

site specific layout - lot 9 (living cluster)

version - 09.01.12

lot area	396 m ²
site coverage	maximum 200 m ²
building platform	187 m ²
building coverage	max .187 m ²
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

