










site specific layout - lot 18 (garden cluster)






version - 09.01.12

lot area	543 m2
site coverage	maximum 260 m2
building platform	225 m2
building coverage	maximum 190 m2
maximum height II	7 m above existing ground level
maximum height I	4.5 m above existing ground level
ancillary structures	16 m2 - max. height 3.5 m
specific building requirements	no
on site parking /storage etc	available on platform and southern setback
driveway / access	fixed location
specific landscaping requirements	structural planting, hedge

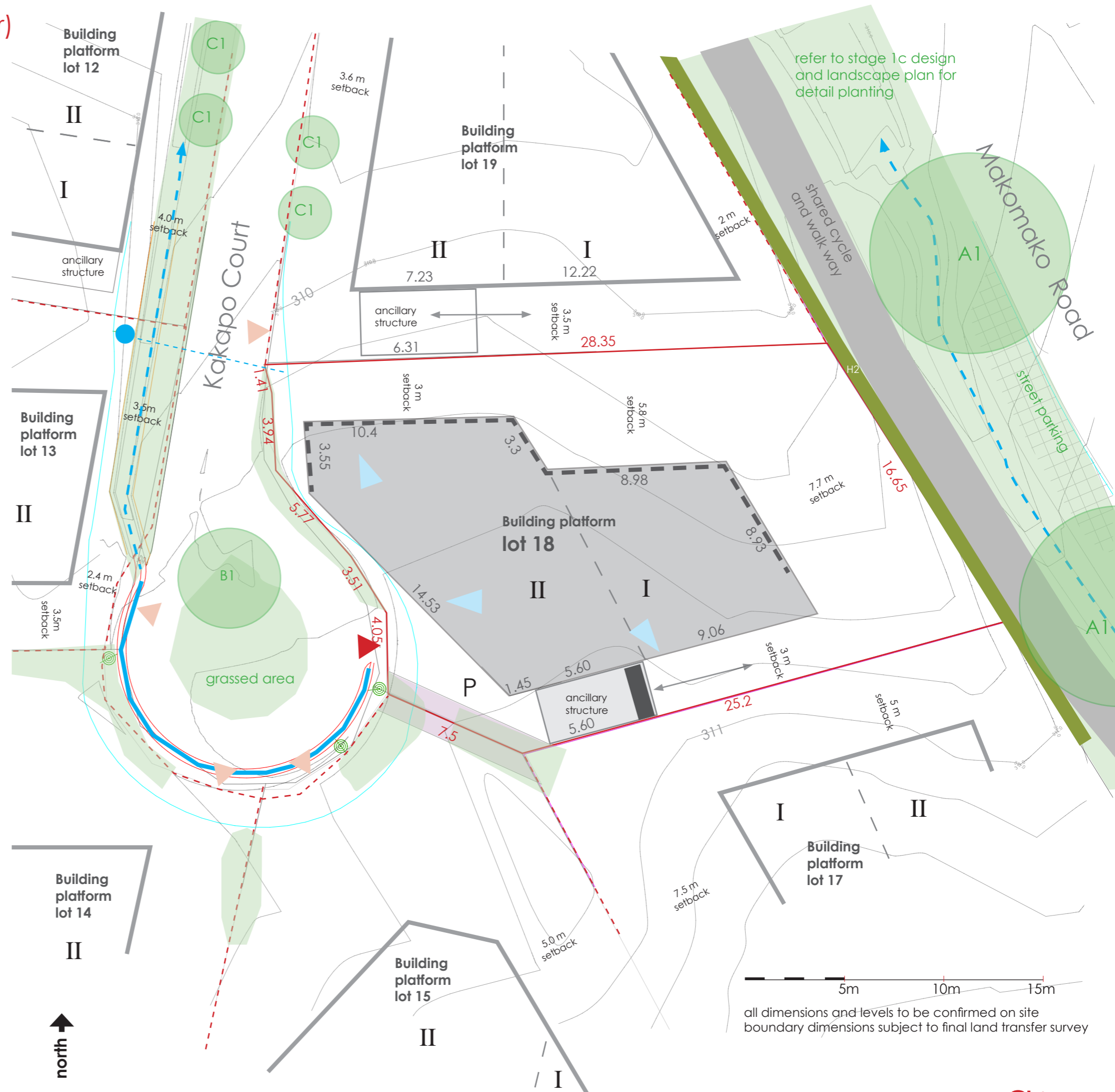
strategic design requirements and suggestions

-  single access off Kakapo Court, fixed location
-  service area (rubbish storage, heat pump units etc.) screened
-  long term parking of boats / trailer etc. is possible on the ancillary area or within the setback areas if appropriately screened
-  main outdoor living spaces facing E, N and W
-  views towards mountain ranges NW, W and Mount Iron SE from upper levels
-  stormwater runoff from roof and impervious surfaces to discharge into LID system at street level
-  easement for services
-  ancillary area for structures within the setback, can be utilized for attached carport, garage, shed, conservatory
-  Design
 - no specific requirements or limitations
 - recommendation to keep roof lines low towards Lot 13 to avoid shading

strategic landscaping (street and/or cluster specific) protected

-  structural trees protected (planted by KPRA*) refer to plant schedule for detail
-  low hedge H3, planting by KPRA*
-  buffer planting to safeguard privacy and viewshaft, integrity of storm water system, planting by KPRA*, plants protected, maintenance by lot owner
-  stormwater conveyance - naturalized swale, planted by KPRA*
-  stormwater conveyance - basalt dish

KPRA* - Kirimoko Park Residents Society



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