

# site specific layout - lot 8 (living cluster)

version - 09.01.12







lot area	603m <sup>2</sup>
site coverage	maximum 230 m <sup>2</sup>
building platform	208 m <sup>2</sup>
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maximum height II	not to exceed 314 m contour,
maximum height I	4.5 m from exist. GL and not to exceed 314 m contour
ancillary structure	no
specific building requirements	yes
on site parking	yes
driveway / access	shared access / fixed
specific landscaping requirements	grass meadow, structural planting, swale for stormwater conveyance

## 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

-  shared access lot with lots 7 and 9 /single access fixed location
-  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 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 6 m required within areas shown II to hold streetscape
  - garage no more than 0.5 m above street level
  - active spaces to face shared access lot
  - roof and building axis east-west

