

Site specific layout - lot 31 (garden cluster)

version - 06.09.13

Lot area	826 m ²
Building platform	353 m ²
Buildable area	Maximum 320 m ²
Maximum height II	7 m above existing ground level
Maximum height I	4.5 m above existing ground level
Ancillary structures	n/a
Driveway / access	▲ Single crossing maximum width 4 m, fixed location
On site parking / storage etc	Long term parking of boats / trailer is available on site but has to be visually screened from the roads and neighbouring views. Service area, rubbish storage, heat pump units, gas bottles etc. are to be located out of sight and need to be screened appropriately by either planting or integrated screens, if visible from roads /public spaces and/or neighbours. Please refer to the Kirimoko Park Design Code for guidance on screening.
Specific building requirements	<ul style="list-style-type: none"> ● - Stormwater discharge connected to raingarden ● ... Connection to sewer <p>There are no additional site specific design requirements, please refer to the Kirimoko Park Design Code and the Kirimoko Park Covenants for further guidance.</p>
Protected strategic landscaping planted by KPRA (Kirimoko Park Residents Association Inc.)	<ul style="list-style-type: none"> ■ Structural hedge within street reserve protected max . height 2.5m — Stormwater conveyance - naturalized swale, planting and maintenance by KPRA* All planting along stormwater channels protected to safeguard integrity of storm water system. ■ Low retaining wall ● Structural trees protected (planted by KPRA*) refer to plant schedule for detail <p>Please refer to the Kirimoko Park Design Code planting palettes for guidance on street and cluster specific planting.</p>

