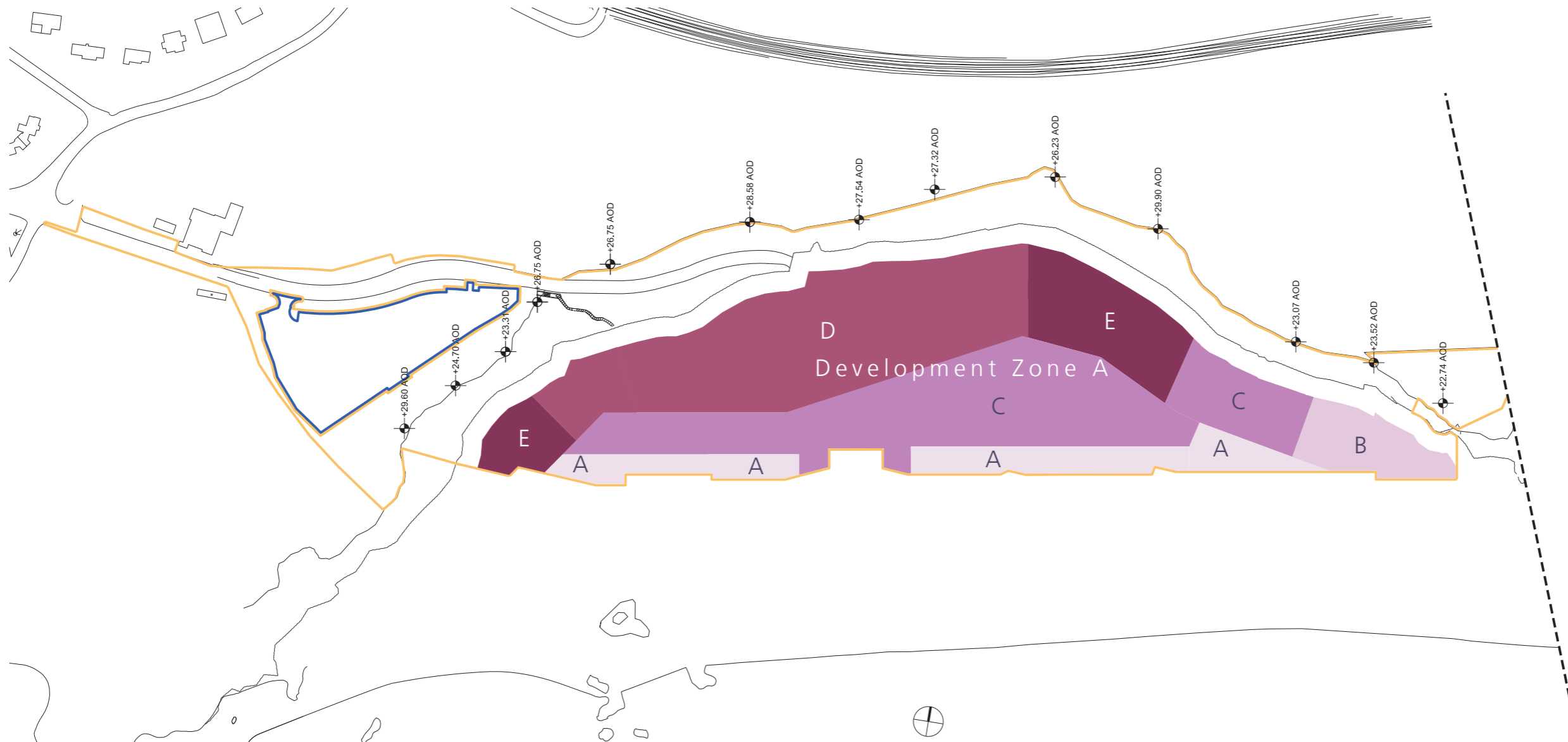




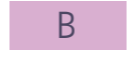




Maximum Building Heights - Development Zone A



- 11.1 The maximum building height is measured to top of parapet for flat roofs and top of ridge for pitched roofs. Notwithstanding the height zone shown on the Parameter Plan, the building will not exceed the height of the cliff top behind that building, based on the perpendicular line from that building (when viewed in plan).
- 11.2 10% of flat roof areas (below 5° pitch) in each zone and 5% of pitched roofs over 5° in each zone may have height projections of up to 3m above maximum building height (such as lift overruns, stair cores, balustrades, services, boiler flue etc)
- 11.3 Podium level is generally at +9.1m AOD
- 11.4 In area A there could be up to 30% of buildings that are category C buildings
- 11.5 Area C can include up to 20% of buildings that are category D buildings
- 11.6 In area D there can be category E buildings subject to detailed analysis of the relationship to the height of the cliffs



	Extent of outline part of hybrid application		Other land in applicant's ownership
	Zone A: Maximum building height +19m AOD (typically 3 no. residential floors)		Zone D: Maximum building height +26m AOD (typically 5.5 no. residential floors)
	Zone B: Maximum building height +21m AOD (typically 4 no. residential floors)		Zone E: Maximum building height +28m AOD (typically 6.5 no. residential floors)
	Zone C: Maximum building height +24m AOD (typically 5 no. residential floors)		