

## 5m rear boundary setback

Example adjoining 1, 3A, 5  
Meadowbrook Drive

Whiskey Creek Hearing  
02.06.2022

### Proposed Lot 'P1'

14.5m x 31m

Allowing for 5m setback to southern lot boundary and 1.5m to northern boundary allows for a max 8m wide house footprint. Assuming a dbl garage, frontage will be compromised and GFA undersized (120sq.m excl garage) relative to contemporary examples (10-13m width, 20-24m length with integral dbl garage).

### Proposed Lot 'P2'

5m setback will impact on ability to accommodate 36sq.m outdoor area.  
140sq.m GFA excl garage



**Example: Sardinia Grove  
Aokautere**

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