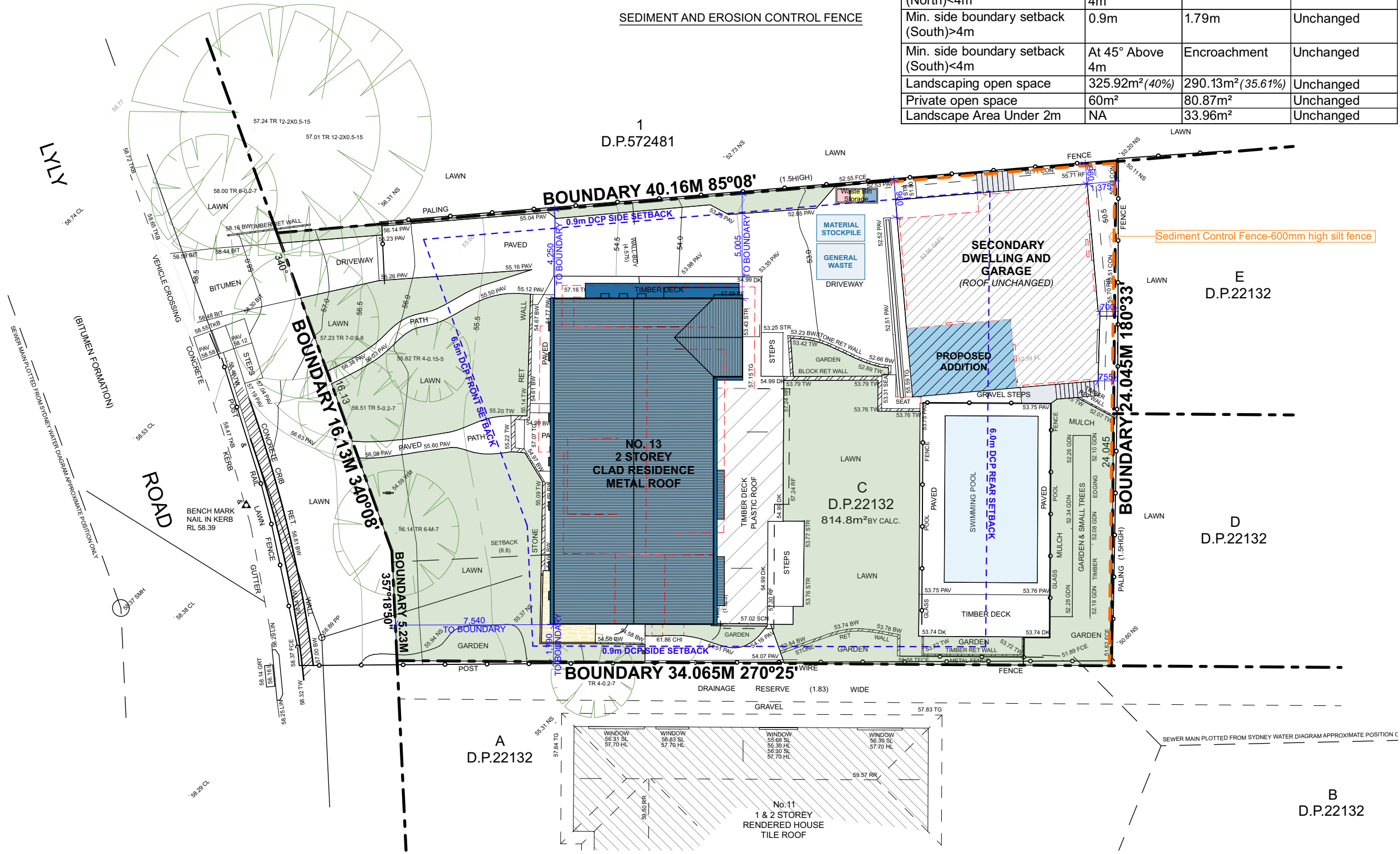


SEDIMENT AND EROSION CONTROL FENCE

Site Information and Building Controls	Control	Existing	Proposed
Zoning	R2	R2	Unchanged
Site area	600m <sup>2</sup>	814.8m <sup>2</sup>	Unchanged
Frontage	10m	21.36m	Unchanged
Number of Storeys	2	2	Unchanged
Maximum Building Height	8.5m	8.93m	8.17m (Reduced)
Front building setback	6.5m	8.8m	Unchanged
Rear building setback	6.0m	0.7m	Unchanged
Min. side boundary setback (North)>4m	0.9m	0.96m	Unchanged
Min. side boundary setback (North)<4m	At 45° Above 4m	Encroachment	Unchanged
Min. side boundary setback (South)>4m	0.9m	1.79m	Unchanged
Min. side boundary setback (South)<4m	At 45° Above 4m	Encroachment	Unchanged
Landscaping open space	325.92m <sup>2</sup> (40%)	290.13m <sup>2</sup> (35.61%)	Unchanged
Private open space	60m <sup>2</sup>	80.87m <sup>2</sup>	Unchanged
Landscape Area Under 2m	NA	33.96m <sup>2</sup>	Unchanged

B U I L D I N G  
**R&R**  
D E S I G N

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# 1 SITE PLAN & SITE ANALYSIS/ ENVIRONMENTAL SITE MANAGEMENT 1:200

**NB: CONNECT ALL NEW STORMWATER PIPEWORK TO PROPOSED OSD SYSTEM THAT ACCOMPANIES THIS APPLICATION CONNECT TO COUNCIL EASEMENT THAT RUNS TO THE SOUTHERN SIDE BOUNDARY**

Certificate No. 0009414640

Assessor name: Marcello Belcastro  
Accreditation No. DMN18/1887  
Property Address: 13 Lily Road, Allambie Heights NSW 2100

**DRAWING TITLE :**  
SITE ANALYSIS  
**DRAWING NO:**  
DA 3

**CLIENT:**  
SARAH + PHIL WOOD

**PROJECT NAME :**  
PROPOSED ALTERATIONS INC.  
SECONDARY DWELLING  
13 LILY ROAD ALLAMBIE HEIGHTS  
NSW 2100 AUSTRALIA

Checked By: Arianna Rosnell  
Plot Date: 2/5/2024  
Project No. 240203 DA  
Project Status DESIGN DEVELOPMENT

**DEVELOPMENT APPLICATION**

**NOTE**  
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by R&R Building Design and is to be used only for work when authorised in writing by R&R Building Design.

All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.  
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