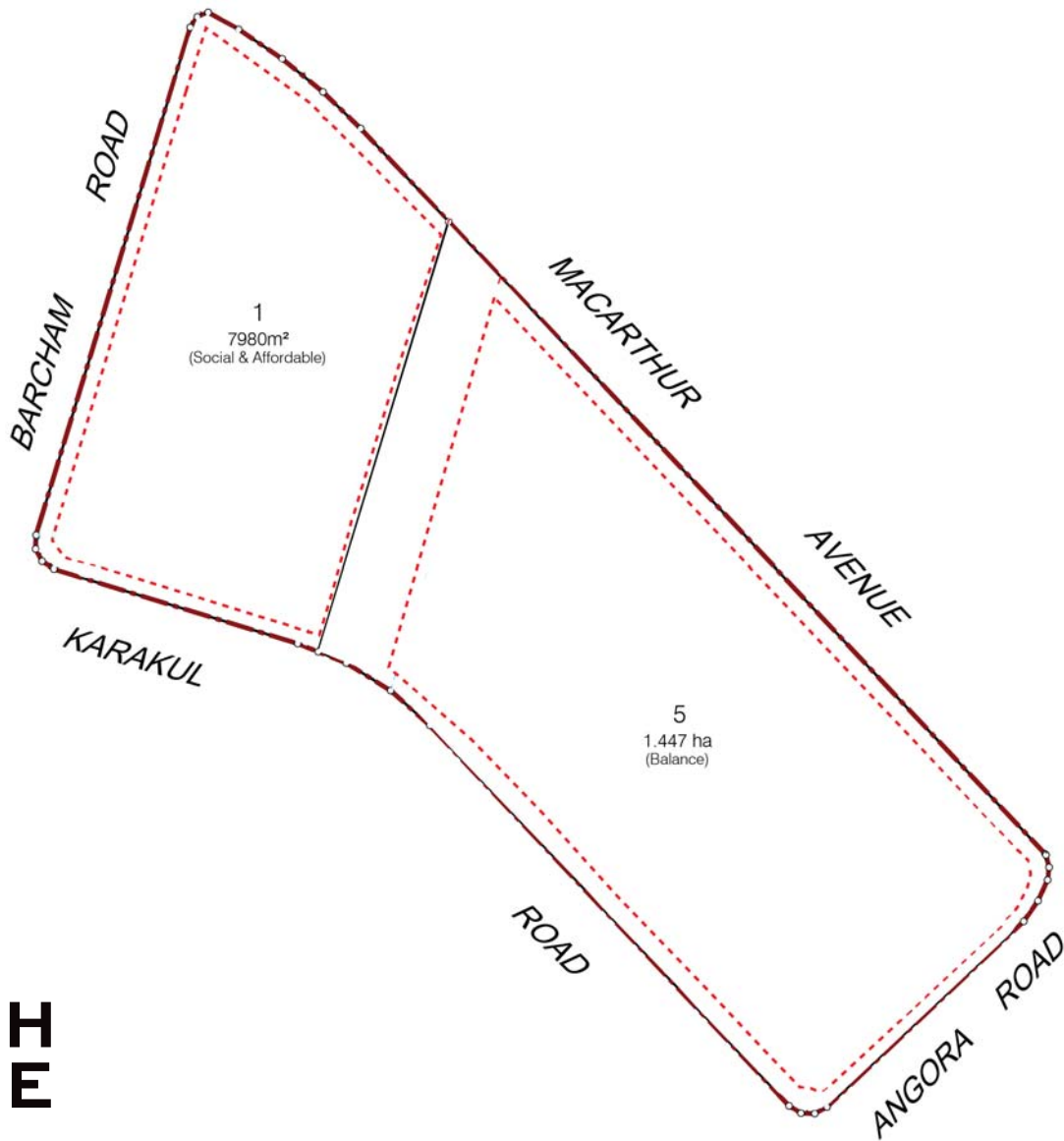


INDICATIVE BUILDING ENVELOPES, SETBACKS AND GFA*



Plot ratio
Indicative building envelopes, setbacks and GFA

Site	Site Area (m²)	GFA (m²)	Plot Ratio
Total Site	22,450	33,675	1.5:1
Lot 1 Social and Affordable	7,980	14,000	1.754:1
Balance Lot 5	14,470	19,675	1.360:1

BUILT FORM REQUIREMENTS

- Lot 5 - Built form minimum 18 metre setback from boundary lot 1
- Lot 1 - minimum 0 metre setback to Lot 5 boundary
- All other setbacks in accordance with the Northshore Hamilton PDA Development Scheme

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1421
Date: 26/07/2023



- LEGEND:
- Site Boundary
 - Indicative building envelope

*July 2023