

# Site specific layout - lot 35 (garden cluster)

version - 06.09.13

<b>Lot area</b>	794 m <sup>2</sup>
<b>Building platform</b>	236 m <sup>2</sup>
<b>Buildable area</b>	Maximum 230 m <sup>2</sup>
<b>Maximum height II</b>	7 m above existing ground level
<b>Maximum height I</b>	4.5 m above existing ground level
<b>Ancillary structures</b>	30 m <sup>2</sup> ancillary area for structures within the setback can be utilized for attached carports, garage, shed, conservatory etc. max. height 3.5m
<b>Driveway / access</b>	▲ Shared crossing with lot 34, maximum width 4 m, fixed location
<b>On site parking / storage etc.</b>	<p>Long term parking of boats / trailer is available on site but has to be visually screened from the roads and neighbouring views.</p> <p>Service area, rubbish storage, heat pump units, gas bottles etc. are to be located out of sight and need to be screened appropriately by either planting or integrated screens, if visible from roads /public spaces and/or neighbours.</p> <p>Please refer to the Kirimoko Park Design Code for guidance on screening.</p>
<b>Specific building requirements</b>	<p>● - - Stormwater lateral connected to raingarden, swale, or stormwater basin.</p> <p>● - - - Connection to sewer</p> <p>Roof line to slope towards lot 36 to minimise shading. There are no additional site specific design requirements, please refer to the Kirimoko Park Design Code and the Kirimoko Park Covenants for further guidance</p>
<b>Protected strategic landscaping planted by KPRA (Kirimoko Park Residents Association Inc.)</b>	<p>■ Structural hedge within street reserve protected max. height 2.5m</p> <p>- - - Stormwater conveyance - naturalized swale, planting and maintenance by KPRA* All planting along stormwater channels protected to safeguard integrity of storm water system.</p> <p>▬ Low retaining wall</p> <p>● Structural trees protected (planted by KPRA*) refer to plant schedule for detail.</p> <p>■ Stormwater detention area and related planting, protected to safeguard integrity of storm water system, planting and maintenance by KPRA.</p> <p>Please refer to the Kirimoko Park Design Code planting palettes for guidance on street and cluster specific planting.</p>



5m 10m 15m  
all dimensions and levels to be confirmed on site

Levels and dimensions are indicative and subject to final land transfer survey