site specific layout - lot 14 (garden cluster)

version - 09.01.12

lot area	769 m2
site coverage	maximum 275 m2
building platform	208 m2
building coverage	maximum 200 m2
maximum height II	7 m above existing ground level
maximum height I	n.a
ancillary structures	14 m2 - max. height 3.5 m
specific building requirements	no
on site parking /storage etc	area within eastern set back available
driveway / access	shared access with Lot 15
specific landscaping requirements	stormwater swale, meadow, structural trees

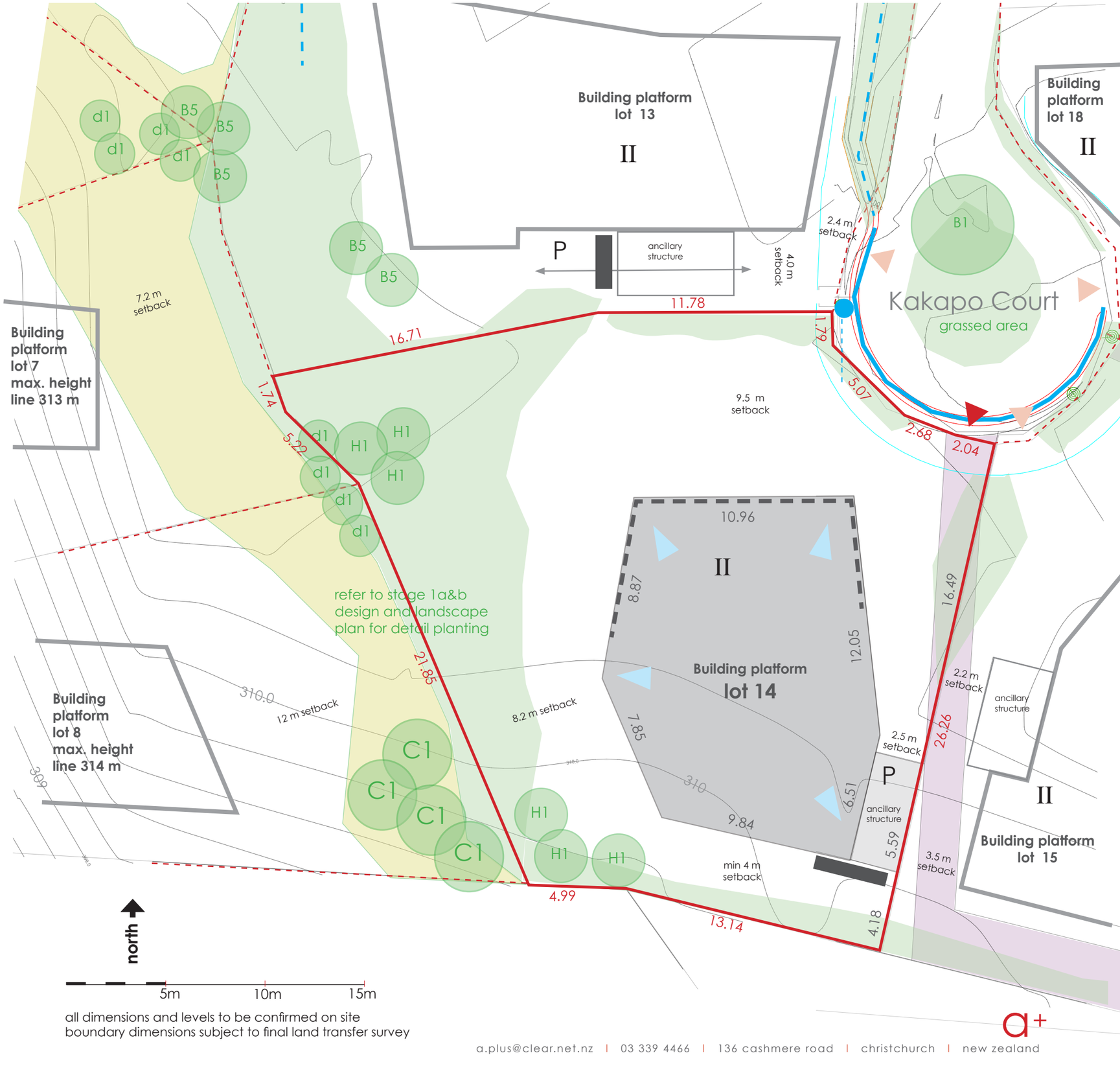
strategic design requirements and suggestions

- ▲ shared access with lot 15 off Kakapo Court, fixed location
- ▬ service area (rubbish storage, heat pump units etc.)
- P long term parking of boats / trailer etc. is possible on the ancillary area or within the setback areas if appropriately screened
- main outdoor living spaces facing E, N and W
- 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
- easement for services
- ancillary area for structures within the setback, can be utilized for attached carport, garage, shed, conservatory
- Design 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

KPRA* - Kirimoko Park Residents Society



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