

site specific layout - lot 13 (garden cluster)

version - 09.01.12

lot area	678 m2
site coverage	maximum 250 m2
building platform	231m2
building coverage	maximum 200 m2
maximum height II	7 m above existing ground level
maximum height I	n.a
ancillary structures	16 m2 - max. height 3.5 m
specific building requirements	no
on site parking /storage etc	area within southern set back available
driveway / access	fixed location
specific landscaping requirements	stormwater swale, meadow, structural trees, raingarden

strategic design requirements and suggestions

- ▲ single access off Kakapo Court, fixed location
- service area (rubbish storage, heat pump units etc.)
- P long term parking of boats / trailer etc. is limited to the ancillary structure or within the southern or eastern set back if appropriately screened
- main outdoor living spaces facing E, N and NW
- ◀ 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 or into swale
- D esign ancillary area for structures within the setback, can be utilized for attached carport, garage, shed, conservatory can shift along building platform edge
- D esign no specific requirements or limitations

strategic landscaping (street and/or cluster specific) protected

-  meadow planting on plateau (planted by KPRA*)
protected to safeguard viewshafts
and create a privacy buffer to lots 4 - 8
maintenance by lot owner
-  structural trees protected (planted by KPRA*)
refer to plant schedule for detail
-  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,
planted by KPRA*
-  stormwater conveyance - basalt dish

