

site specific layout - lot 12 (garden cluster)

version - 09.01.12

lot area	420 m2
site coverage	maximum 250 m2
building platform	251 m2
building coverage	maximum 220 m2
maximum height II	7 m above existing ground level
maximum height I	4.5 m above existing ground level
ancillary structures	14 m2 (maximum of 3.5 m above existing ground level)
specific building requirements	no building setback to Lot 11
on site parking /storage etc	limited area within set back available
driveway / access	shared access with Lot 11
specific landscaping requirements	stormwater swale, structural trees, hedge

strategic design requirements and suggestions

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shared access with lot 11 off Kamahi Street fixed location
- service area (rubbish storage, heat pump units etc.)
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long term parking of boats / trailer etc. is not available outside of building platform
- main outdoor living spaces facing N, NW and NE
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views towards mountain ranges NW, W and Mount Iron SE from upper levels
- connection to raingarden to treat runoff from roof and other impervious areas before discharging into LID system
- D_{esign}

- no specific requirements or limitations, but 2 storey suggested to maximise area, provide views and assist streetscape,
 - no setback from lot 11 is required
 - recommendation to keep roof lines low towards Lot 13 to avoid shading
- ancillary area for structures within the setback can be utilised for attached shed, storage, conservatory etc. can not shift along building platform edge,

strategic landscaping (street and/or cluster specific) protected

- structural trees protected (planted by KPRA*) refer to plant schedule for detail
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buffer planting along stormwater channel to safeguard integrity of storm water system, plants protected, maintenance by lot owner
- stormwater conveyance - naturalised swale, planting by KPRA*
- stormwater conveyance - open channel, planting by KPRA*
- low hedge H3, planting by KPRA*

KPRA* Kirimoko Park Residents Association Inc.



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