

site specific layout - lot 19 (garden cluster)

version - 09.01.12

lot area	423 m ²
site coverage	maximum 220 m ²
building platform	191 m ²
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maximum height II	7 m above existing ground level
maximum height I	4.5 m above existing ground level
ancillary structures	22 m ² - max. height 3.5 m
specific building requirements	no
on site parking /storage etc	available in western and southern setback
driveway / access	fixed location
specific landscaping requirements	structural planting, hedge, raingarden, structural trees

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
- 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 18 to avoid shading

strategic landscaping (street and/or cluster specific) protected

- LID stormwater treatment areas, raingarden to treat stormwater runoff from roof and other impervious areas connected to stormwater swale protected by covenant
- structural trees protected (planted by KPRA*) refer to plant schedule for detail
- structural hedge, planting by KPRA*
- structural planting to safeguard privacy, viewshaft, and/or integrity of storm water system, planting by KPRA*, plants protected, maintenance by lot owner
- - - stormwater conveyance - naturalized swale, planted by KPRA*
- stormwater conveyance - open channel, planting by KPRA*

KPRA* - Krimoko Park Residents Society

