

site specific layout - lot 9 (living cluster)

version - 09.01.12

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|-----------------------------------|--|
| lot area | 396 m2 |
| site coverage | maximum 200 m2 |
| building platform | 187 m2 |
| building coverage | max .187 m2 |
| maximum height II | 7 m from existing ground level |
| maximum height I | 4.5 m from existing ground level |
| ancillary structure | no |
| specific building requirements | two storey design required |
| on site parking | yes |
| driveway / access | shared access / fixed |
| specific landscaping requirements | protected hedge, stormwater swale, structural trees and planting |

strategic design requirements and suggestions

- ▲ shared access lot with lots 7 and 8, single access location fixed
- service area (rubbish storage, heat pump units etc.)
- P** long term parking of boats / trailer etc. to be integrated into building platform or within south west setback areas (screened)
- main outdoor living spaces facing E, N and NW
- ▶ views towards mountain ranges NW, W and Mount Iron SE from upper levels
- stormwater discharge connections
- D**_{esign}
 - 2 storey building with a minimum height of 6m required within areas shown II to hold streetscape
 - building to face Mohua Mews
 - roof axis north south

strategic landscaping (street and/or cluster specific) protected

- structural hedge within street reserve (planted by KPRA) max. height 1.6 m can be cut to allow gate / pedestrian access
- structural trees protected (planted by KPRA) refer to plant schedule for detail
- LID stormwater conveyance and treatment areas protected by covenant
- LID stormwater conveyance - basalt dish channel



School grounds
LOT 2
DP 347876



all dimensions and levels to be confirmed on site
boundary dimensions subject to final land transfer survey

