

# site specific layout - lot 6 (living cluster)







version - 09.01.12

lot area	453 m <sup>2</sup>
site coverage	maximum 200 m <sup>2</sup>
building platform	187 m <sup>2</sup>
building coverage	maximum 185 m <sup>2</sup>
maximum height II	not to exceed 312.5 m contour,
maximum height I	4.5 m from exist. GL and not to exceed 312.5 m contour
ancillary structure	no
specific building requirements	yes
on site parking	yes
driveway / access	fixed
specific landscaping requirements	grass meadow, structural planting

## strategic landscaping (street and/or cluster specific) protected

-  structural hedge within street reserve (planted by KPRA\*) max. height 1.6 m
  -  structural trees protected (planted by KPRA\*) refer to plant schedule for detail
  -  meadow planting on plateau (planted by KPRA\*) protected to safeguard viewshafts, to push dwellings towards Mohua Mews and create a privacy buffer to lots 10,13 & 14 maintenance by lot owner
  -  LID stormwater conveyance and treatment areas protected by covenant
  -  LID stormwater conveyance - basalt dish channel
- KPRA\* - Kirimoko Park Residents Association Inc.

## strategic design requirements and suggestions

-  single access fixed location off Mohua Mews
-  service area (rubbish storage, heatpump units etc.)
-  long term parking of boats / trailer etc. to be integrated into building platform not suitable in setback areas
-  main outdoor living spaces facing E, N and NW
-  views towards mountain ranges NW, W and Mount Iron SE from upper levels
-  roof stormwater discharge connection at street level
- D<sub>esign</sub>**
  - 2 storey building with a minimum height of 6m required within areas shown II to hold streetscape
  - a minimum of 25% of the building length along Mohua Mews is to be located with no setback to the road reserve
  - building to face Mohua Mews
  - garage to be set back from road edge to enable appropriate manoeuvring space
  - garage no more than 0.5m above street level
  - active spaces to face Mohua Mews
  - roof and building direction east-west, low roof line towards south (to minimise shading of lot 7 and 9 building platforms)

