

## site specific layout - lot 22 (garden cluster)

version - 09.01.12

lot area	642 m2
site coverage	maximum 300 m2
building platform	241 m2
building coverage	maximum 200 m2
maximum height II	7 m above existing ground level
maximum height I	n.a.
ancillary structures	16 m2 (2 options) max. height 3.5m above existing ground level
specific building requirements	no
on site parking /storage etc	area within set back available
driveway / access	shared access with lot 21
specific landscaping requirements	stormwater swale, hedge, structural trees, raingarden, structural planting

## strategic design requirements and suggestions

- ▲ shared access with lot 21 off Kamahi Street fixed location
- service area (rubbish storage, heatpump units etc.) screened
- 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
- raingarden to treat stormwater runoff from roof and other impervious areas connected to stormwater swale
- — roof / stormwater discharge connected to raingarden
- ancillary area for structures within the setback can be utilized for attached carports, garage, shed, conservatory etc. one option only option B can shift along building platform edge
- D esign no specific requirements or limitations, 2 storey suggested for south east area to emphasize corner location

strategic landscaping (street and/or cluster specific) protected

-  structural hedge within street reserve protected (planted by KPRA\*)  
max . height 2.5m
-  structural trees protected (planted by KPRA\*)  
refer to plant schedule for detail
-  buffer planting along stormwater channel to safeguard integrity of storm water system, plants protected, maintenance by lot owner (planted by KPRA\*)
-  stormwater conveyance - naturalised swale,  
planting and maintenance by KPRA\*

KPRA\* - Kirmoko Park Residents Association Inc.

