

LEVEL CHANGES THROUGH E-W SECTION:

1) Retaining Wall Height Difference:
 Lot 4 S-E retaining wall base = RL62.8
 Lot 12 N-W retaining wall top = RL60.6
 =2.2m

2) Deduct fall across Rd of 0.3m:
 =1.9m

3) Sunken/Raised Garden bed/retaining wall to rear boundary & fall across yard.
 =0.5m x2
 =1.0m

5) Driveway
 proposed 0.5m over 4.5m (11% fall)

OR alternatively for 5)
 i) 0.35m over driveway & 0.15m step internally between garage & habitable area

#1 Fixed Constraint
 BCC Rd Design:
 Max 2.5% Crossfall Rd
 5.5m =137.5mm
 Max 2% Crossfall Verge
 4.25m =85mm
 x 2 verges = 170mm
 Total = 307.5m

#2 Fixed Constraint
 Max Drive Gradient 1:4
 Garage setback 5.5m
 =1.375mm max fall

#1 Design Principal - Height Set-Out Point:
 1m max retaining wall height above natural ground level at N-W corner of lots #10-19.
 (may be raised to 1.2m be exception)
 BCC DA Conditions Req. 300mm setback of fence/retaining wall from boundary.

DRAFT - OPTION 1

TYPICAL LOT DETAILS:

Lot Description:

Dimensions:
Width (Road Frontage) 11.9m
Depth 25.75m

Area: 306m²

Typical Change in Levels:

Depth: 1.5m
Width: 0.9-1.1m

BCC Small Lot Code Compliance:

Minimum Setbacks:
Rear Setback >25m lot depth: 6m
(<25m lot depth 4.5m & build height >4.5m
3m if build height <4.5m)

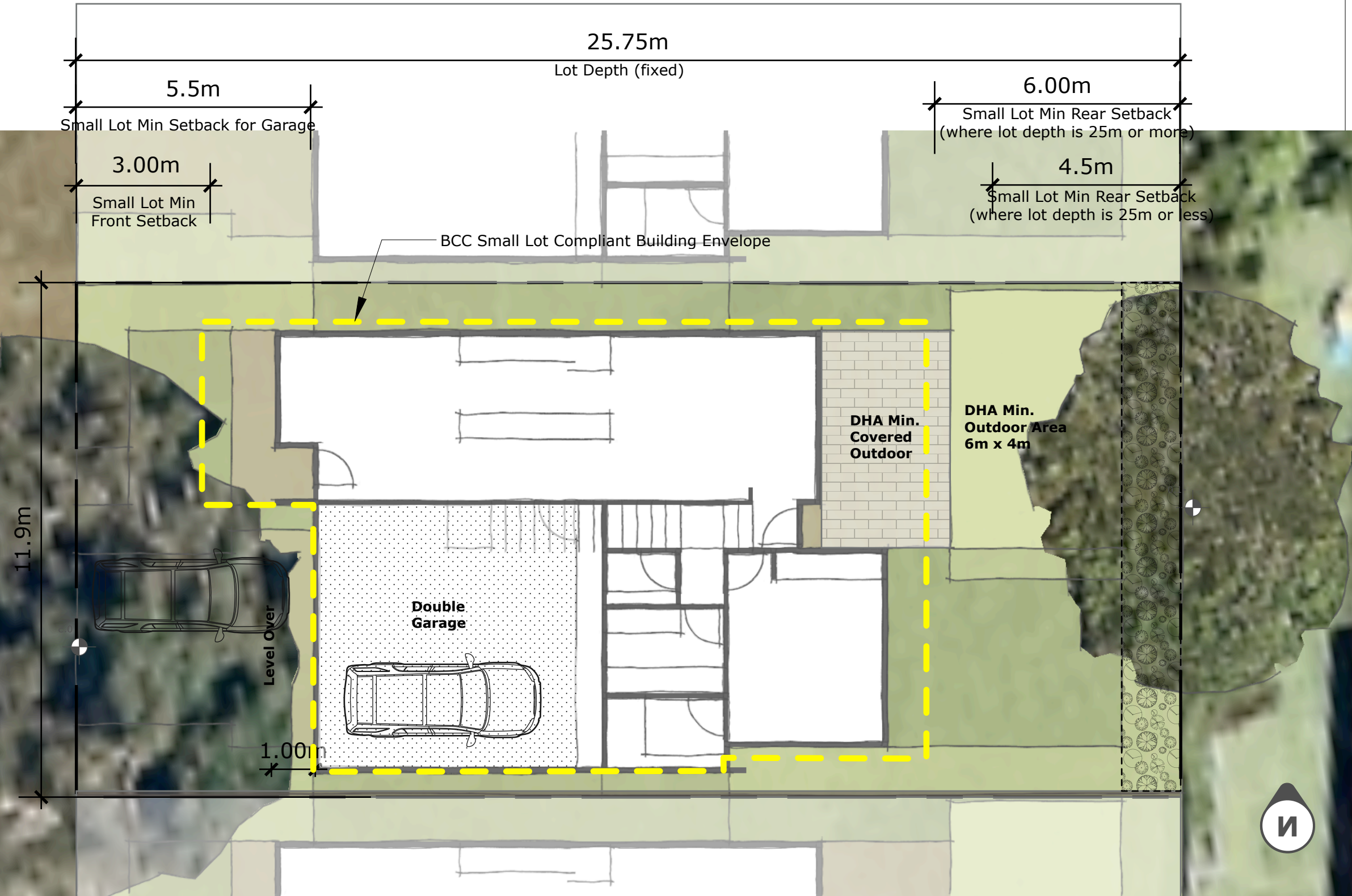
Front Setback:
Habitable Areas: 3m
Garage: 5.5m
(habitable area over garage must sit forward 1m)

Side Setbacks:
Generally 1m for Habitable Spaces
0.5m so long as wall <9m
0m where matching the adjoining wall setback

Height above Ground Level:
Side and rear walls: 7.5m
Increasing at no more than 30 degrees to a
maximum building height of 9.5m

Max Allowable Site Cover:
60% = 185m²
(max achievable site cover based on setbacks
160m² (assumes 6m wide garage))

DHA Spec 6:
Min Outdoor Space = 6mx4m
Covered Outdoor Space: 15m²



Area:
Ground Level Livable: 89.6m2
Level 1 Livable: 56.7m2
Total Net Livable: 146.3m2
Garage: 40.2m2
Covered Outdoor Area: 15m2

Build Cost:
Raceview Preferred Tender Submission
\$1,550/m2 of livable area (incl GST)
146.3m2 x \$1,550/m2 =\$227K/
dwelling
Note that current Murphy Builders Net
Livable Areas are +22m2 approx larger.
Also price is based on H2 soil class.
Expected Keona Rd soil class is M.

