

## site specific layout - lot 6 (living cluster)

version - 09.01.12

lot area	453 m2
site coverage	maximum 200 m2
building platform	187 m2
building coverage	maximum 185 m2
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 KPR\*

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 areas (rubbish storage, heatpump units etc.)

long term parking of boats / trailer etc. to be integrated on 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

- 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)

