

## site specific layout - lot 10 (garden cluster)

version - 09.01.12

lot area	638 m2
site coverage	maximum 300 m2
building platform	257 m2
building coverage	maximum 257 m2
maximum height II	not to exceed 313.5 m contour,
maximum height I	4.5 m above existing ground level not to exceed 313.5 m contour
ancillary structure	25 m2 not to exceed 313.5 m contour
specific building requirements	yes
on site parking	yes
driveway / access	fixed
specific landscaping requirements	protected : grass meadow, hedge, structural trees, stormwater swale

## strategic design requirements and suggestions

- ▲ single access off Kamahi Street
- service area (rubbish storage, heat pump units etc.) screened
- P long term parking of boats / trailer etc. to be integrated into building platform not suitable in setback areas
- main outdoor living spaces facing NE, N and NW
- ◀ views from upper levels towards mountain ranges NW, W and Mount Iron SE
- ● connection to raingarden to treat stormwater from roof and other impervious areas before discharging into LID system
- D esign
  - split level recommended
  - low roof line (to minimise shading of lots 4, 5 and 11)
  - maximum height line 315.5m
  - ancillary area not suitable for car access

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 create a privacy  
buffer to lots 4,5, 6 and 13, maintenance by lot owner
-  buffer planting along stormwater channel to safeguard  
integrity of storm water system, planting by KPRA\*  
plants protected, maintenance by lot owner
-  stormwater conveyance - naturalized swale,  
planting by KPRA\*
-  stormwater conveyance - open channel,  
planting by KPRA\*
-  LID stormwater treatment areas, raingardens  
protected by covenant

