

site specific layout - lot 5 (living cluster)

version - 09.01.12

lot area	423m2
site coverage	maximum 190 m2
building platform	176 m2
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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, stormwater treatment areas

strategic design requirements and suggestions

- ▲ single access fixed location, no structural demarcation to lot 4 within setback for ease of manoeuvring
- service area (rubbish storage, heatpump units etc.)
- P 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
- - - stormwater discharge connection at street level
- D_{esign}
 - 2 storey building with a minimum height of 6m required within areas shown as 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 6 building platform)

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
- stormwater conveyance - basalt dish channel

