







# site specific layout - lot 4 (living cluster)

version - 09.01.12

lot area	425 m <sup>2</sup>
site coverage	maximum 190 m <sup>2</sup>
building platform	194 m <sup>2</sup>
building coverage	maximum 190 m <sup>2</sup>
maximum height II	not to exceed 312 m contour,
maximum height I	4.5 m from existing ground level and not to exceed 312 m contour
ancillary structure	no
specific building requirements	yes
on site parking	yes
driveway / access	fixed
specific landscaping requirements	protected hedge, grass meadow, structural trees

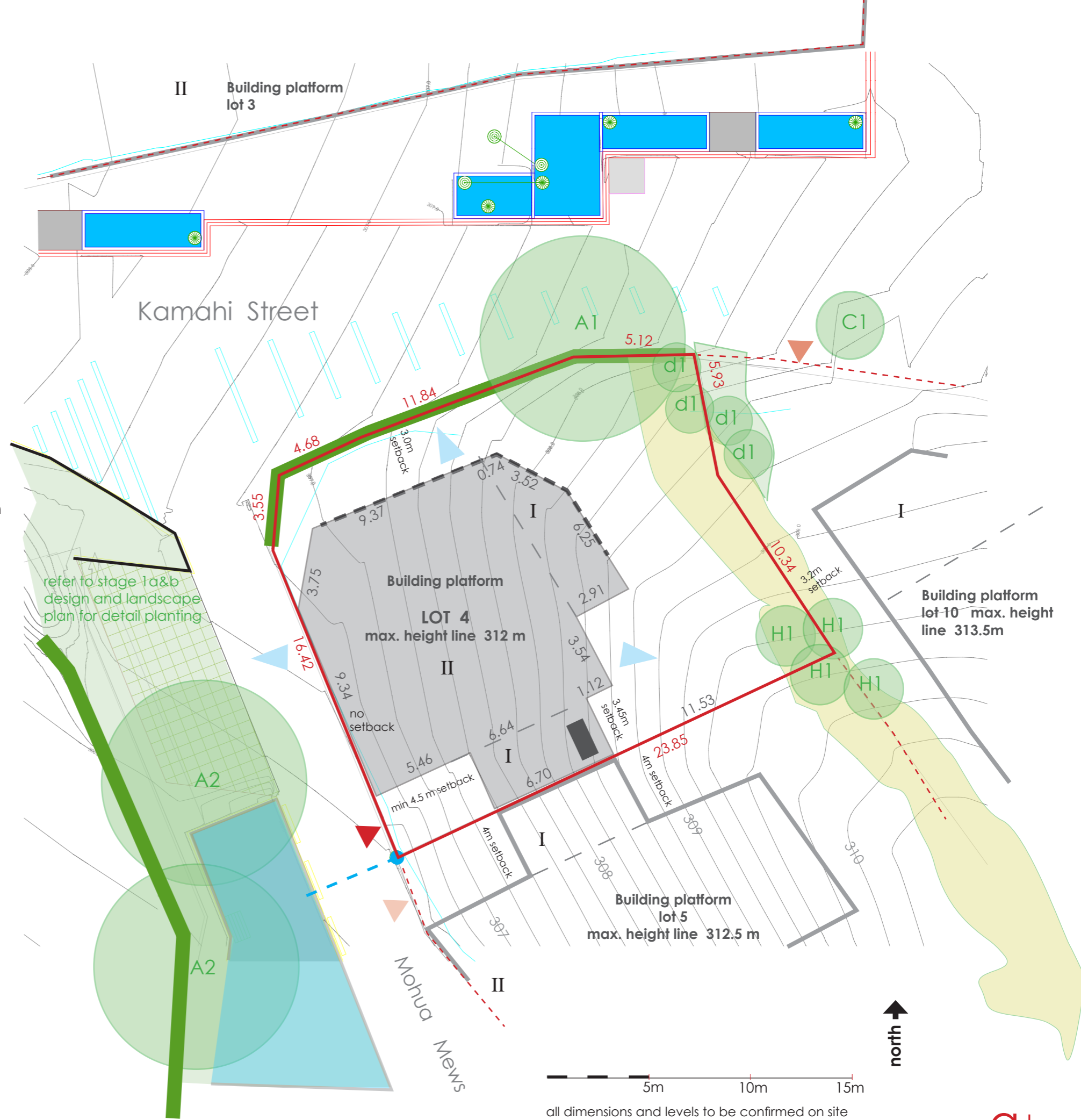
## strategic design requirements and suggestions

-  single access fixed location, no structural demarcation to lot 5 within setback for ease of manoeuvring
-  service area (rubbish storage, heatpump units etc.)
-  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<sub>esign</sub>**
  - 2 storey or split level recommended
  - to emphasize corner location
  - 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
  - low roof line towards south (to minimise shading of lot 5 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

KPRA\* - Kirimoko Park Residents Association Inc.



all dimensions and levels to be confirmed on site  
boundary dimensions subject to final land transfer survey

