

# Lot specific layout - lot 128

stage 3 - vers.1

<b>Lot area</b>	933 m <sup>2</sup> able to accommodate two dwellings
<b>Buildable area</b>	maximum 460 m <sup>2</sup> for 2 dwellings maximum 280 m <sup>2</sup> for 1 dwellings (refer to covenants)
<b>Building platform</b>	478 m <sup>2</sup> single storey 230m <sup>2</sup> double storey 248m <sup>2</sup> (refer to covenants for detail) CSP 307.3 masl (Central Survey Peg 145)
<b>Driveway / access</b>	All access points are predetermined and can only be relocated with approval of the KPRA (Kirimoko Park Residents Association) Single crossings can have a maximum width of 4 m, shared/double crossings can have a maximum width of 6m
<b>On site parking, services, storage etc</b>	Long term parking of boats / trailer may be available on site but has to be visually screened from the roads and neighbouring views.  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 they are visible from roads /public spaces and/or neighbours.  Please refer to the Kirimoko Park Design Code for guidance on screening.
<b>Specific building requirements</b>	Stormwater discharge connected to rain garden  Height restrictions apply. Heights are to be measured from the height given by the Central Survey Peg and apply to the entire building platform
<b>Protected strategic landscaping planted by KPRA (Kirimoko Park Residents Association Inc.)</b>	All planting along stormwater channels on public and private land is protected to safeguard integrity of the stormwater system.  All street trees and structural vegetation on public and private land planted by KPRA are protected.  Wetland areas are subject to drain water in favour of the QLDC, all planting within is protected.
<b>Private landscaping (including plants donated by KPRA)</b>	All private planting should be suitable for the location and not impede overarching view or key views for neighbouring properties. Please refer to the planting palettes and plans in the Kirimoko Park Design Code for guidance.



## LEGEND

- Area where care is to be taken when planting to not obstruct views
- Rock Shot
- Car Parking
- Lot Boundary
- Building Platform with a single storey / 4.5m height restriction
- Building platform with a two storey / 7m height restriction
- Central Survey Peg to establish reference for height of Building
- Easements
- Water supply
- Sewer connection
- Stormwater connection to raingarden or swale
- Dimension at right angle from boundary
- Dimensions of Building Platform

- Access location
- Rocks
- Stormwater conveyance - naturalized swale
- Hedge within Road reserve /on boundary max. height 2.5m
- Location specific planting (wetland, meadow, kanuka)
- Grass
- Ground cover
- Street Light
- Street Tree Large
- Street Tree Medium
- larger shrubs /small trees
- Rock retaining Walls
- Timber Bollard

5m 10m 20m all dimensions and levels to be confirmed on site  
Levels and dimensions are indicative and subject to final land transfer survey

