

site specific layout - lot 18 (garden cluster)

version - 09.01.12

lot area	543 m2
site coverage	maximum 260 m2
building platform	225 m2
building coverage	maximum 190 m2
maximum height II	7 m above existing ground level
maximum height I	4.5 m above existing ground level
ancillary structures	16 m2 - max. height 3.5 m
specific building requirements	no
on site parking /storage etc	available on platform and southern setback
driveway / access	fixed location
specific landscaping requirements	structural planting, hedge

strategic design requirements and suggestions

- ▲ single access off Kakapo Court, fixed location
- service area (rubbish storage, heat pump units etc.) screened
- 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
- D_{esign}
 - no specific requirements or limitations
 - recommendation to keep roof lines low towards Lot 13 to avoid shading

strategic landscaping (street and/or cluster specific) protected

-  structural trees protected (planted by KPRA*)
refer to plant schedule for detail
-  low hedge H3,
planting by KPRA*
-  buffer planting to safeguard privacy and viewshaft,
integrity of storm water system, planting by KPRA*,
plants protected, maintenance by lot owner
-  stormwater conveyance - naturalized swale,
planted by KPRA*
-  stormwater conveyance - basealt ditch

KPRA* - Kirimoko Park Residents Society

