

PARKLANDS BUILDING LINE RESTRICTIONS AND BUILDING REQUIREMENTS FOR PHASE 10E TERRACE STYLE (22m PLOT DEPTH)

Erven: 3678-3697

Concept, Building line restrictions and building requirements

1) Concept

This streetscape should comprise of an even number of Terrace styled properties as this will enable the development of houses, each with a common architectural theme. The pair of units must be attached thus limiting the image of fragmented development.

2) Building line restrictions

Street Boundary

- A minimum of 1.5m from street boundary for garage.
- A minimum building line of 3m for the unit

Rear Boundary

- A minimum of 2m for both unit and garage where the garden area is situated nearest to the street giving access to the property. The front garden area must be at least 40m² at a ratio of not less than 2:1.
- Where the garden area situated furthest from the street - a 5m rear building line will apply ensuring a rear garden area of not less than 40m² at a ratio of not less than 2:1.

Lateral Boundaries

- One lateral building line is a compulsory "build to line" i.e. a nil lateral building line on the common boundary between the units coupled as a pair. The other and opposite lateral building line to be minimum 1.0m.

3) Building requirements

Design, height and roofing

- Units to be built as semi-detached units.
- More than one architectural theme may be implemented along the street length, but a semi-detached pair of units must have a common architectural theme.
- Double storey units are allowed - the ground floor comprises the first storey. The use of loft space or "room in the roof" concept will not constitute a storey.
- All ground floor walls to be vertical for a minimum of 2.5m above finished floor level before commencement of roof structure.
- No mixing of roof design on a semi-detached unit pair, but parapets may be used as roof division between the semi-detached pair.
- Consistent use of roofing materials and colour to be used on a semi-detached pair and garage unit, except where garage has a flat or low inclined roof.
- Where sheeting material is used for flat or low inclined garage roofs, this is to be screened such that the sheet material profile is not visible from the near street level.
- Appropriate roof materials for bay windows are acceptable.

Garage and parking

- Two parking opportunities (including garage) to be positioned on the property.
- Tandem parking will constitute two opportunities.

Brickwork and Plaster

- External walls are to be plastered.
- Bagged brickwork finish permitted only if standard brick modules of approximately 220/230mm in length are used.
- Where bagged finish is used, all external doors & windows to have plaster bands.
- No face brick construction to be allowed.
- Garage units constructed from pre-cast materials are not permitted.

Walling and Fencing

- Palisade fencing with brick piers to a maximum height of 2.0m permitted.
- No solid walling exceeding 3.0m in length will be permitted parallel to the street edge. Palisade inserts, flower boxes and architectural design to be introduced.
- Screening of palisade fencing, except by means of natural vegetation, not permitted.
- No pre-cast fencing on street boundary.
- Brickwork to be used where lateral walls are built on the street frontage of the unit and are visible from the near street.
- Pre-cast walling or wooden boundary fencing as a minimum standard to be used for rear and lateral walls providing that these may not be directly visible from the street.

Colour and finish

- Separate units of a semi-detached pair may have different colour themes, but a semi-detached pair must have the same wall finish.
- Plastered walls to be painted with colours chosen from the following list of standard colours taken from the Plascon range (or equal).

<ul style="list-style-type: none"> • White • B14 series • B14-2 Fresh Cream • B14-3 Crème Caramel • B14-4 Peanut Cream • B14-5 Dijon 	<ul style="list-style-type: none"> • C 13 series • C13-1 Water Cracker • C13-2 Arrow Root • C13-3 Biscuit • C13-4 Light Toast • C13-5 Cookie
<ul style="list-style-type: none"> • C 15 series • C15-3 French Fry • C15-4 Frites 	<ul style="list-style-type: none"> • C 16 series • C16-2 Capellini • C16-3 Cream of Potato • C16- 4 Gold
<ul style="list-style-type: none"> • D 14 series • D14-1 Alpaca • D14-2 Bleached Sand • D14-3 Golden Pop • D14-4 Camel Hair 	<ul style="list-style-type: none"> • D15 series • D15-1 Falafel • D15-2 Gallery • D15-3 Cream of Mushroom • D15-4 Sasquatch
<ul style="list-style-type: none"> • E 15 series • E15-1 Dockside • E15-2 Landing • E15-3 Dundas 	<ul style="list-style-type: none"> • E18 series • E18-1 Seurat • E18-2 Steen • E18-3 Picasso