

site specific layout - lot 8 (living cluster)

version - 09.01.12

lot area	603m2
site coverage	maximum 230 m2
building platform	208 m2
building coverage	maximum 208 m2
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

strategic design requirements and suggestions

- ▲ shared access lot with lots 7 and 9 /single access fixed location
- 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 and Mount Iron SE from upper levels
- ● roof stormwater discharge connection at street level
- D_{esign}
 - 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

